

JONESBORO HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, DECEMBER 19, 2017
AGENDA

1. Call to Order
2. Resolution to Approve November 28, 2017 Meeting Minutes
3. Resolution to Approve Write Offs for Public Housing
4. Discuss SEMAP Scores
5. Executive Session if needed

December 19, 2017

ISSUE SUMMARY:

RESOLUTION TO APPROVE MEETING MINUTES FOR NOVEMBER 28, 2017

FROM: PAUL G. WRIGHT, EXECUTIVE DIRECTOR

IMPORTANCE:

High

ACTION REQUIRED:

A Resolution is required to Approve Meeting Minutes for November 28, 2017.

VACATES THAT OWE RETRO

PROPOSED WRITE-OFFS NOVEMBER 2017

NAME	VACATED	Signed Agreement	Last Payment	AMOUNT
Deborra Carter	Deceased 6/17	BROKEN AGREEMENT	6/9/2017	\$ 2,951.20
Nylajah Fowler	07/31/17	BROKEN AGREEMENT	7/31/2017	\$ 292.90
Rochell Lott		BROKEN AGREEMENT	1/12/2016	\$ 1,334.00
Yvonne Rodriguez		BROKEN AGREEMENT	6/9/2017	\$ 28,355.00
Vincent Scott	06/30/17	BROKEN AGREEMENT	6/30/2017	\$ 1,326.60
Tiffany Sullivan	04/30/17	BROKEN AGREEMENT	2/23/2017	\$ 777.40
Kristie Washington	04/30/17	BROKEN AGREEMENT	3/21/2017	\$ 5,297.00

REVISED ON 2/7/2018

R. Lester

\$ 40,334.10

**HOUSING AUTHORITY OF THE CITY
OF JONESBORO, GEORGIA
COMMISSIONERS MEETING
NOVEMBER 28, 2017**

The Board of Commissioners of the City of Jonesboro Housing Authority held their monthly meeting on November 28, 2017 at 2:00 PM. The meeting was held in the JHA conference room located at 207 Hightower Street, Jonesboro Georgia, 30236. Commissioner Chairman Curtis Burrell, Vice Commissioner Allen Roark, and Commissioner Therese Guidry were in attendance. Executive Director Paul Wright along with Financial Director Demetrice Mitchell were present. Administrative Assistant Rebekah Lester was also in attendance to take minutes.

RESOLUTION #1008

**REVISED RESOLUTION TO APPROVE WRITE OFFS FOR SECTION 8
IN THE AMOUNT OF \$40,334.10**

A Motion to Approve Write Offs for Section 8 in the amount of \$40,334.10 was made by Commissioner Therese Guidry and was seconded by Vice Commissioner Allen Roark. The Motion passed unanimously. **(RESOLUTION #1008)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve Write Offs for Section 8. **(Resolution #1008)**

Being no further business, a motion to adjourn was made by, Therese Guidry and was seconded by Vice Commissioner Allen Roark, the vote was unanimous and the meeting was adjourned.

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Call to Order:

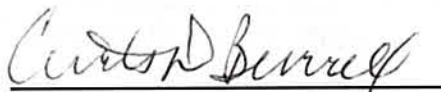
The meeting was called to order by Commissioner Chairman Curtis Burrell

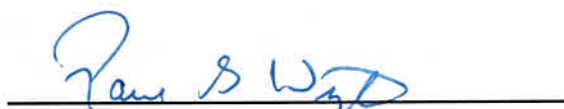
RESOLUTION #1006

**AMEND RESOLUTION #1006 TO APPROVE ALLEN ROARK AS AN
AUTHORIZED BANK SIGNER**

A Motion to Amend Resolution #1006 to Approve Allen Roark as an Authorized Bank Signer was made by Commissioner Therese Guidry and was seconded by Commissioner Chairman Curtis Burrell .The Motion passed unanimously.
(RESOLUTION #1006)

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve Motion to Amend Resolution #1006 to Approve Allen Roark as an Authorized Bank Signer. **(Resolution #1006)**


Chairman, Curtis D. Burrell


Executive Director, Paul G. Wright

**HOUSING AUTHORITY OF THE CITY
OF JONESBORO, GEORGIA
COMMISSIONERS MEETING
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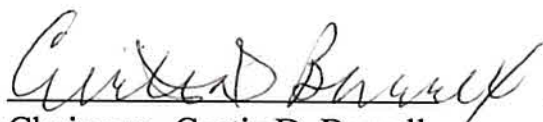
RESOLUTION #1008

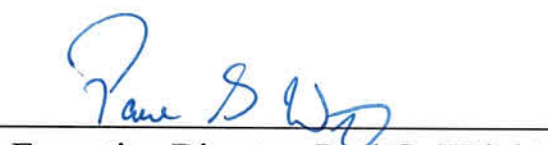
RESOLUTION TO APPROVE WRITE OFFS FOR SECTION 8 *for*
\$40,333.50

A Motion to Approve Write Offs for Section 8 was made by Commissioner Therese Guidry and was seconded by Vice Commissioner Allen Roark. The Motion passed unanimously. **(RESOLUTION #1008)**

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Being no further business, a motion to adjourn was made by, Therese Guidry and was seconded by Vice Commissioner Allen Roark, the vote was unanimous and the meeting was adjourned.


Chairman, Curtis D. Burrell


Executive Director, Paul G. Wright



JONESBORO HOUSING AUTHORITY
helping today for a better tomorrow

Housing Authority of the City of Jonesboro
P.O. Box 458
Jonesboro, Georgia 30237



(770) 478-7282 ♦ Fax (770) 478-2528 ♦ TTY (770) 478-4805

November 9, 2017

WRITE OFFS FOR PUBLIC HOUSING

Item # 1: Vacated Account: Angie Mack **Address: 204 Hightower Street**
Reason: Abandoned Apartment (non-payment of rent)
Vacate date: 10/01/2017
Amount Owed: \$ 930.70 **Charge off: \$ 930.70**

Charges Include: past due rent, Clayton County Landfill, clean-out/repairs

Item # 2: Vacated Account: Newanna Arnold **Address: 213 Hightower Street**
Reason: Abandoned Apartment
Vacate date: 10/01/2017
Amount Owed: \$ 499.65
Received a voucher from Section 8 **Charge off: \$ 499.65**

Charges Include: past due rent, Clayton County Landfill, clean-out/repairs

Item # 3: Vacated Account: Willie Jester **Address: 307 Wilburn Street**
Reason: Abandoned Apartment
Vacate date: 10/02/2017
Amount Owed: \$980.38 **Charge off: \$980.38**
No forward address (eviction for non-payment)

Charges Include: past due rent, Clayton County Landfill, clean-out/repairs

Total Amount to be charged off	\$ 2,410.73
---------------------------------------	--------------------

0 • *

930 • 700 +
 980 • 380 +
 499 • 650 +
 2,410 • 730 ♦

2,410 • 730 ×
 2,410 • 730 *

TENANT BILLING STATEMENT

December 2017

00010204-3

PROJECT: PH-Hightower

TENANT#/ACCT#: 00010204-3 ANGIE MACK

Move-In 04/01/2015 204 HIGHTOWER STREET
Move-Out 10/01/2017 JONESBORO, GA

Vacated

30236

*****Accounts Receivable Due*****

Addl Chrg	Dwell Rent	Ex. Util.	Retro	
373.56	547.26	9.88	0.00	= 930.70

*****Deposits Due*****

Key	Pet	Security	
0.00	0.00	0.00	= 0.00

Questions Regarding Your Bill?
Phone: (770) 478-7282

TOTAL NOW DUE: \$930.70

AMOUNT ENCLOSED:

RETURN THIS PORTION WITH YOUR PAYMENT
Please Remit To:

**Jonesboro Housing Authority
P.O. Box 458**

Jonesboro, GA 30237

Payment Method:

- ☐ Check
☐ Money Order
☐ Cash

00010204-3 ANGIE MACK 204 HIGHTOWER STREET
RETAIN THIS PORTION FOR YOUR RECORDS

Vacated

	Key	Pet	Security	Addl Chrg	Dwell Rent	Ex. Util.	Retro	A/R
11/01/2017	OPENING		0.00	333.56	547.26	9.88		890.70
11/09/17	Garbage Pickup	Clayton Co. Landfill		40.00				40.00
11/30/2017	CLOSING		0.00	373.56	547.26	9.88		930.70
11/30/2017	TOTAL ENCLOSURES							0.00
	TOTAL NOW DUE	0.00	0.00	0.00	373.56	547.26	9.88	0.00
								\$930.70

Comment:

*** **

**ANGIE MACK
204 HIGHTOWER STREET
JONESBORO, GA**

30236

TENANT TRANSACTION HISTORY

PH-Hightower

Tenant: **Mack, Angie**
204 Hightower Street
Jonesboro, GA 30236

Name: **Mack, Angie**

Unit ID/Acct #: **00010204-3**

Trans Date	Ref #	Code / Description	Charges	Credits	Balance
Opening Balance					\$535.19
Total Debits and Credits for Month: 07/2017			535.19	0.00	
08/01/2017	9731	DR/Dwelling Rental - Computer	205.00		740.19
08/01/2017	11181	AC/Garbage Pickup	7.13		747.32
08/01/2017	10370	EU/Excess Utilities	1.65		748.97
08/07/2017	10367	AC/Late Fees	10.00		758.97
08/29/2017	1000236	AC/Court Costs	75.00		833.97
Total Debits and Credits for Month: 08/2017			298.78	0.00	
09/01/2017	9762	DR/Dwelling Rental - Computer	205.00		1,038.97
09/01/2017	11214	AC/Garbage Pickup	7.13		1,046.10
09/01/2017	10395	EU/Excess Utilities	2.47		1,048.57
09/06/2017	10382	AC/Late Fees	10.00		1,058.57
09/27/2017	1000243	AC/Court Costs	25.00		1,083.57
Total Debits and Credits for Month: 09/2017			249.60	0.00	
10/01/2017	11247	AC/Garbage Pickup	7.13		1,090.70
10/01/2017	9793	DR/Dwelling Rental - Computer	205.00		1,295.70
10/02/2017	10025	AC/Garbage Pickup	(7.00)		1,288.70
10/02/2017	10025	DR/Dwelling Rental Adjustment	(198.00)		1,090.70
10/23/2017	10061	DR/Xfer SD To DR	(200.00)		890.70
Total Debits and Credits for Month: 10/2017			(192.87)	0.00	
11/09/2017	1000253	AC/Garbage Pickup	40.00		930.70
Total Debits and Credits for Month: 11/2017			40.00	0.00	

*Clayton Co. Landfill
work order
for more out
pickup*

TENANT TRANSACTION HISTORY

PH-Hightower

Tenant: **Mack, Angie**
204 Hightower Street
Jonesboro, GA 30236

Name: **Mack, Angie**

Unit ID/Acct #: **00010204-3**

Trans Date	Ref #	Code / Description	Charges	Credits	Balance
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Summary for Account: 00010204-3, Angie Mack

Total # of Transactions:	18		
Total Debits and Credits:	<u>\$395.51</u>	<u>\$0.00</u>	
Net Total Debits/Credits:			<u>\$395.51</u>
Opening Balance (+/-):			<u>\$535.19</u>
Total Balance:			<u>\$930.70</u>

PROJECT: PH-Hightower

TENANT#ACCT#: 00010213-6 NAWANNA ARNOLD
Move-In 07/22/2016 213 HIGHTOWER STREET
Move-Out 10/01/2017 JONESBORO, GA

Vacated

30236

*****Accounts Receivable Due*****

Balance	Current	Previous	Other	
180.65	319.00	0.00	0.00	= 499.65

*****Deposits Due*****

Balance	Current	Previous	
0.00	0.00	0.00	= 0.00

Questions Regarding Your Bill?
Phone: (770) 478-7282

TOTAL NOW DUE: **\$499.65**

AMOUNT ENCLOSED:

RETURN THIS PORTION WITH YOUR PAYMENT

Please Remit To:

Jonesboro Housing Authority
P.O. Box 458

Jonesboro, GA 30237

Payment Method:

- ☐ Check
☐ Money Order
☐ Cash

00010213-6
RETAIN THIS PORTION FOR YOUR RECORDS

Vacated

Date	Balance	Current	Previous	Other	Total
11/01/2017	0.00	180.65	319.00	0.00	499.65
11/01/17 ***No Activity***	0.00				
11/30/2017	0.00	180.65	319.00	0.00	499.65
11/30/2017	0.00				0.00
	0.00	180.65	319.00	0.00	499.65

Comment:

*** **

NAWANNA ARNOLD
213 HIGHTOWER STREET
JONESBORO, GA

30236

TENANT TRANSACTION HISTORY

PH-Hightower

Tenant: **Arnold, Nawanna**
213 Hightower Street
Jonesboro, GA 30236

Name: **Arnold, Nawanna**

Unit ID/Acct #: 00010213-6

Trans Date	Ref #	Code / Description	Charges	Credits	Balance
Opening Balance					\$347.26
Total Debits and Credits for Month: 07/2017			347.26	0.00	
08/01/2017	9741	DR/Dwelling Rental - Computer	302.00		649.26
08/01/2017	11195	AC/Garbage Pickup	7.13		656.39
08/07/2017	10366	AC/Late Fees	10.00		666.39
08/22/2017	1000232	AC/Court Costs	75.00		741.39
Total Debits and Credits for Month: 08/2017			394.13	0.00	
09/01/2017	9772	DR/Dwelling Rental - Computer	302.00		1,043.39
09/01/2017	11228	AC/Garbage Pickup	7.13		1,050.52
09/06/2017	10376	AC/Late Fees	10.00		1,060.52
09/21/2017	1001317	DR/DR Payment-Auto		400.00	660.52
09/27/2017	1000242	AC/Court Costs	25.00		685.52
Total Debits and Credits for Month: 09/2017			344.13	400.00	
10/01/2017	9803	DR/Dwelling Rental - Computer	447.00		1,132.52
10/01/2017	11261	AC/Garbage Pickup	7.13		1,139.65
10/02/2017	10026	DR/Dwelling Rental Adjustment	(433.00)		706.65
10/02/2017	10026	AC/Garbage Pickup	(7.00)		699.65
10/23/2017	10063	DR/Xfer SD To DR	(200.00)		499.65
Total Debits and Credits for Month: 10/2017			(185.87)	0.00	

TENANT TRANSACTION HISTORY

PH-Hightower

Tenant: Arnold, Nawanna
213 Hightower Street
Jonesboro, GA 30236

Name: Arnold, Nawanna

Unit ID/Acct #: 00010213-6

Trans Date	Ref #	Code / Description	Charges	Credits	Balance
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Summary for Account: 00010213-6, Nawanna Arnold

Total # of Transactions:	16		
Total Debits and Credits:	<u>\$552.39</u>	<u>(\$400.00)</u>	
Net Total Debits/Credits:			<u>\$152.39</u>
Opening Balance (+/-):			<u>\$347.26</u>
Total Balance:			<u>\$499.65</u>

