

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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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 for certain types of 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 Annual PHA Plan**

## **for Fiscal Year: 2008**

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

**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.**

## Streamlined Annual PHA Plan Agency Identification

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

**PHA Number:** AR131

**PHA Fiscal Year Beginning:** 04/2008

**PHA Programs Administered :**

**Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units:                     
 Number of S8 units:                     
 Number of public housing units:  
 Number of S8 units:

**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:				

**PHA Plan Contact Information:**

Name: Sharon Poe, Executive Director                      Phone: (870) 935-9800, Ext. 14  
 TDD: (870) 935-9207    Email (if available): jurha@jurha.org

**Public Access to Information**

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

PHA's main administrative office                     
  PHA's development management offices  
 330 Union, Jonesboro, AR 72401

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

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.    
 Yes    
 No.

If yes, select all that apply:

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

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

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

**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection

**A. PHA PLAN COMPONENTS**

- |                                     |   |                     |
|-------------------------------------|---|---------------------|
| <input checked="" type="checkbox"/> | 1. Site-Based Waiting List Policies<br><b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>  | <b>Pgs. 4 - 5</b>   |
| <input checked="" type="checkbox"/> | 2. Capital Improvement Needs<br><b>903.7(g) Statement of Capital Improvements Needed</b>  | <b>Pgs. 5 - 6</b>   |
| <input checked="" type="checkbox"/> | 3. Section 8(y) Homeownership<br><b>903.7(k)(1)(i) Statement of Homeownership Programs</b>  | <b>Pgs. 6-8</b>     |
| <input checked="" type="checkbox"/> | 4. Project-Based Voucher Programs   | N/A                 |
| <input checked="" type="checkbox"/> | 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.  | <b>Pg 9</b>         |
| <input checked="" type="checkbox"/> | 6. Supporting Documents Available for Review  | <b>Pg. 10</b>       |
| <input checked="" type="checkbox"/> | 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Reports: <b>files attached</b> <ul style="list-style-type: none"><li>• FY2005 Performance &amp; Evaluation (<b>ar131a01</b>)</li><li>• FY2006 Performance &amp; Evaluation (<b>ar131b01</b>)</li><li>• FY2006 Final Performance &amp; Evaluation (<b>ar131c01</b>)</li><li>• FY2007 Performance &amp; Evaluation (<b>ar131d01</b>)</li></ul> |                     |
| <input checked="" type="checkbox"/> | 8. Capital Fund Program 5-Year Action Plan including Original Annual Statement FY2008: <b>file attached (ar131e01)</b>  |                     |
| <input checked="" type="checkbox"/> | 9. Attachments (Progress Report on 5-year Goals)  | <b>Pgs. 12 - 24</b> |
| <input checked="" type="checkbox"/> | 10. Attachments (RAB Members; RAB Comments/Responses):  | <b>Pgs 25 - 26</b>  |

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

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. 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 B.

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%. Specifically, 7=Elderly 1=Elderly+Disabled 15=Disabled 1=Single	One of the 23 residents is neither elderly or disabled. The resident was disabled at the 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:

### B. 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 next component.

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? **Two**
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## 2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### A. Capital Fund Program

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  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: 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.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  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:

5.  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:

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

(if applicable) [24 CFR Part 903.12(c), 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?

### 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:

- 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)?

- 1) **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 homeownership clients.**
- 2) **Provide homeownership counseling services and group training classes as a HUD approved counseling agency.**
- 3) **Continue to market the program to our current HCV holders.**
- 4) **Identify clients needs and develop workshops to address the needs.**
- 5) **Continue to expand knowledge of homeownership regulations, funding opportunities, etc.**
- 6) **The CDBG funds in Jonesboro designated for down payment assistance have been restricted to two targeted (low poverty) areas in the city. We will assist our homeownership clients that locate property within these areas to access these funds.**
- 7) **Research funding sources for participant's to receive down-payment assistance.**
- 8) **Partner with the local landlord association in an effort to identify available affordable homes that are on the market.**
- 9) **Implementation of a "Mortgage Ready" counseling program. The purpose is to provide guidance for both those who are and those who are not ready to apply for a home loan. This includes credit repair, budgeting, money management and savings. We now have two PHA staff members that are certified through NeighborWorks and competent to provide this service.**

### 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):

- Establishing a minimum homeowner downpayment 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):  
**Crowley's Ridge Development Counsel (CRDC) 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.**
- Demonstrating that it has other relevant experience (list experience below):  
**JURHA HCDO is a HUD-Approved Counseling Agency providing Mortgage Delinquency and Default Resolution Counseling, Fair Housing Assistance, Homebuyer Education Programs, Loss Mitigation, Money/Debt Management, Pre-Purchase Counseling, Post-Purchase Counseling, Predatory Lending and Renters Assistance services. CRDC administers services including Weatherization and Individual Development Accounts. 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. Two PHA staff members are certified by NeighborWorks as having completed "Training the Trainer" homebuyer counseling course.**

### 4. Use of the Project-Based Voucher Program

#### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  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:)

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

### **5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

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

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

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

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

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

## **6. Supporting Documents Available for Review for Streamlined 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.

<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	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	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	Deconcentration Income Analysis	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-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		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
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
X	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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 15-13 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input 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
	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.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## ATTACHMENTS

### PHA PROGRESS ON THE GOALS AND OBJECTIVES ESTABLISHED IN THE FY2005-2009 5 YEAR PLAN

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

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

**Objectives:**

**Apply for additional rental vouchers:**

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

**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 website features pictures of our public housing apartments and the playgrounds developed for our residents.

