



ASSISTANT SECRETARY FOR  
PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

May 4, 2026

Ms. Nadine Jarmon  
Executive Director  
Little Rock Housing Authority  
100 Bruce T. Moore Way  
Little Rock, AR 72201

Mr. Bruce James  
Chairman, Commissioner  
Little Rock Housing Authority  
100 Bruce T. Moore Way  
Little Rock, AR 72201

**LETTER OF POSSESSION**

Dear Ms. Jarmon and Mr. James:

On April 23, 2026, you were notified in your official capacity that the U.S. Department of Housing and Urban Development (HUD) had determined the Little Rock Housing Authority (LRHA) to be in substantial default for breaching the terms of the Recovery Agreement it entered into with HUD on October 28, 2024. *See* Enclosure A – Determination of Substantial Default. Upon a declaration of substantial default due to breach of a Recovery Agreement, HUD may take any action provided for in 42 USC § 1437d(j)(3)(A), including “taking possession of all or part of the public housing agency, including all or part of any project or program of the agency...” *See* 42 USC § 1437d(j)(3)(A)(iv).

As a remedy for the substantial default, as authorized by Section 6(j) of the United States Housing Act of 1937, the Determination of Substantial Default (the “Determination Letter”) further notified you that HUD will take full possession of LRHA, including but not limited to its programs, projects, and assets, after ten (10) calendar days of the date of the Determination Letter, at a reasonable time of HUD’s choosing. Pursuant to 24 CFR § 907.5(a)(3), LRHA was given ten (10) calendar days from the date of the Determination Letter to dispute the determination in writing and to demonstrate to HUD that the Determination was in error in accordance with 24 CFR § 907.5(b)(1).

LRHA submitted a written response dated April 30, 2026, which contended the following:

“LRHA respectfully questions the factual basis of the determination and believes that the remedy to proceed directly to possession does not fully reflect the Authority’s current operational condition or the measurable progress achieved under the Recovery

Agreement. Accordingly, we do not believe it represents a balanced or proportionate response to the agencies' progress to date. . .”

(See Enclosure B – LRHA Response to Notice of Substantial Default)

I have reviewed LRHA's response and found no basis to reverse my previous determination. With respect to HUD's possession of LRHA, the remedy chosen is both rational, considering breadth of LRHA's systemic issues of maladministration of its assisted housing programs; and, proportional due to LRHA's repeated failures to remedy these issues. Therefore, the original Determination Letter remains in effect. The PHA has been determined to be in substantial default, and HUD hereby takes full possession of LRHA, its programs, projects, and assets as authorized by law, effective immediately. Further, the board of commissioners of LRHA and its individual members are hereby removed and relieved of their duties as commissioners, also effective immediately.

Nothing in the Determination Letter or the remedial actions being taken by HUD shall be understood to have waived HUD's right to exercise any other right or remedy permitted by statute, regulation, and the Annual Contributions Contract, including but not limited to those permitted under 42 USC § 1437d(j)(3)(A).

Should you have any questions regarding these timelines or requirements, please contact Shylon Ferry at [Shylon.C.Ferry@HUD.gov](mailto:Shylon.C.Ferry@HUD.gov).

Sincerely,



Benjamin Hobbs  
Assistant Secretary  
Office of Public and Indian Housing

Enclosures:

Enclosure A – Determination of Substantial Default

Enclosure B – LRHA Response to Determination of Substantial Default

cc:

Towanda S. Macon  
Director, Office of Prevention, Recovery, and Transformation  
Office of Public and Indian Housing

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