TENANT TRANSACTION HISTORY

PH-Wilburn

Tenant: **Jester, Willie**
307 Wilburn Street
Jonesboro, GA 30236

Name: **Jester, Willie**

Unit ID/Acct #: 00010307-5

Trans Date	Ref #	Code / Description	Charges	Credits	Balance
Opening Balance					\$522.49
Total Debits and Credits for Month: 07/2017			522.49	0.00	
08/01/2017	11207	AC/Garbage Pickup	7.13		529.62
08/01/2017	9753	DR/Dwelling Rental - Computer	173.00		702.62
08/07/2017	10372	AC/Late Fees	10.00		712.62
08/22/2017	1000239	AC/Court Costs	75.00		787.62
09/05/2017	10112	AC/Court Costs	(75.00)		712.62
09/05/2017	1000238	AC/Court Costs	75.00		787.62
Total Debits and Credits for Month: 08/2017			265.13	0.00	
09/01/2017	11240	AC/Garbage Pickup	7.13		794.75
09/01/2017	9784	DR/Dwelling Rental - Computer	173.00		967.75
09/06/2017	10380	AC/Late Fees	10.00		977.75
09/27/2017	1000241	AC/Court Costs	25.00		1,002.75
Total Debits and Credits for Month: 09/2017			215.13	0.00	
10/01/2017	11273	AC/Garbage Pickup	7.13		1,009.88
10/01/2017	9815	DR/Dwelling Rental - Computer	173.00		1,182.88
10/02/2017	10027	AC/Garbage Pickup	(7.00)		1,175.88
10/02/2017	10027	DR/Dwelling Rental Adjustment	(162.00)		1,013.88
10/23/2017	10059	DR/Xfer SD To DR	(200.00)		813.88
Total Debits and Credits for Month: 10/2017			(188.87)	0.00	
11/09/2017	1000251	AC/Cleaning Charge	126.50		940.38
11/09/2017	1000252	AC/Garbage Pickup Clayton Co. Landfill	40.00		980.38
Total Debits and Credits for Month: 11/2017			166.50	0.00	

TENANT TRANSACTION HISTORY

PH-Wilburn

Tenant: **Jester, Willie**
307 Wilburn Street
Jonesboro, GA 30236

Name: **Jester, Willie**

Unit ID/Acct #: **00010307-5**

Trans Date	Ref #	Code / Description	Charges	Credits	Balance
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Summary for Account: 00010307-5, Willie Jester

Total # of Transactions:	19			
Total Debits and Credits:		<u>\$457.89</u>	<u>\$0.00</u>	
Net Total Debits/Credits:				<u>\$457.89</u>
Opening Balance (+/-):				<u>\$522.49</u>
Total Balance:				<u>\$980.38</u>

30236

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Paul Wright
(MNP718)

PIC Main

SEMAP

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Field Office: **4APH ATLANTA HUB OFFICE**

Housing Agency: **GA228 JONESBORO**

PHA Fiscal Year End: **9/30/2017**

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Check here if the PHA expends less than \$300,000 a year in federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))

a. The HA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response **Yes**

b. The PHA's quality control samples of applicants reaching the top of the waiting list and admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response **Yes**

2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

a. The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes**

b. The PHA's quality control sample of tenant files for which a determination of reasonable rent was required to show that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response **At least 98% of units sampled**

3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response **At least 90% of files sampled**

4 Utility Allowance Schedule (24 CFR 982.517)

The PHA maintains an up-to-date utility schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response **Yes**

5 HQS Quality Control (24 CFR 982.405(b))

The PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of cross section of inspectors.

PHA Response **Yes**

6 HQS Enforcement (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response **Less than 98% of cases sampled**

7 Expanding Housing Opportunities.

(24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 982.301(b)(4) and (b)(12))
Applies only to PHAs with jurisdiction in metropolitan FMR areas

Check here if not applicable ☐

a. The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response **Yes**

b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response **Yes**

c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response **Yes**

d. The PHA's information packet for certificate and voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response **Yes**

e. The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response **Yes**

f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response **No**

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Paul Wright
(MNP718)

PIC Main

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Comments

Field Office: **4APH ATLANTA HUB OFFICE**

Housing Agency: **GA228 JONESBORO**

PHA Fiscal Year End: **9/30/2017**

SEMAP CERTIFICATION (Page 2)

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response

Yes

FMR Area Name **Atlanta-Sandy Springs-Marietta**

FMR 1 of 1

Enter current FMRs and payment standards (PS)

0-BR FMR **818** 1-BR FMR **858** 2-BR FMR **990** 3-BR FMR **1299** 4-BR FMR **1599**

PS **736** PS **772** PS **891** PS **1169** PS **1439**

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 5.617)

PHA Response

Yes

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982, Subpart K)

PHA Response

Yes

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response

Yes

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response

Yes

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on

behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response**Yes****14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)**

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

82

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

Not Applicable

b. Number of FSS families currently enrolled

85

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

104

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable

☐

PHA Response **Yes**

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;



Region IV
Five Points Plaza
40 Marietta Street
Atlanta, Georgia 30303-2806

DEC 06 2017

Mr. Paul Wright
Executive Director
Housing Authority of the City of Jonesboro
P.O. Box 458
Jonesboro, Georgia 30237-0458

Dear Mr. Wright,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) Certification for the Housing Authority of the City of Jonesboro (HACJ). We appreciate your time and attention to the SEMAP process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program.

The HACJ's final SEMAP score for the fiscal year ended September 30, 2017 is **90** percent. This results in an overall performance of **High**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List	15
Indicator	2	Reasonable Rent	20
Indicator	3	Determination of Adjusted Income	20
Indicator	4	Utility Allowance Schedule	5
Indicator	5	HQS Quality Control	5
Indicator	6	HQS Enforcement	0
Indicator	7	Expanding Housing Opportunities	0
Indicator	8	Payment Standards	5
Indicator	9	Timely Annual Reexaminations	10
Indicator	10	Correct Tenant Rent Calculation	5
Indicator	11	Pre-Contract HQS	5
Indicator	12	Continuing HQS Inspections	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency	10
Indicator	15	Deconcentration Bonus	0

SEMAP Indicator #1

10/1/2016 - 9/30/2017

Sample Size = 5	Random Values	Full Name	Soc Sec #	Tenant Address	Status Date	Move-In Date	Points	Num Days	Verified
1	N/A	Brown, Zanethea T	****-**-6589	8591 Forest Pointe Drive Jonesboro, GA 30238	3/15/2011	10/5/2016	160	2890	✓
2	N/A	Chandler, Iesha	****-**-1940	2285 Camden Court Jonesboro, GA 30236	8/1/2017	8/31/2017	175	3388	✓
5	N/A	Wyatt, Kimble N	****-**-3247	2794 Shelley Lane Ellenwood, GA 30294	8/1/2017	9/1/2017	160	3356	✓
Average Days: 3211.33									