**Leverage Private or other public funds to create additional housing opportunities:**

Progress: Due to the funding constraints passed down by Congress in the 2007 appropriations, JURHA was unable to initiate any progress toward this goal

**Acquire or build units or developments:**

Progress: Due to the funding constraints passed down by Congress in the 2007 appropriations, JURHA was unable to initiate any progress toward this goal

**PHA Goal: Implement policies to follow HUD regulations**

**Objectives: Serve the needs of child and adult victims of domestic violence, dating violence, and stalking**

Progress: The Jonesboro Urban Renewal & Housing Authority (JURHA) has adopted a policy (the “Jonesboro Urban Renewal & Housing Authority VAWA Policy”) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). JURHA’s goals, objectives, and policies to enable JURHA to serve the needs of child and adult victims of domestic violence, dating violence, and stalking as defined in VAWA, are stated in the Section 8 Administrative Plan & ACOP.

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

**Objectives:**

**Improve public housing management: (PHAS score)**

Progress:

Indicator	Maximum Score	2007 Score	2006 Score	2005 Score	2004 Score	2003 Score	2002 Score	2001 Score
Physical	30	28	Exempt	26	Exempt	28	28	24
Financial	30	30	Exempt	27	Exempt	30	30	30
Management	30	29	Exempt	29	Exempt	29	29	28
Resident	10	9	Exempt	9	Exempt	7	9	9
<b>TOTAL</b>	<b>100</b>	<b>96/100</b>	<b>Exempt</b>	<b>91/100</b>	<b>Exempt</b>	<b>94/100</b>	<b>96/100</b>	<b>91/100</b>

Our PHAS score was last updated on 12/9/07. We completed our annual Uniform Physical Conditions Inspections for all developments, including 5% quality inspections, on June 20<sup>th</sup> 2007.

**Improve voucher management: (SEMAP score)**

Progress: We received a SEMAP score of 100% FYE 03/31/07 and we will continue striving to achieve a high score FYE 03/31/08 by maintaining our lease up rate and FSS enrollment and escrow. The PHA has strived for the past 4 years to maintain full lease-up.

**Increase customer satisfaction:**

Progress: The Section 8 Program has added a bulletin board in the waiting area listing available units for rent by landlords.

**Concentrate on efforts to improve specific management functions:**

Progress: Developed spreadsheet to better micro-manage utilization by leveling monthly lease-up.

Progress: The Section 8 Manager works closely with administration to obtain and maintain 100% lease-up.

### **Renovate or modernize public housing units:**

Progress: We have completed our 2005 Capital Funds modernization projects. This included the building of a 769 feet drainage swale, extending concrete patios past the drip line of 47 public housing unit. We also built a handicap accessible parking lot and completed the extension of an existing retaining wall.

### **PHA Goal: Increase assisted Housing Choices**

#### **Objectives:**

#### **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 75 new owners to the Section 8 program during the time period of January – August 2007. The PHA also sends a quarterly newsletter to all landlords.

The PHA works closely with the Landlord Association. The officers and many members from the Northeast Arkansas Landlord Association attend the quarterly meetings.

#### **Increase voucher payment standards:**

Progress: Currently our Voucher payment standard is 110% of FMR.

#### **Implement voucher homeownership program:**

Section 8 Program: The Homeownership waiting list is perpetually sustained by Section 8 voucher holders being given the opportunity to join the waiting list at their first annual reevaluation. Periodically letters are mailed to Section 8 participants who according to our records qualify for the homeownership program. They are invited to attend a briefing session. Those who attend the briefings make a commitment to proceed to the next step and their names are added to the waiting list.

We have established a “Mortgage Ready” counseling program. The purpose of this program is to provide guidance for both those who are and those who are not ready to apply for a home loan. This will include credit repair, budgeting, money management, and savings. They receive “hands-on” training which includes retrieving and managing their credit reports on-line. Through funds provided by a grant from the City of Jonesboro, we have established 2 computer stations with printers and training expenses for a counselor. We reasonably expect that all prospective homeownership clients will enter into this program and will become homeowners within three to 24 months. The clients remain active on the waiting list while they are preparing for homeownership. We currently have a total of 40 names in the homeownership process.

We are a HUD-Approved Counseling Agency. We have two PHA staff that have successfully completed "Training the Trainer" course and one that has received full certification in housing counseling training by NeighborWorks.

