

JONESBORO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
TUESDAY JUNE 18, 2019  
**AGENDA**

1. Call to Order
2. Resolution to Approve May 21, 2019 Meeting Minutes
3. Section 8 Write-offs for June 2019
4. Discuss Annual Plan
5. Audit Report for Fiscal Year Ending September 30, 2018.
6. Executive Session if needed

**June 18, 2019**

**ISSUE SUMMARY:**

RESOLUTION TO APPROVE MEETING MINUTES FOR MAY 21, 2019

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**FROM:** PAUL G. WRIGHT, EXECUTIVE DIRECTOR

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**IMPORTANCE:**

High

**ACTION REQUIRED:**

A Resolution is required to Approve Meeting Minutes for May 21, 2019.

**HOUSING AUTHORITY OF THE CITY  
OF JONESBORO, GEORGIA  
COMMISSIONERS MEETING  
MAY 21, 2019**

The Board of Commissioners of the City of Jonesboro Housing Authority held their monthly meeting on May 21, 2019 at 6:00 PM. The meeting was held in the JHA conference room located at 207 Hightower Street, Jonesboro Georgia, 30236. Commissioner Chairman Allen Roark, Commissioner Vice Chairman Roger Swint, Commissioner Therese Guidry, and Commissioner Tammy Stanley were in attendance. Executive Director Paul Wright along with Deputy Director Demetrice Mitchell were present. Rebekah Lester was also in attendance to take minutes.

**Call to Order:**

The meeting was called to order by Commissioner Chairman Allen Roark

**RESOLUTION #1038**

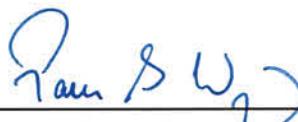
**A RESOLUTION TO APPROVE MARCH 19, 2019 MINUTES**

A Motion to Approve March 19, 2019 Meeting Minutes was made by Commissioner Vice Chairman Roger Swint and was seconded by Commissioner Therese Guidry. The Motion passed unanimously. **(RESOLUTION #1038)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve March 19, 2019 Meeting Minutes. **(Resolution #1038)**



Chairman, Allen M. Roark



Executive Director, Paul G. Wright

**HOUSING AUTHORITY OF THE CITY  
OF JONESBORO, GEORGIA  
COMMISSIONERS MEETING  
MAY 21, 2019**

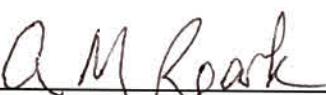
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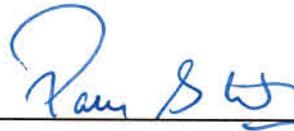
**Executive Director Report:**

Executive Director Paul Wright gave an update on the water running down on Wilburn Street. He informed the Board that he was looking into ways to get this issue resolved as soon as possible. He is working with Clayton County Water Authority and Clayton County to try and find the source of where the water is coming from. Mr. Wright also discussed work had begun on Unit 304 on Wilburn Street. Further discussion of the progress of these items will be discussed at future board meetings until resolved. An issue with the drop box on the main entrance door was brought to our attention. The issue was that the drop box was not deep enough, to ensure that payments were not able to be removed once placed in the box. We addressed this issue immediately, and had a new drop box installed. It was tested to ensure that the payments were no longer accessible, once placed in the drop box.

Hours of operation were also discussed and addressed. Paul Wright stated that the front desk assistance and lobby would be available for residents, tenants, and landlords on Monday through Thursday, from 7:00am through 4:30pm, except from 12:30pm to 1:30pm due to the office being on lunch. In addition, Paul Wright discussed some of the benefits and objectives of why we are to remain closed to the public on Fridays. Ms. Guidry stated that she had saw that we had made some changes and that she was very pleased. He also informed the Board, that one of our main priorities is to provide the best customer service to our clients as we can.

**Being no further business, a motion to adjourn was made by Commissioner Therese Guidry and was seconded by Commissioner Tammy Stanley, the vote was unanimous and the meeting was adjourned.**