✓	3
X	0

✓	100.00%
X	0.00%

SEMAP Indicator #2

10/1/2016 - 9/30/2017

Sample Size = 30	Random Values	Last Name	First Name	M.I.	Soc Sec #	Port Status	Move In	Address	City	County	Zip	Staff Assigned	Recent Month	Recent Due	Last Recert	Verified
1	0.000657031	Holmes	Sonja	L	***-**-0775	Not	11/1/2013	8963 Wellston Court	Jonesboro	Clayton	30238	sarcher	Nov	11/1/2018	11/1/2017	✓
2	0.000890956	Collier	Veronica		***-**-6099	Not	8/19/2016	4233 Jonesboro Road C-C02	Forest Park	Clayton	30297	nschmidt	Aug	8/1/2018	8/1/2017	✓
3	0.001708305	Barnes	Patricia		***-**-4998	Not	1/1/2016	611 Osbourne Court	Riverdale	Clayton	30274	nschmidt	Nov	11/1/2018	11/1/2017	✓
4	0.002309893	Clark	Jacqueline	L	***-**-1005	Not	12/1/2014	6392 Briar Chase Ct	Riverdale	Clayton	30296	nschmidt	Dec	12/1/2018	12/1/2017	✓
5	0.003928841	Holston	Barbara		***-**-2553	Not	7/1/2016	601 Starwood Ct	Morrow	Clayton	30260	sarcher	Aug	8/1/2018	8/1/2017	✓
6	0.004003427	Phifer	Angela	L	***-**-8907	Not	6/1/2014	662 Sterling Court	Riverdale	Clayton	30273	alogan	Jun	6/1/2018	6/1/2017	✓
7	0.004106234	Bell	Brittany		***-**-0531	Not	8/1/2013	2843 Woodfield Drive	Rex	Clayton	30274	nschmidt	Aug	8/1/2018	8/1/2017	✓
8	0.004171404	McMillan	Jennifer		***-**-0714	Not	12/8/2015	575 Shellnut Drive	Forest Park	Clayton	30297	alogan	Dec	12/1/2018	12/1/2017	✓
9	0.004318214	Rush	Brigitte		***-**-0709	Not	11/1/2013	7507 Garnet Drive	Jonesboro	Clayton	30236	ldennis	Nov	11/1/2018	11/1/2017	✓
10	0.00445992	Lewis	Amanda		***-**-8848	Not	6/1/2017	2079 Joy Lake Road	Morrow	Clayton	30260	alogan	Apr	4/1/2018	4/1/2017	✓
11	0.004765621	McGhee	Cassandra		***-**-2827	Not	8/1/2013	4950 Governors Drive # 2220	Forest Park	Clayton	30297	alogan	Aug	8/1/2018	8/1/2017	✓
12	0.005935605	Walker	Gwenette		***-**-0254	Not	12/1/2016	2652 Farm Drive	Ellenwood	Clayton	30294	ldennis	Dec	12/1/2018	12/1/2017	✓
13	0.007002391	Armour	Lucy		***-**-8078	Not	3/1/2017	2003 Southlake Cove Ct.	Jonesboro	Clayton	30236	nschmidt	Sep	9/1/2018	9/1/2017	✓
14	0.007861478	Spann	Renada		***-**-6133	Port-In	3/24/2017	2341 Brianna Dr.	Hampton	Clayton	30228	sbellamy	Mar	3/1/2018	3/24/2017	✓
15	0.010129184	Jones	Shamika		***-**-0621	Port-In	5/27/2017	2403 Avon Ave	Ellenwood	Clayton	30294	sbellamy	May	5/1/2018	5/27/2017	✓
16	0.010218361	Passmore	Mary		***-**-1901	Not	3/1/2017	3903 Southlake Cove	Jonesboro	Clayton	30236	alogan	Apr	4/1/2018	4/1/2017	✓
17	0.012403027	Penny	Cynthia		***-**-5914	Not	2/1/2014	6181 Havana Street	Forest Park	Clayton	30297	alogan	Feb	2/1/2018	2/1/2017	✓
18	0.012981391	Strong	Darcel		***-**-6661	Port-In	2/1/2016	6726 Tara Blvd 24H	Jonesboro	Clayton	30236	sbellamy	Feb	2/1/2018	2/1/2017	✓
19	0.013015333	Vessell	Jeanette		***-**-0871	Not	7/1/2016	1101 Baywood Cir.	Morrow	Clayton	30260	ldennis	Feb	2/1/2018	2/1/2017	✓
20	0.013115024	Mercer	Ann		***-**-8204	Not	11/3/2016	4950 Governors Drive 2209	Forest Park	Clayton	30297	alogan	Nov	11/1/2018	11/1/2017	✓
21	0.013580331	Roker	Yvette	D	***-**-7855	Not	11/1/2013	5523 Denny Drive	College Park	Clayton	30349	alogan	Nov	11/1/2018	11/1/2017	✓
22	0.01478556	Benson	Millicent	Q	***-**-4687	Not	12/1/2016	1003 Magnolia Circle	Jonesboro	Clayton	30236	nschmidt	Dec	12/1/2018	12/1/2017	✓
23	0.017871361	Terry	Shirley		***-**-4430	Not	5/1/2014	242 Ridge Trl	Riverdale	Clayton	30274	ldennis	May	5/1/2018	5/1/2017	✓
24	0.018112449	Chaney	Monique		***-**-1003	Not	10/1/2014	1258 Crystal Springs	Hampton	Clayton	30228	nschmidt	Feb	2/1/2018	2/1/2017	✓
25	0.018283197	Thornon	Verneika		***-**-6318	Not	9/1/2017	6609 Saganaw Drive	Rex	Clayton	30273	ldennis	Sep	9/1/2018	9/1/2017	✓
26	0.018527969	Spearman	Shermiko		***-**-2873	Not	10/18/2014	6724 FALLAWATER CR	Riverdale	Clayton	30274	ldennis	Nov	11/1/2018	11/1/2017	✓
27	0.018762595	Green	Dionne		***-**-2384	Not	7/24/2015	155 Huie Street	Jonesboro	Clayton	30236	sarcher	Jul	7/1/2018	7/1/2017	✓
28	0.020142858	Price	Jaquell	B	***-**-2724	Not	4/10/2015	7352 Aubrey Drive	Riverdale	Clayton	30296	alogan	Apr	4/1/2018	4/1/2017	✓
29	0.021318354	Palmer	Kindra	D	***-**-3213	Not	3/1/2014	1542 Bogota Way	Jonesboro	Clayton	30236	alogan	Mar	3/1/2018	3/1/2017	✓
30	0.02213047	Hadley	Pamela		***-**-8703	Not	6/1/2014	7737 Tara Road	Jonesboro	Clayton	30236	sarcher	Jun	6/1/2018	6/1/2017	✓
															✓	30
															x	0
															Sample Size	30
															✓	100.00%
															x	0.00%