Our counseling services will include Homebuyer Education, Pre-purchase counseling, Mortgage delinquency, Loss Mitigation, Post-purchase, Home Equity Conversion Mortgage (HECM) Renter Assistance/Section 8 and public housing, Money/Debt Management, and Fair Housing Assistance.

Through December 2007, we have added ten new Section 8 homeowners for a total of fifteen homeowners currently in our program. We have conducted one Homeownership Course (consisting of sixteen hours) so far in 2007 with eight clients in attendance. These classes were also facilitated by professionals in the field of homeownership (lenders, realtors, insurance agents, appraisers, independent home inspectors, home maintenance, and credit bureaus.) In addition, Homeownership clients have been included in six monthly workshops including a variety of topics from a personal introduction to ten service agencies in our County (including realtors, lenders, and credit bureaus) and a three-part series on Food and Nutrition. Classes are beginning for the fall and will be held during September, October, and November.

We are establishing a partnership with Simmons First Bank and Enterprise Corporation of the Delta to access up to \$50,000 of HELP (FHLB-Dallas) funds for assistance with down-payment and closing costs. We have a strong partnership established with Regions Bank. We have established partnerships with many realtors, insurance brokers, appraisers, independent home inspectors, and other professionals with whom they will be working with throughout the homeownership process.

We have strong partnerships with Regions Mortgage, USDA Rural Development, and Arkansas Development Finance Authority. We have one homeowner with a USDA Rural Development Loan. We also have two recent homeowners who accessed ADFA ADDI American Dream Downpayment Initiative funds for downpayment/closing cost. These same two clients also received a New Homeownership Grant from the City of Jonesboro in the amount of \$2,500 for closing cost assistance.

We have partnered with Beacons and Bridges in an Affordable Housing program entitled *Project Cornerstone* that involves new construction of six homes for first-time homebuyers. Other partners in this program are Arkansas Development Finance Authority, Enterprise Corporation of the Delta, Simmons First Bank, and the City of Jonesboro. We will be providing counseling services as necessary for the success of this program which will help to address the shortage of affordable housing for our clients seeking homeownership.

We continue to work with a Program Coordinating Committee for the FSS program (30 members representing 22 different agencies) and many of the agencies serving this committee are also in partnership with our Homeownership program as 90% of our FSS

participants are participating in the Homeownership program. This dual involvement strengthens the partnerships and facilitates more communication. The PCC meets quarterly and helps to provide ideas and leadership for continuing education opportunities.

**Continue public housing or other homeownership programs:**

Progress: Public Housing Program: In June 2000 we sold our first public housing unit and we continue to market our Homeownership program. Credit counseling 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 by purchasing one of the Public Housing Homeownership homes.

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

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

**Objectives:**

**Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments;**

**Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**

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

**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.

Six new security lights have been placed at two of the developments, Cayman Villa and Goff Courts. Lights are located in the courtyards and parking lots of these developments. Any defective light is reported to City Water & Light and is serviced the same day.

All public housing units are fitted with heavy duty security screens except Marshall and Scattered Sites. These two development are scheduled to receive security screens with 2007 CFP money this year.

**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 assisted recipients' employability:**

Public Housing FSS Program: Though Public Housing has phased out the FSS program, Public Housing continues to encourage self sufficiency in applicants and clients through the following policies:

In order to bring higher income families into public housing, the PHA will establish a preference for "working" families, where the head, spouse, cohead, or sole member is employed. As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference [24 CFR 960.206(b)(2)].

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.

Section 8 FSS Program: Currently there are 28 of the 30 slots, 9 mandatory and 21 voluntary, filled in the Section 8 FSS Program with a substantial waiting list. Many participants have completed interim goals, have a substantial amount of escrow, and are on their way to completing their final goals. There have been three graduates for the 2006-2007 fiscal year. One graduate used her escrow for renovations on the home she purchased upon graduation. The other graduate was an active participant in the Section 8 Homeownership Program when she graduated FSS due to being over FMR. Approximately 90% of the FSS participants have homeownership as one of their goals and are enrolled in the homeownership process.

We continue to work with a Program Coordinating Committee that has thirty active members representing 22 different agencies. We meet quarterly and have an average attendance of 18-20 present. The PCC members are very excited about both the FSS and Homeownership programs and are very eager to both promote and facilitate however possible. The PCC members are searching for ways in which they can better facilitate our FSS clients (example ASU Tech has located a Vocational Interest Survey that they are introducing to FSS participants). A profile of the FSS clients is done periodically in order to help identify specific areas of need. The PCC is instrumental in the planning and implementation of classes to meet these needs. This committee provides services such as free art classes and child care while the parents are attending the workshop. Jonesboro Public Schools provides the facility for our workshops to accommodate all the services needed.

We offered a series of three classes to introduce services available through various local agencies to all FSS, Homeownership, and Public housing participants. These classes were facilitated by PCC members. It was well attended and very well received by those in attendance. We offered a series of three Nutrition classes facilitated by the Craighead County Extension Service. We offered classes Sept. – Dec. 2006 on Stress Management, Time Management, CPR/First Aid Training, and How To Get the Most from your Parent/Teacher Conferences. These are all being facilitated by PCC members.