SEMAP Indicator #3

10/1/2016 - 9/30/2017

Sample Size = 30	Random Values	Last Name	First Name	M.I.	Soc Sec #	Port Status	Move In	Address	City	County	Zip	Staff Assigned	Recent Month	Recent Due	Last Recert	Verified
1	0.000657031	Holmes	Sonja	L	***-**-0775	Not	11/1/2013	8963 Wellston Court	Jonesboro	Clayton	30238	sarcher	Nov	11/1/2018	11/1/2017	X
2	0.000890956	Collier	Veronica		***-**-6099	Not	8/19/2016	4233 Jonesboro Road C-C02	Forest Park	Clayton	30297	nschmidt	Aug	8/1/2018	8/1/2017	✓
3	0.001708305	Barnes	Patricia		***-**-4998	Not	11/1/2016	611 Osbourne Court	Riverdale	Clayton	30274	nschmidt	Nov	11/1/2018	11/1/2017	✓
4	0.002309893	Clark	Jacqueline	L	***-**-1005	Not	12/1/2014	6392 Briar Chase Ct	Riverdale	Clayton	30296	nschmidt	Dec	12/1/2018	12/1/2017	✓
5	0.003928841	Holston	Barbara		***-**-2553	Not	7/1/2016	601 Baywood Ct	Morrow	Clayton	30260	sarcher	Aug	8/1/2018	8/1/2017	✓
6	0.004003427	Phiffer	Angela	L	***-**-8907	Not	6/1/2014	662 Sterling Court	Riverdale	Clayton	30273	alogan	Jun	6/1/2018	6/1/2017	✓
7	0.004106234	Bell	Brittany		***-**-0531	Not	8/1/2013	2843 Woodfield Drive	Rex	Clayton	30297	nschmidt	Aug	8/1/2018	8/1/2017	✓
8	0.004171404	McMillan	Jennifer		***-**-0714	Not	12/8/2015	575 Shellnut Drive	Forest Park	Clayton	30297	alogan	Dec	12/1/2018	12/1/2017	✓
9	0.004318214	Rush	Brigitte		***-**-0709	Not	11/1/2013	7507 Garnet Drive	Jonesboro	Clayton	30236	ldennis	Nov	11/1/2018	11/1/2017	✓
10	0.00445992	Lewis	Ananda		***-**-8848	Not	6/1/2017	2079 Joy Lake Road	Morrow	Clayton	30260	alogan	Apr	4/1/2018	4/1/2017	✓
11	0.004765621	McGhee	Cassandra		***-**-2827	Not	8/1/2013	4950 Governors Drive # 2220	Forest Park	Clayton	30297	alogan	Aug	8/1/2018	8/1/2017	✓
12	0.005935605	Walker	Gwenette		***-**-0284	Not	12/1/2016	2652 Farm Drive	Ellenwood	Clayton	30294	ldennis	Dec	12/1/2018	12/1/2017	✓
13	0.007002391	Armour	Lucy		***-**-8078	Not	3/1/2017	2003 Southlake Cove Ct.	Jonesboro	Clayton	30236	nschmidt	Sep	9/1/2018	9/1/2017	✓
14	0.007861478	Spann	Renada		***-**-6133	Port-In	3/24/2017	2341 Brianna Dr.	Hampton	Clayton	30228	sbellamy	Mar	3/1/2018	3/24/2017	✓
15	0.010129184	Jones	Shamika		***-**-0621	Port-In	5/27/2017	2403 Avon Ave	Ellenwood	Clayton	30294	sbellamy	May	5/1/2018	5/27/2017	✓
16	0.010218361	Passmore	Mary		***-**-1901	Not	3/1/2017	3903 Southlake Cove	Jonesboro	Clayton	30236	alogan	Apr	4/1/2018	4/1/2017	✓
17	0.012403027	Penny	Cynthia		***-**-5914	Not	2/1/2014	6181 Havana Street	Forest Park	Clayton	30297	alogan	Feb	2/1/2018	2/1/2017	✓
18	0.012981391	Strong	Darcel		***-**-6661	Port-In	2/1/2016	6726 Tara Blvd 24H	Jonesboro	Clayton	30236	sbellamy	Feb	2/1/2018	2/1/2017	✓
19	0.013015333	Vessel	Jeanette		***-**-0871	Not	7/1/2016	1101 Baywood Cir.	Morrow	Clayton	30260	ldennis	Feb	2/1/2018	2/1/2017	✓
20	0.013115024	Mercer	Ann		***-**-8204	Not	11/3/2016	4950 Governors Drive 2209	Forest Park	Clayton	30297	alogan	Nov	11/1/2018	11/1/2017	✓
21	0.013580331	Roker	Yvette	D	***-**-7855	Not	11/1/2013	5523 Denny Drive	College Park	Clayton	30349	alogan	Nov	11/1/2018	11/1/2017	✓
22	0.01478556	Benson	Millicent	Q	***-**-4687	Not	12/1/2016	1003 Magnolia Circle	Jonesboro	Clayton	30236	nschmidt	Dec	12/1/2018	12/1/2017	✓
23	0.017871361	Terry	Shirley		***-**-4430	Not	5/1/2014	242 Ridge Trl	Riverdale	Clayton	30274	ldennis	May	5/1/2018	5/1/2017	✓
24	0.018112449	Chaney	Monique		***-**-1003	Not	10/1/2014	1258 Crystal Springs	Hampton	Clayton	30228	nschmidt	Feb	2/1/2018	2/1/2017	✓
25	0.018283197	Thorniton	Verneika		***-**-6318	Not	9/1/2017	6609 Saganaw Drive	Rex	Clayton	30273	ldennis	Sep	9/1/2018	9/1/2017	✓
26	0.018527969	Spearman	Shemiko		***-**-2873	Not	10/18/2014	6724 FALLAWATER CR	Riverdale	Clayton	30274	ldennis	Nov	11/1/2018	11/1/2017	✓
27	0.018762595	Green	Dionne		***-**-2384	Not	7/24/2015	155 Huie Street	Jonesboro	Clayton	30236	sarcher	Jul	7/1/2018	7/1/2017	✓
28	0.020142858	Price	Jaquell	B	***-**-2724	Not	4/10/2015	7352 Aubrey Drive	Riverdale	Clayton	30296	alogan	Apr	4/1/2018	4/1/2017	✓
29	0.021318354	Palmer	Kindra	D	***-**-3213	Not	3/1/2014	1542 Bogota Way	Jonesboro	Clayton	30236	alogan	Mar	3/1/2018	3/1/2017	✓
30	0.02213047	Hadley	Pamela		***-**-8703	Not	6/1/2014	7737 Tara Road	Jonesboro	Clayton	30236	sarcher	Jun	6/1/2018	6/1/2017	✓
															✓	29
															X	1
															Sample Size	30
															✓	96.67%
															X	3.33%

SEMAP Indicator #4

10/1/2016 - 9/30/2017

Sample Size = 30	Random Values	Last Name	First Name	M.I.	Soc Sec #	Port Status	Move In	Address	City	County	Zip	Staff Assigned	Recert Month	Recert Due	Last Recert	Verified
1	0.000657031	Holmes	Sonja	L	***-**-0775	Not	11/1/2013	8863 Wellston Court	Jonesboro	Clayton	30238	sarcher	Nov	11/1/2018	11/1/2017	✓
2	0.000890956	Collier	Veronica		***-**-6099	Not	8/19/2016	4233 Jonesboro Road C-C02	Forest Park	Clayton	30297	nschmidt	Aug	8/1/2018	8/1/2017	✓
3	0.001708305	Barnes	Patricia		***-**-4998	Not	1/1/2016	611 Osbourne Court	Riverdale	Clayton	30274	nschmidt	Nov	11/1/2018	11/1/2017	✓
4	0.002309893	Clark	Jacqueline	L	***-**-1005	Not	12/1/2014	6392 Briar Chase Ct	Riverdale	Clayton	30296	nschmidt	Dec	12/1/2018	12/1/2017	✓
5	0.003928841	Holston	Barbara		***-**-2553	Not	7/1/2016	601 Baywood Ct	Morrow	Clayton	30260	sarcher	Aug	8/1/2018	8/1/2017	✓
6	0.004003427	Phifer	Angela	L	***-**-8907	Not	6/1/2014	662 Sterling Court	Riverdale	Clayton	30274	alogan	Jun	6/1/2018	6/1/2017	✓
7	0.004106234	Bell	Brittany		***-**-0531	Not	8/1/2013	2843 Woodfield Drive	Rex	Clayton	30273	nschmidt	Aug	8/1/2018	8/1/2017	✓
8	0.004171404	McMillan	Jennifer		***-**-0714	Not	12/8/2015	575 Shellnut Drive	Forest Park	Clayton	30297	alogan	Dec	12/1/2018	12/1/2017	✓
9	0.004318214	Rush	Brigitte		***-**-0709	Not	11/1/2013	7507 Garnet Drive	Jonesboro	Clayton	30236	Idennis	Nov	11/1/2018	11/1/2017	✓
10	0.00445992	Levis	Amanda		***-**-8848	Not	6/1/2017	2079 Joy Lake Road	Morrow	Clayton	30260	alogan	Apr	4/1/2018	4/1/2017	✓
11	0.004765621	McGhee	Cassandra		***-**-2827	Not	8/1/2013	4950 Governors Drive # 2220	Forest Park	Clayton	30297	alogan	Aug	8/1/2018	8/1/2017	✓
12	0.005935605	Walker	Gwenette		***-**-0264	Not	12/1/2016	2652 Farm Drive	Ellenwood	Clayton	30294	Idennis	Dec	12/1/2018	12/1/2017	✓
13	0.007002391	Armour	Lucy		***-**-8078	Not	3/1/2017	2003 Southlake Cove Ct.	Jonesboro	Clayton	30236	nschmidt	Sep	9/1/2018	9/1/2017	✓
14	0.007861478	Spann	Renada		***-**-6133	Port-In	3/24/2017	2341 Brianna Dr.	Hampton	Clayton	30228	sbellamy	Mar	3/1/2018	3/24/2017	✓
15	0.010129184	Jones	Shamika		***-**-0621	Port-In	5/27/2017	2403 Avon Ave	Ellenwood	Clayton	30294	sbellamy	May	5/1/2018	5/27/2017	✓
16	0.010218361	Passmore	Mary		***-**-1901	Not	3/1/2017	3903 Southlake Cove	Jonesboro	Clayton	30236	alogan	Apr	4/1/2018	4/1/2017	✓
17	0.012403027	Penny	Cynthia		***-**-5914	Not	2/1/2017	6181 Havana Street	Forest Park	Clayton	30297	alogan	Feb	2/1/2018	2/1/2017	✓
18	0.012981391	Strong	Darcel		***-**-6661	Port-In	2/1/2016	6726 Tara Blvd 24H	Jonesboro	Clayton	30236	sbellamy	Feb	2/1/2018	2/1/2017	✓
19	0.013015333	Vessell	Jeanette		***-**-0871	Not	7/1/2016	1101 Baywood Cir.	Morrow	Clayton	30260	Idennis	Feb	2/1/2018	2/1/2017	✓
20	0.013115024	Mercer	Aun		***-**-8204	Not	11/3/2016	4950 Governors Drive 2209	Forest Park	Clayton	30297	alogan	Nov	11/1/2018	11/1/2017	✓
21	0.013580331	Roker	Yvette	D	***-**-7855	Not	11/1/2013	5523 Denny Drive	College Park	Clayton	30349	alogan	Nov	11/1/2018	11/1/2017	✓
22	0.01478556	Benson	Millicent	Q	***-**-4687	Not	12/1/2016	1003 Magnolia Circle	Jonesboro	Clayton	30236	nschmidt	Dec	12/1/2018	12/1/2017	✓
23	0.017871361	Terry	Shirley		***-**-4430	Not	5/1/2014	242 Ridge Trl	Riverdale	Clayton	30274	Idennis	May	5/1/2018	5/1/2017	✓
24	0.018112449	Chaney	Monique		***-**-1003	Not	10/1/2014	1258 Crystal Springs	Hampton	Clayton	30228	nschmidt	Feb	2/1/2018	2/1/2017	✓
25	0.018283197	Thomson	Verneika		***-**-6318	Not	9/1/2017	6609 Saganaw Drive	Rex	Clayton	30273	Idennis	Sep	9/1/2018	9/1/2017	✓
26	0.018527969	Spearman	Shemiko		***-**-2873	Not	10/18/2014	6724 FALLAWATER CR	Riverdale	Clayton	30274	Idennis	Nov	11/1/2018	11/1/2017	✓
27	0.018762595	Green	Dionne		***-**-2384	Not	7/24/2015	155 Huie Street	Jonesboro	Clayton	30236	sarcher	Jul	7/1/2018	7/1/2017	✓
28	0.020142858	Price	Jaquell	B	***-**-2724	Not	4/10/2015	7352 Aubrey Drive	Riverdale	Clayton	30296	alogan	Apr	4/1/2018	4/1/2017	✓
29	0.021318354	Palmer	Kindra	D	***-**-3213	Not	3/1/2014	1542 Bogota Way	Jonesboro	Clayton	30236	alogan	Mar	3/1/2018	3/1/2017	✓
30	0.02213047	Hadley	Pamela		***-**-8703	Not	6/1/2014	7737 Tara Road	Jonesboro	Clayton	30236	sarcher	Jun	6/1/2018	6/1/2017	✓
															✓	30
															x	0
															Sample Size	30
															✓	100.00%