The average attendance for these workshops range from 15-20 participants. Workshops from January, 2006 through May, 2006 included Weatherization by CRDC, Disaster Preparedness by The Salvation Army, Time Management by Mid-South Health, Taking Care of Business by Legal Aid of Arkansas and the Dept. of Revenue, and The Seven Minute Difference by local author Allyson Lewis. In June, 2006, all clients and families were invited to a free dinner sponsored by Angel Food Ministries and seven service agencies provided booths with information to share.

The FSS participants are having communication on a monthly basis either by attending a class or workshop, one-on-one counseling with the FSS Coordinator, or telephone updates with the FSS Coordinator. Goals and progress toward these goals are being reviewed each month along with referrals to appropriate agencies for services.

We will continue to strengthen our program by filling the available slots, working closely with the PCC and utilizing those resources in order to help our participants reach their goals and become successful graduates.

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

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

#### **Objectives:**

**Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability;**

**Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability;**

**Undertake affirmative measures to ensure accessible housing to person with varieties of disabilities regardless of unit size required:**

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

On April 18-19, 2007, the Executive Director, Public Housing Manager, and the FSS Coordinator attended the "Fair Housing in Arkansas" seminar in Hot Springs. Training was provided by the regional HUD staff. The Executive Director presented training to the remaining JURHA staff the following week.

#### Other PHA Goals and Objectives:

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

#### **Objectives:**

**Our ultimate goal is to continue to 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:**

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 and 2006. We continue to closely monitor our turnover days.

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

### **Objectives:**

**JURHA continues to encourage customer service for all residents with a friendly staff and a genuinely caring atmosphere.**

**Curb appeal continues to improve with development wide clean-up, lawn maintenance, landscaping, playground maintenance and careful modernization evaluation and monitoring performance through CFP monies.**

Progress: Modernization complete and ongoing for CFP 2006

Continue to use concrete at entry front and back of units to deter erosion  
Install security screens & energy efficient double pane windows in 37 units  
Roofs Replaced at Woodland Courts  
Replaced kitchen cabinets, floor tile & doors

Modernization scheduled for 2007 CFP

Concrete at entry, front and backs of units  
Install filter grills  
Install security screens

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

## **PHA Goal: Maintain resident safety and community perception of safety and security in the 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 filiations through aggressive screening procedures. We will continue to aggressively screen all applicants in an effort to maintain our family friendly atmosphere.**

Progress: Our local police department works closely with our aggressive Community Policing Assistant and our Resident Security Manager. The team effort of our Tenant Patrol, Community Policing Assistant, and as of April 1, 2007, Resident Security Manager in our Cayman Villa and Goff Courts developments, provides an effective

deterrent to crime in our neighborhoods due to unscheduled patrols. The known commitment of our dedicated Community Policing Assistant and Resident Manager 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 criminal laws. We partnered with City Team Ministries, and Deliverance Family Worship Center to provide a Community Wide Back to School Bash with positive community spirit and promote getting to know your neighbors.

All public housing applicants are pre-screened using Background Information Systems of Arkansas, Inc. The internet reporting has greatly reduced response time and provided a reduction in cost from previous screening methods.

**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**

Progress: JURHA has achieved a utilization rate of 100% at FYE 3/31/0. 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 procedures, changes, and topics of concern. Also, JURHA mails a quarterly landlord newsletter, 'Housing Happenings' with HAP checks.

Our VPS is currently 110% of FMR. The VPS will be closely monitored to avert utilization decline.

**PHA Goal: Deliver timely and high quality maintenance service to the residents of 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.**

Progress: As evidenced by our work order turnover, the maintenance department continues to complete and/or abate all emergency work orders within 24 hours. The number of non-emergency work orders was 760 with an average completion time of 1.88 days FYE 2007. Maintenance completed 99.07% of the 216 emergency work orders in less than 24 hours.

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

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 two residents employed at JURHA. Our Section 3 report for the period ending 3/31/07 reflected that 4% of new hires are Section 8 and Public Housing residents. This was the last Section 3 report that was filed.

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

**Objectives:**

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

Progress: JURHA has been successful in operating in a manner so that income exceeds expense in all monthly, quarterly and yearly financial statements FYE 3/31/2006 and FYE 3/31/2007 all programs will be able to operate in this manner.

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

**Objectives:**

**JURHA shall ensure that there is a minimum of two (2) positive stories a 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.**

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

NEWSPAPER ARTICLE:

DATE (August 18, 2007-Jonesboro Sun) On Saturday, August 28, 1007 a community back-to-school block party was hosted by JURHA, City Youth Ministries and

Deliverance Family Worship Center at the Marshall and Melrose playground. The event included a 3-on-3 basketball tournament, entertainment, refreshments, cook-out, and other play activity.

NEWSPAPER ARTICLE:

DATE (August 19, 2007-Jonesboro Sun) Newspaper caption under picture of children playing on the inflatable obstacle course at Back-To-School Bash, co-hosted by Jonesboro Housing Authority.

NEWSPAPER ARTICLE:

DATE (August 20, 2007-Jonesboro Sun) Newspaper caption under picture of Linda Chalk, Resident Security Manager at Cayman Villa making a snow cone for guests at the Community Block Party co-hosted by JURHA.

TELEVISION COVERAGE:

DATE (August 18, 2007-KAIT-8) Local television station filmed and showed clips from the Community Block Party on the 10:00 p.m. news.

**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**

Progress: A Computer Lab is available up to 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.

Computer work stations are available for Homeownership clients as they manage their credit, debt, and budget issues in preparation for homeownership. These work stations are located in the PHA office at 330 Union Street. They are available by appointment with the FSS/Homeownership Coordinator, who provides the training.

**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 Section 8 FSS Program we have twenty-eight participants with a total of sixteen earning escrow and/or interest. In the Section 8 program, there have been three graduates this year. One graduate used her escrow for renovations on the home she purchased upon graduation. The other graduate was an active participant in the Section 8

Homeownership program when she graduated from the FSS program due to being over FMR. 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.

## **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 on September 25, 2007. At this time JURHA would be developing a "Resident Advisory Board" composed of a broad representation of the mix of families assisted under the Section 8 Housing Choice Voucher 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 Housing Programs: \*All volunteers were accepted**

Patricia Woods  
Billy King  
LaQuinthia Steward  
Michael Evans  
Beulah Scales  
Claretta Ellitt

Latunya Moore  
William Mathes  
Blanca Martinez  
Treatha Stevenson  
Susan Peeler

Printed in the Jonesboro Sun on September 30 and October 10 2007, there was a notice of a Public Hearing to be held Thursday, November 15, 2007 at JURHA. The Agency Plan was available for review from October 1, 2007 through November 15, 2007.

## **RESIDENT ADVISORY BOARD COMMENTS/SUGGESTIONS & JURHA RESPONSES**

JURHA received the following comments/suggestions from the Resident Advisory Board (RAB) and considered all comments, but determined that no changes to the PHA Plan were necessary.

### **Comments/Suggestions:**

#### **SECTION 8**

- 1. Section 8 tenant wanted to know why rent keeps increasing.**

**JURHA response: Carol Crawford explained that rent is 30% of gross adjusted income. Rent could increase if there is an increase in Social Security benefits. Tenants were not aware of the medical deductions. They were told to collect the most recent twelve months of medical expenses and present them to their case manager at the next re-evaluation or they could call their case manager to set up appointment for a special evaluation.**

- 2. Section 8 tenant wants Section 8 to send a letter or phone what is needed for the next inspection. Knowing ahead of time will save another anxiety attack. She request letter be sent to person living in the Section 8 house: Susan Peeler**

**JURHA response: Jeannie Cossey informed the tenant that the landlord was notified about the inspections almost nine months in advance. There were quarterly landlord meetings and letters sent to the landlords. Ms. Cossey told her she could call her case manager and request a copy of the letter, but it was the landlords responsibility and not the tenants to make sure the house was in compliance with HUD regulations.**

- 3. Section 8 tenant wrote that we had a good meeting and the material handed out was very informative: William Mathes**

## 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: 2)  
 Performance and Evaluation Report for Period Ending: 12/31/2007  
  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	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00
3	1408 Management Improvements	\$ 20,201.00	\$ 16,257.45	\$ 16,257.45	\$ 16,257.45
4	1410 Administration	\$ 26,500.00	\$ 25,316.00	\$ 25,316.00	\$ 23,008.47
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.00	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 29,840.00	\$ 138,271.03	\$ 138,271.03	\$ 138,271.03
10	1460 Dwelling Structures	\$ 125,846.00	\$ 13,819.52	\$ 13,819.52	\$ 13,819.52
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,700.00	\$ 0.00	\$ 0.00	\$ 0.00
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	\$ 253,164.00	\$ 253,164.00	\$ 250,856.47
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	\$48,000.00	\$48,000.00	\$48,000.00	
	<b>TOTAL FOR ACCOUNT</b>	<b>1406</b>		<b>\$ 47,201.00</b>	<b>\$ 48,000.00</b>	<b>\$ 48,000.00</b>	<b>\$ 48,000.00</b>	
HA - Wide	MANAGEMENT IMPROVEMENTS	1408						
	Sundry	.19		0.00	\$855.45	\$855.45	\$855.45	
	Office Equip/computer upgrade	1408		\$20,201.00	\$15,402.00	\$15,402.00	\$15,402.00	
	<b>TOTAL FOR ACCOUNT</b>			<b>\$ 20,201.00</b>	<b>\$ 16,257.45</b>	<b>\$ 16,257.45</b>	<b>\$ 16,257.45</b>	
HA - Wide	ADMINISTRATION	1410						
	Modernization Clerk Salary	.1		\$22,525.00	\$21,341.00	\$21,341.00	\$19,815.04	
	Employee Benefits	.9		\$3,975.00	\$3,975.00	\$3,975.00	\$3,193.43	
	<b>TOTAL FOR ACCOUNT</b>	<b>1410</b>		<b>\$ 26,500.00</b>	<b>\$ 25,316.00</b>	<b>\$ 25,316.00</b>	<b>\$ 23,008.47</b>	
HA - Wide	FEE AND COST	1430						
	A/E Cost	.1		\$10,000.00	\$11,500.00	\$11,500.00	\$11,500.00	
	<b>TOTAL FOR ACCOUNT</b>	<b>1430</b>		<b>\$ 10,000.00</b>	<b>\$ 11,500.00</b>	<b>\$ 11,500.00</b>	<b>\$ 11,500.00</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		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	
<b>131-005 MarshallMelrose</b>								
	Range	1465.1	2	800.00	0.00	0.00	0.00	
	Refrigerators	1465.1	2	1000.00	0.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$1800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>131-003/Goff</b>								
	Range	1465.1	2	1,000.00	0.00	0.00	0.00	
	Refrigerators	1465.1	2	800.00	0.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$1800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>131-005 Oakrun</b>								
	Install surface drain	1450	1	4,900.00	0.00	0.00	0.00	
	Install steps & rail	1460	1	1,000.00	0.00	0.00	0.00	
	Repair/replace gutters	1460		1,300.00	0.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$7,200.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide</b>								
	Landscape Grounds/ Trim trees/	1450		5,000.00	0.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part 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		3/31/2007	09/30/2008			
AR131001003	3/31/2007		3/31/2007	09/30/2008			
AR131001005	3/31/2007		3/31/2007	09/30/2008			
AR131001006	3/31/2007		3/31/2007	09/30/2008			