															x	0.00%

SEMAP Indicator #6

10/1/2016 - 9/30/2017

Sample Size = 24	Random Values	Event ID	TN Last Name	TN First Name	Date Inspected	Property Address	Result	Inspection Info	Insp Series	Landlord	Inspector	Verified
1	0.00057004	CHUDY	COLEMAN	MAXINE	8/15/2017	272 Brookview Dr (Unit # 0) Riverdale GA 30274-2008	Failed	Annual	Annual	SNS HOMES LLC	Marquez Peete	✓
2	0.000759036	CWVNGY	ELLICK	LUCRETIA	6/29/2017	1441 Welton Ct (Unit # 0) Riverdale GA 30296-3039	Failed	Annual	Annual	E & E CAPITAL MNGT LLC	Marquez Peete	✓
3	0.000873633	COLDL	LANCASTER	SHAWNITA	1/17/2017	73 Old Post Rd (Unit # 0) Jonesboro GA 30238-4625	Failed	Annual	Annual	ROGER HOLMES	Chuck Johnson	✓
4	0.001165387	CWYF66	OVERTON	ROKILA	7/5/2017	8759 E Bounce Dr (Unit # 0) Jonesboro GA 30238-4739	Failed	Initial/RFTA	Initial/RFTA	WHITE HOUSE HOMES LLC	Chuck Johnson	✓
5	0.001519966	CQXY74	THOMAS	TABITHA	4/20/2017	9118 Dorsey Rd (Unit # 0) Riverdale GA 30274-4902	Failed	Initial/RFTA	Initial/RFTA	JONES PROPERTY MANAGEMENT	Chuck Johnson	✓
6	0.001560748	CTQOX7	COOK	YOLANDA	7/13/2017	611 Morton Ct (Unit # 0) Jonesboro GA 30238-4368	Failed	Annual	Annual	ERNEST HUNTER	Chuck Johnson	✓
7	0.002677743	CHY74	TORRES-DEJESUS	JESSICA	6/13/2017	448 King Arthur Ct (Unit # 0) Jonesboro GA 30236-1710	Failed	Annual	Annual	ALTISOURCE RESIDENTIAL LP	Chuck Johnson	✓
8	0.003677429	CKQMBL	STEVENS	COURTNEY	7/17/2017	5941 Thomas Ct (Unit # 0) College Park GA 30349-6923	Failed	Ann-Resched	Annual	MAX AVE PROPERTIES LLC	Marquez Peete	✓
9	0.004272805	CLG5SE	GLASS	ELANE	6/12/2017	775 Jekins Lake Dr (Unit # 0) Jonesboro GA 30236-2015	Failed	Annual	Annual	TRANG LU	Chuck Johnson	✓
10	0.004275662	CHE7M5	DANIELS	EBONY	8/23/2017	139 Ivinness Tree (Unit # 0) Riverdale GA 30274-6921	Fail-Respect	Ann-Resched	Annual	LANEISA BULLARD BATTLE	Chuck Johnson	✓
11	0.005411192	CPVD3P	SLAUGHTER	TACUJA	7/16/2017	2595 Old Rex Morrow Rd (Unit # 0) Ellenwood GA 30294-3902	Failed	Compliment	Compliment	RNTR-1 LLC SYLVAN HOMES	Chuck Johnson	✓
12	0.006385291	CCYFEH	MCDANIEL	TAREKA	1/11/2016	3386 Mount Zion Rd (Unit # Apt 118) Stockbridge GA 30281-6876	Failed	Ann-3rd Attempt	Annual	DEANCLURT STOCKBRIDGE LLC DBA AVE 33	Chuck Johnson	✓
13	0.007622235	CMWHSF	COLLINS	JAMELIAH	4/4/2017	2935 Ann Marie Ln (Unit # 0) Rex GA 30273-2238	Failed	Emergency	Emergency	RNTR-3 LLC	Chuck Johnson	✓
14	0.008434656	CAGQZQ	OVERTON	SONUA	1/19/2017	4690 Ernest Dr (Unit # 0) Forest Park GA 30297-3810	Failed	Initial/RFTA	Initial/RFTA	EMPRE POINTE LLC	Chuck Johnson	✓
15	0.008874692	CMLJHX	COLE	JANET	9/19/2017	702 Magnolia Cir (Unit # 0) Jonesboro GA 30236-2284	Failed	Annual	Annual	TARA BRIDGE ATLANTA APARTMENTS LLC	Chuck Johnson	✓
16	0.009758111	CSUVM	AGRAMS	CONSTANCE	9/6/2017	6726 Tara Blvd (Unit # Apt 2A) Jonesboro GA 30236-1405	Failed	Annual	Annual	OVERLOOK ACRES LLC PIA HRC HOLDINGS LLC	Chuck Johnson	✓
17	0.01642785	CAQCAQ	GRUBER	NORMA	2/17/2017	1704 Chase Village Dr (Unit # 0) Jonesboro GA 30236-7700	Failed	Annual	Annual	ANTHOS AT CHASE VILLAGE APTS	Edress Jenkins	✓
18	0.01226918	CVCMEF	LAWLER	JANICE	9/8/2017	1885 Harper Dr (Unit # Apt 28E) Lake City GA 30260-3839	Failed	Annual	Annual	DEVELOPMENT AUTH OF CLAYTON CITY/RAINWOOD APTS	Marquez Peete	✓
19	0.01303637	C7SF6K	PERKINS	KASEY	7/13/2017	6072 Woodlake Dr (Unit # 0) Riverdale GA 30274-3940	Failed	Compliment	Compliment	EDDIE ELLISON	Chuck Johnson	✓
20	0.01382078	CGEC33	BENNETT	JOANN	3/24/2017	7595 Suwannee Ct (Unit # 0) Jonesboro GA 30236-2821	Fail-Respect	Ann-Resched	Annual	MICHAEL FAUATLANTA INVESTMENT HOLDING	Chuck Johnson	✓
21	0.014783241	C8KVK6	BROWN	BEATRICE	6/29/2017	8217 Raven Dr (Unit # 0) Jonesboro GA 30238-4431	Failed	Annual	Annual	KAVON HUDSON	Chuck Johnson	✓
22	0.015557766	CZZ3YP	FISH	FELICIA	8/29/2017	202 Baywood Ct (Unit # 0) Morrow GA 30260-2161	Failed	Annual	Annual	ELITE ST CAPITAL BAYWOOD/THE FIELDS BAYWOOD	Marquez Peete	✓
23	0.015744286	CZXWBP	MARIN	ANNETTE	10/4/2016	2423 Brianna Dr (Unit # 0) Hampton GA 30228-6248	Failed	Annual	Annual	BM MANAGEMENT LLC	Chuck Johnson	✓
24	0.015918773	CARH4W3	GIBSON	SHANICA	2/23/2017	3679 Hudson Way (Unit # 0) Rex GA 30273-2069	Failed	Annual	Annual	SYNERGY PROPERTIES	Edress Jenkins	✓
											✓	23
											✓	1
											Sample Size	24
											✓	95.83%
											✓	4.17%