## 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: AR37P13150106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2006
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:1)  
 Performance and Evaluation Report for Period Ending: 12/31/2007  
  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	\$ 43,353.00	\$ 43,353.00	\$ 43,353.00	\$ 43,353.00
3	1408 Management Improvements	\$ 18,401.00	\$ 18,401.00	\$ 7,404.38	\$ 7,404.38
4	1410 Administration	\$ 21,676.00	\$ 21,676.00	\$ 21,676.00	\$ 135.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 9,800.00	\$ 0.00	\$ 0.00	\$ 0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 5,900.00	\$ 19,177.52	\$ 19,177.52	\$ 19,177.52
10	1460 Dwelling Structures	\$ 116,637.00	\$ 109,996.00	\$ 18,996.00	\$ 18,996.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 1,000.00	\$ 765.00	\$ 0.00	\$ 0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 0.00	\$ 21,738.48	\$ 0.00	\$ 0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 216,767.00	\$ 235,107.00	\$ 110,606.90	\$ 89,065.90
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: AR37P13150106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		43,353.00	43,353.00	43,353.00	43,353.00	
	<b>TOTAL FOR ACCOUNT</b>	1406		<b>\$43,353.00</b>	<b>\$43,353.00</b>	<b>\$43,353.00</b>	<b>\$43,353.00</b>	
HA - Wide	MANAGEMENT IMPROVEMENTS	1408						
	Travel	.10		0.00	3,000.00	2,161.80	2,161.80	
	Sundry Expense	.19		1,500.00	4,500.00	4,062.60	4,062.60	
	Office Equip/computer upgrade	1408		16,901.00	10,901.00	1,179.98	1,179.98	
	<b>TOTAL FOR ACCOUNT</b>	1408		<b>\$18,401.00</b>	<b>\$18,401.00</b>	<b>\$7404.38</b>	<b>\$7,404.38</b>	
	ADMINISTRATION	1410						
HA-Wide	Sundry	.19		0.00	135.00	135.00	135.00	
HA- Wide	Modernization Clerk Salary	.1		19,000.00	19,000.00	19,000.00	0.00	
HA - Wide	Employee Benefits	.9		2,676.00	2,541.00	2,541.00	0.00	
	<b>TOTAL FOR ACCOUNT</b>	1410		<b>\$ 21,676.00</b>	<b>\$21,676.00</b>	<b>\$21,676.00</b>	<b>\$135.00</b>	
	FEE AND COST	1430						
HA - Wide	A/E Cost	.1		9,800.00	0.00			
	<b>TOTAL FOR ACCOUNT</b>	1430		<b>\$9,800.00</b>	<b>\$ 0.00</b>	<b>\$0.00</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>AR37P13150106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	
131-001/Cayman	Extend concrete entry & fronts	1450	23	0.00	10,582.42	10,582.42	10,582.42	
	Replace inter doors & hardware	1460	12	0.00	6,656.00	6,656.00	6,656.00	
	Replace Kitchen Cabs & Countertop	1460	1	0.00	5,500.00	5,500.00	5,500.00	
	Replace floor tile	1460	1	0.00	6,840.00	6,840.00	6,840.00	
	<b>SUBTOTAL</b>			<b>\$ 0.00</b>	<b>\$29,578.42</b>	<b>\$29,578.42</b>	<b>\$29,578.42</b>	
131-005 Oakrun	Correct floors/ level/ tile	1460	4	60,830.00	0.00	0.00	0.00	
	Remove/Trim trees/ grade/ sod	1450	3	1,000.00	0.00	0.00	0.00	
	Replace breaker boxes w/ covers	1460	8	16,000.00	0.00	0.00	0.00	
	Front load washer	1465	1	1,000.00	765.00	0.00	0.00	
	Install surface drain	1450	1	4,900.00	0.00	0.00	0.00	
	Install steps & rail	1460	1	1,000.00	0.00	0.00	0.00	
	Repair/replace gutters	1460		1,300.00	0.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$86,030.00</b>	<b>\$765.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
131-005 Marshall	Install security screen & double pane windows	1460	37 units	37,507.00	91,000.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$37,507.00</b>	<b>\$91,000.00</b>	<b>0.00</b>	<b>0.00</b>	
HA Wide	Remove/Trim trees/ grade/ sod	1450		0.00	8,595.10	8,595.10	8,595.10	
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$8,595.10</b>	<b>\$8,595.10</b>	<b>\$8,595.10</b>	
HA Wide	Lawn Tractor	1475	1	0.00	12,687.00	0.00	0.00	
	Maintenance Vehicle	1475	1	0.00	9,051.48	0.00	0.00	
	<b>SUBTOTAL</b>			<b>0.00</b>	<b>\$21,738.48</b>	<b>0.00</b>	<b>0.00</b>	



## 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: Replacement Housing Factor Grant No: AR37R13150106	<b>Federal FY of Grant:</b>  2006
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report 12/31/2007

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				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$1,432.00	\$1,554.00	\$1,554.00	\$1,554.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$1,432.00</b>	<b>\$1,554.00</b>	<b>\$1,554.00</b>	<b>\$1,554.00</b>
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 III: Implementation Schedule**

PHA Name: Jonesboro Urban Renewal and Housing Authority	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>AR37R13150106</b>	Federal FY of Grant: 2006
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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	3/31/2008			09/30/2009			
AR131001003	3/31/2008			09/30/2009			
AR131001005	3/31/2008			09/30/2009			
AR131001006	3/31/2008			09/30/2009			

## 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: AR37P13150107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2007
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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   12/31/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 50,632.00	\$ 45,600.00	0.00	0.00
3	1408 Management Improvements	\$ 13,000.00	\$ 19,500.00	0.00	0.00
4	1410 Administration	\$ 25,300.00	\$ 22,843.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.00	\$ 10,500.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 36,000.00	\$ 42,000.00	0.00	0.00
10	1460 Dwelling Structures	\$ 118,232.00	\$ 87,994.00	0.00	0.00
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)	\$ 253,164.00	\$ 228,437.00	0.00	0.00
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: AR37P13150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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		\$50,632.00	\$45,600.00	0.00	0.00	
	TOTAL FOR ACCOUNT	1406		<b>\$50,632.00</b>	<b>\$45,600.00</b>	\$0.00	\$0.00	
HA - Wide	MANAGEMENT IMPROVEMENTS	1408						
	Travel	.10		\$1,500.00	\$3,000.00	0.00	0.00	
	Sundry Expense	.19		\$1,500.00	\$3,000.00	0.00	0.00	
	Office Equip/computer upgrade	1408		\$10,000.00	\$13,500.00	0.00	0.00	
	TOTAL FOR ACCOUNT	1408		<b>\$13,000.00</b>	<b>\$19,500.00</b>	\$0.00	\$0.00	
	ADMINISTRATION	1410						
HA- Wide	Modernization Clerk Salary	.1		\$17,300.00	\$18,275.00	0.00	0.00	
HA - Wide	Employee Benefits	.9		\$ 8,000.00	\$4,568.00	0.00	0.00	
	TOTAL FOR ACCOUNT	1410		<b>\$ 25, 300.00</b>	<b>\$22,843.00</b>	\$0.00	\$0.00	
	FEE AND COST	1430						
HA - Wide	A/E Cost	.1		\$ 10,000.00	\$10,000.00	0.00	0.00	
	Sundry	.19		\$0.00	\$500.00	0.00	0.00	
	TOTAL FOR ACCOUNT	1430		<b>\$ 10,000.00</b>	<b>\$10,500.00</b>	\$0.00	\$0.00	

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

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>AR37P13150107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
			Units					
<b>Goff</b>	Extend sidewalks, patios and entrances to deter erosion & ponding.	1450	24	\$30,000.00	\$30,000.00	0.00	0.00	
	Install filter grills	1460	24	\$24,000.00	\$24,000.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$54,000.00</b>	<b>\$54,000.00</b>	\$0.00	\$0.00	
<b>Scattered</b>	Install security window screens	1460	12	\$12,000.00	\$12,000.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$12,000.00</b>	<b>\$12,000.00</b>	\$0.00	\$0.00	
<b>Cayman</b>	Install filter grills	1460	30	\$35,232.00	\$51,994.00	0.00	0.00	
	Replace electrical panel	1460	20	\$47,000.00	0.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$82,232.00</b>	<b>\$51,994.00</b>	\$0.00	\$0.00	
<b>HA-Wide</b>	Extend sidewalks, patios and entrances to deter erosion and ponding.	1450		\$4,000.00	\$4,000.00	0.00	0.00	
	Remove trees posing foundation & security risk.	1450		\$1,000.00	\$5,000.00	0.00	0.00	
	Sod /seed for prevention of erosion	1450		\$1,000.00	\$3,000.00	0.00	0.00	
	<b>SUBTOTAL</b>			<b>\$6,000.00</b>	<b>\$12,000.00</b>	\$0.00	\$0.00	