SEMAP Indicator #8

10/1/2016 - 9/30/2017

Sample Size = 30	Random Values	Last Name	First Name	M.I.	Soc Sec #	Port Status	Move In	Address	City	County	Zip	Staff Assigned	Bedroom Size	Annual / Move-In Date	Appropriate Payment Standard	Payment Standard Used	Verified
1	0.00657031	Holmes	Sonia	L	***-**-0775	Not	11/1/2013	8863 Wellston Court	Jonesboro	Clayton	30238	sarcher	2	11/1/2016	891.00	891.00	✓
2	0.00089056	Collier	Veronica		***-**-6099	Not	8/19/2016	4233 Jonesboro Road C-02	Forest Park	Clayton	30297	nschmidt	1	8/1/2017	772.00	772.00	✓
3	0.001708305	Barnes	Patricia		***-**-4998	Not	1/1/2016	611 Osbourne Court	Riverdale	Clayton	30274	nschmidt	1	11/1/2016	772.00	772.00	✓
4	0.002309893	Clark	Jacqueline	L	***-**-1005	Not	12/1/2014	6392 Briar Chase Ct	Riverdale	Clayton	30296	nschmidt	3	12/1/2016	1,169.00	1,169.00	✓
5	0.003928841	Holston	Barbara		***-**-2553	Not	7/1/2016	601 Baywood Ct	Morrow	Clayton	30250	sarcher	1	8/1/2017	772.00	772.00	✓
6	0.004003427	Phiffer	Angela	L	***-**-8907	Not	8/1/2014	662 Sterling Court	Riverdale	Clayton	30274	alogan	3	8/1/2017	1,169.00	1,169.00	✓
7	0.004106234	Bell	Brittany		***-**-0531	Not	8/1/2013	2843 Woodfield Drive	Rex	Clayton	30273	nschmidt	3	8/1/2017	1,169.00	1,169.00	✓
8	0.004171404	McMillan	Jennifer		***-**-0714	Not	12/9/2015	575 Shellnut Drive	Forest Park	Clayton	30297	alogan	3	12/1/2016	1,169.00	1,169.00	✓
9	0.004318214	Rush	Brigitte		***-**-0709	Not	11/1/2013	7507 Garnet Drive	Jonesboro	Clayton	30236	ldennis	3	11/1/2016	1,169.00	1,169.00	✓
10	0.00445992	Lewis	Amanda		***-**-8848	Not	6/1/2017	2079 Joy Lake Road	Morrow	Clayton	30250	alogan	3	4/1/2017	1,169.00	1,169.00	✓
11	0.005935605	Walker	Cassandra		***-**-2827	Not	8/1/2013	4950 Governors Drive # 2220	Forest Park	Clayton	30297	alogan	1	8/1/2017	772.00	772.00	✓
12	0.007002391	Armour	Gwenette		***-**-0264	Not	12/1/2016	2652 Fann Drive	Ellenwood	Clayton	30294	ldennis	2	11/1/2016	891.00	891.00	✓
13	0.007861478	Sparr	Lucy		***-**-8078	Not	3/1/2017	2003 Southlake Cove Ct	Jonesboro	Clayton	30236	nschmidt	1	9/1/2017	772.00	772.00	✓
14	0.010129184	Jones	Rena		***-**-6133	Port-In	3/24/2017	2341 Brianna Dr.	Hampton	Clayton	30228	sbellamy	3	3/24/2017	1,169.00	1,169.00	✓
15	0.010218361	Pennmore	Shamika		***-**-0621	Port-In	5/27/2017	2403 Avon Ave	Ellenwood	Clayton	30294	sbellamy	2	5/27/2017	891.00	891.00	✓
16	0.012403027	Penny	Mary		***-**-1901	Not	3/1/2017	3903 Southlake Cove	Jonesboro	Clayton	30236	alogan	1	4/1/2017	772.00	772.00	✓
17	0.012981391	Strong	Darcel		***-**-5914	Not	2/1/2014	6181 Havana Street	Forest Park	Clayton	30297	alogan	1	2/1/2017	772.00	772.00	✓
18	0.013015333	Vessell	Jeanette		***-**-6661	Port-In	2/1/2016	6726 Tara Blvd 24H	Jonesboro	Clayton	30236	sbellamy	1	2/1/2017	772.00	772.00	✓
19	0.013115024	Mercer	Ann		***-**-0871	Not	7/1/2016	1101 Baywood Cir.	Morrow	Clayton	30260	ldennis	1	2/1/2017	772.00	772.00	✓
20	0.013580331	Roker	Yvette	D	***-**-8204	Not	11/3/2016	4950 Governors Drive 2209	Forest Park	Clayton	30297	alogan	2	11/3/2016	891.00	891.00	✓
21	0.01478556	Benson	Millicent	Q	***-**-7855	Not	11/1/2013	5523 Denny Drive	College Park	Clayton	30349	alogan	2	11/1/2016	891.00	891.00	✓
22	0.017871361	Terry	Shirley		***-**-4687	Not	12/1/2016	1003 Magnolia Circle	Jonesboro	Clayton	30236	nschmidt	2	12/1/2016	891.00	891.00	✓
23	0.01812449	Chaney	Monique		***-**-4430	Not	5/1/2014	242 Ridge Trl	Riverdale	Clayton	30274	ldennis	2	5/1/2017	891.00	891.00	✓
24	0.018263197	Thornion	Vernieka		***-**-1003	Not	10/1/2014	1258 Crystal Springs	Hampton	Clayton	30228	nschmidt	3	2/1/2017	1,169.00	1,169.00	✓
25	0.018527959	Spearman	Shemko		***-**-6318	Not	9/1/2017	6609 Saganaw Drive	Rex	Clayton	30273	ldennis	3	9/1/2017	1,169.00	1,169.00	✓
26	0.018762595	Green	Donne		***-**-2873	Not	10/18/2014	6724 FALLAWATER CR	Riverdale	Clayton	30274	ldennis	3	11/1/2016	1,169.00	1,169.00	✓
27	0.020142858	Price	Jaquell	B	***-**-2384	Not	7/24/2015	155 Huie Street	Jonesboro	Clayton	30236	sarcher	1	7/1/2017	772.00	772.00	✓
28	0.021318354	Palmer	Kindra	D	***-**-2724	Not	4/10/2015	7352 Aubrey Drive	Riverdale	Clayton	30296	alogan	2	4/1/2017	891.00	891.00	✓
29	0.02213047	Hadley	Pamela		***-**-3213	Not	3/1/2014	1542 Bogota Way	Jonesboro	Clayton	30236	alogan	3	3/1/2017	1,169.00	1,169.00	✓
30	0.023747154	Holmes	Wanda		***-**-8703	Not	6/1/2014	7737 Tara Road	Jonesboro	Clayton	30236	sarcher	3	6/1/2017	1,169.00	1,169.00	✓
31	0.02405766	Dickerson	Tiffany	S	***-**-0315	Not	4/1/2014	570 Sunnyhill Dr	Jonesboro	Clayton	30238	sarcher	2	4/1/2017	891.00	891.00	✓
32	0.024347504	Wilson	Shanetra		***-**-5595	Not	11/1/2016	3676 Jervis Court	Forest Park	Clayton	30273	nschmidt	3	11/1/2016	1,169.00	1,169.00	✓
33	0.02463637	Wickliff	Cynthia		***-**-9058	Port-In	1/23/2017	4663 Waldrop Dr F6	Forest Park	Clayton	30297	sbellamy	1	1/23/2017	772.00	772.00	✓
34	0.02626726	Elder	Leshawn		***-**-1001	Not	9/1/2017	705 Chase Village Drive	Jonesboro	Clayton	30236	ldennis	2	5/1/2017	891.00	891.00	✓
35	0.027451168	Jacobs	Willie		***-**-5870	Not	8/1/2013	2813 Amerson Trail	Ellenwood	Clayton	30294	nschmidt	3	8/1/2017	1,169.00	1,169.00	✓
36	0.028704095	Stanley	Josephine		***-**-0636	Not	9/1/2016	4950 Governors Drive #2205	Forest Park	Clayton	30297	ldennis	2	9/1/2017	891.00	891.00	✓
37	0.028820413	Robinson	Charles	M	***-**-9139	Not	5/1/2014	8807 Lexington Dr	Jonesboro	Clayton	30238	sarcher	1	5/1/2017	772.00	772.00	✓
38	0.02947465	Hardeman	Brenda		***-**-3712	Not	6/1/2016	6849 Knollwood Drive	Morrow	Clayton	30250	ldennis	3	9/1/2017	1,169.00	1,169.00	✓
39	0.02947465	Hardeman	Yolanda		***-**-6140	Not	8/1/2013	838 Dennis Drive	Forest Park	Clayton	30297	alogan	1	8/1/2017	772.00	772.00	✓
40	0.02947465	Hardeman	Lawana		***-**-5653	Not	12/23/2015	9250 Woodgreen Way	Jonesboro	Clayton	30238	nschmidt	3	12/1/2016	1,169.00	1,169.00	✓
41	0.02947465	Hardeman	Leitia		***-**-5188	Not	10/1/2013	8309 Brittany Lane	Riverdale	Clayton	30274	sarcher	4	10/1/2016	1,439.00	1,439.00	✓
42	0.02947465	Hardeman	Brenda		***-**-8338	Not	6/1/2017	9002 Norwalk Court	Jonesboro	Clayton	30238	sarcher	2	6/1/2017	891.00	891.00	✓
43	0.030917744	Curtis	Yolanda		***-**-5818	Not	1/1/2017	5530 Old Dixie Hwy C-8	Forest Park	Clayton	30297	nschmidt	1	1/1/2017	772.00	772.00	✓
44	0.030968492	Bannister	Lakesha		***-**-6813	Not	10/1/2013	1790 Broad River Rd	College Park	Clayton	30349	nschmidt	2	10/1/2016	891.00	891.00	✓
45	0.031641342	Geber	Hafie		***-**-3276	Not	1/1/2014	5649 Jonesboro Rd	Lake City	Clayton	30250	sarcher	3	1/1/2017	1,169.00	1,169.00	✓
46	0.034041845	Padgett	Shantel		***-**-5961	Not	4/1/2017	3384 Mt. Zion Road 7-301	Stockbridge	Clayton	30281	jwiggins	3	4/1/2017	1,169.00	1,169.00	✓
47	0.034378925	Jones	Carol	L	***-**-6930	Not	7/1/2016	1885 Harper Drive #2C	Lake City	Clayton	30250	sarcher	1	7/1/2017	772.00	772.00	✓
48	0.035114432	Norwood	Edna		***-**-4930	Not	7/1/2013	8507 Spivey Village Way	Jonesboro	Clayton	30236	jwiggins	2	7/1/2017	891.00	891.00	✓
49	0.035195626	Appling	Diona		***-**-1363	Not	8/25/2015	6197 THORNHEDGE DR	Riverdale	Clayton	30296	nschmidt	4	9/1/2017	1,439.00	1,439.00	✓
50	0.035245676	Williams	Cherita		***-**-9387	Not	11/6/2015	7156 Hazelwood Dr	Jonesboro	Clayton	30236	ldennis	3	11/1/2016	1,169.00	1,169.00	✓

SEMAP Indicator #8

10/1/2016 - 9/30/2017

Sample Size = 30	Random Values	Last Name	First Name	M.I.	Soc Sec #	Port Status	Move In	Address	City	County	Zip	Staff Assigned	Bedroom Size	Annual / Move-in Date	Appropriate Payment Standard	Payment Standard Used	Verified
																✓	43
																X	1
																Sample Size	50
																✓	98.00%
																X	2.00%



Housing Authority of the City of Jonesboro Georgia
P.O. Box 458
Jonesboro, Georgia 30237



TTY (770)478-4805

Fax (770)-478-2528

(770) 478-7282

Sign in sheet for Board Meeting held on December 19, 2017.

1. Demetrius H. Mitchell

2. Paul S. Wynn

3. Therese Guidry

4. Curtis Burrell

5. Rebekah Lester

6. ALLEN ROARK

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

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20. _____