**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>AR37P13150107</b> Replacement Housing Factor No:				Federal FY of Grant: 2007	
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	3/31/2009			09/30/2010			
AR131001003	3/31/2009			09/30/2010			
AR131001005	3/31/2009			09/30/2010			
AR131001006	3/31/2009			09/30/2010			

## 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: AR37P13150108 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2008
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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	\$ 45,000.00			
3	1408 Management Improvements	\$ 15,000.00			
4	1410 Administration	\$ 22,800.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 6,000.00			
10	1460 Dwelling Structures	\$ 129,637.00			
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)	\$ 228,437.00			
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: AR37P13150108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
HA - Wide	OPERATIONS	1406						
	Management	1406		45,000.00				
	TOTAL FOR ACCOUNT	1406		\$45,000.00				
HA - Wide	MANAGEMENT IMPROVEMENTS	1408						
	Travel	.10		3,000.00				
	Sundry Expense	.19		3,000.00				
	Office Equip/computer upgrade	1408		9,000.00				
	TOTAL FOR ACCOUNT	1408		\$15,000.00				
HA - Wide	ADMINISTRATION	1410						
	Modernization Clerk Salary	.1		17,800.00				
	Employee Benefits	.9		5,000.00				
	TOTAL FOR ACCOUNT	1410		\$ 22,800.00				
HA - Wide	FEE AND COST	1430						
	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>AR37P13150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
			Units					
<b>Woodland AR131-001</b>	Convert Eff to 1BR	1460	4	8,000.00				
	Replace kitchen cabinets counter tops	1460	4	12,000.00				
	Replace interior doors and hardware	1460	4	12,000.00				
<b>Cayman Villa AR 131-001</b>	Replace HVAC	1460	10	35,000.00				
<b>131-005/Oakrun</b>	Replace HVAC	1460	2	6,637.00				
<b>Marshall Melrose AR131-005</b>	Replace HVAC	1460	10	35,000.00				
<b>Goff Courts AR131-003</b>	Replace HVAC	1460	4	14,000.00				
<b>Scattered Sites AR 131-006</b>	Replace HVAC	1460	2	7,000.00				
	<b>SUBTOTAL</b>			<b>\$129,637.00</b>				

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

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: : <b>AR37P13150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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>HA-Wide</b>	Extend sidewalks, patios and entrances to deter erosion and ponding.	1450		4,000.00				
	Remove trees posing foundation & security risk.	1450		1,000.00				
	Sod /seed for prevention of erosion	1450		1,000.00				
	<b>SUBTOTAL</b>			<b>\$ 6,000.00</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>AR37P13150108</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2008</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	3/31/2009			09/30/2010			
AR131001003	3/31/2009			09/30/2010			
AR131001005	3/31/2009			09/30/2010			
AR131001006	3/31/2009			09/30/2010			

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

PHA Name Jonesboro Urban Renewal & Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: <b>1</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
AR131001/Cayman		145,550.00	0.00	0.00	0.00
AR131001/Woodland		0.00	0.00	0.00	0.00
AR131003/Goff		0.00	110,000.00	0.00	0.00
AR131005/Marshall		0.00	0.00	104,000.00	0.00
AR131005/Oakrun		0.00	0.00	0.00	60,000.00
AR131006/Scattered		0.00	44,951.00	32,000.00	0.00
PHA-Wide		82,887.00	73,486.00	92,437.00	168,437.00
CFP Funds Listed for 5-year planning		\$228,437.00	\$228,437.00	\$228,437.00	\$228,437.00
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: 2009 PHA FY: 2009			Activities for Year : __3__ FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	131-001/Cayman	Replace HVAC	5,000	131-003/Goff	Replace kitchen cabinets & counter tops	15,000
Annual		Range/Refrigerator	5,000		Replace roofs/ repair soffit/fascia	10,000
Statement		Tile floors	5,000		Tile floors	5,000
		Replace kitchen cabinets counter tops	10,000		Replace windows with energy efficient double pane	34,000
		Replace roofs/ repair soffit/fascia	15,000		Install filter grills	12,000
		Replace interior doors and hardware	43,550		Install energy efficient bathroom light s& ventilation fans	24,000
		Replace windows with energy efficient double pane	42,000		Replace HVAC	5,000
		Install energy efficient bathroom light s& ventilation fans	20,000		Range/Refrigerator	5,000
		<b>SUBTOTAL</b>	<b>\$145,550.00</b>		<b>SUBTOTAL</b>	<b>\$110,000.00</b>