  
\_\_\_\_\_  
Chairman, Allen M. Roark

  
\_\_\_\_\_  
Executive Director, Paul G. Wright



JONESBORO HOUSING AUTHORITY  
1000 W. Main Street • Jonesboro, GA 30236

***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**

**Write-Offs for Section 8 Retro Accounts for June 2019**

<b>Natasha Bank</b> No Agreement	\$3,817.00
<b>Latrina Brown</b> No Agreement	\$2,360.00
<b>Tanzlisha Brown</b> No Agreement	\$10,744.00
<b>Monique Chaney</b> Broken Agreement	\$2,080.00
<b>Brandi Coleman</b> Broken Agreement	\$1,529.90
<b>Kimberly Day</b> No Agreement	\$8,296.00
<b>Nicole Green</b> Broken Agreement	\$3,500.00
<b>Kenyatta Haugabook</b> Broken Agreement	\$8,388.00
<b>Jeantte Henton</b> Broken Agreement	\$106.05
<b>Cortina Hitchens</b> No Agreement	\$4,660.00
<b>Twanna Hooks</b> No Agreement	\$7,787.00
<b>Termilla Hubert</b> Broken Agreement	\$2,374.00

<b>Bernadette Jackson</b>	\$8,721.00
No Agreement	
<b>Beverleigh Johnson</b>	\$3,906.30
Broken Agreement	
<b>Kathleen Lawson</b>	\$5,182.00
Broken Agreement	
<b>Melissa Martin</b>	\$2,645.00
Broken Agreement	
<b>Crystal Mathis</b>	\$12,019.00
Broken Agreement	
<b>Audrey Milam</b>	\$605.00
Broken Agreement	
<b>Bridgette Moseley</b>	\$3,518.00
Broken Agreement	
<b>Kindra Palmer</b>	\$3,202.00
Broken Agreement	
<b>Kanecia Parker</b>	\$616.00
Broken Agreement	
<b>Tanique Stewart</b>	\$1,629.00
No Agreement	
<b>Jessica Vessey</b>	\$3,906.00
Broken Agreement	
<b>Deafricia Wakefield</b>	\$3,421.00
Broken Agreement	
<b>Barbara Williams</b>	\$1,090.00
Broken Agreement	
<b><u>TOTAL:</u></b>	<b><u>\$ 104,359.25</u></b>

Resolution: #

Date Approved:

**Prosecute:** Clayton County District Attorney will prosecute clients that owe more than \$3,500.00 that did not sign an agreement.

**OIG:** Office of Inspector General will handle all cases with amounts more than \$10,000.00

Amounts less than \$100.00 will be written off.

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### **Write-Off Policy**

Will not propose a write –off until tenant has been vacated

Timeframe to vacate a tenant is being reviewed. (Some vacates seem to take longer than others).

Write-offs are then forwarded for prosecution with Magistrate Court or Superior Court.

Balances with broken agreements are subject for collections.

Write-offs will be done on a quarterly basis

## JONESBORO HOUSING AUTHORITY

### Summary of Policy Changes – JUNE 2019

#### ACOP and DWELLING LEASE – *HUD-mandated change*:

##### Over-Income Families

HOTMA (the Housing Opportunity Through Modernization Act of 2016) was signed into law on July 29, 2016. Among its many provisions was an income limit to who can live in public housing (not HCV or other federal low-income housing programs). Two years later, HUD published a Notice in the Federal Register on July 26, 2018 to inform the public and PHAs on how it is setting the limit and to start the process for tracking over-income families.

PIH Notice 2019-11 (Subject: Final Implementation of Public Housing Over-Income Limit under the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was issued on May 3, 2019. The Notice states that further information will be forthcoming.

The law requires that after a family's income has exceeded 120 percent of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, a PHA must have the family be subject to either termination or be charged a higher rent based on the PHA's policies. The monthly rent would be equal to the greater of (1) the current Fair Market Rent (FMR for the PHA's area); or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.

Each PHA must submit a report annually to HUD about the number of families residing in public housing with incomes exceeding the over-income limit and the number of families on the waiting lists for admission to public housing projects. Such reports must be publicly available.

This Federal Register notice does not address:

- how a PHA is to determine the monthly subsidy to use in setting rents for over-income families that the PHA has allowed to remain in public housing;
- any guidelines for how PHAs are to set their policies for addressing over-income families after the 2-year grace period has ended; and
- does not make effective the requirement to submit the annual report on the number of over-income families and the number of families on the public housing waiting lists. HUD intends to make this reporting requirement effective through a forthcoming notice. This merely starts the tracking period.

So, for now, this is what has been added to the ACOP and Lease, and will of course be subject to change:

## **OVER-INCOME FAMILIES**

Effective for July 1, 2019 (and forward) annual recertifications, and interim recertifications for an increase in income the Jetmore Housing Authority shall track all public housing residents who have an income over 120% of the Area Median Income (AMI). This is defined by HUD as 2.4 times the HUD determined Very Low-Income limit for the Housing Authority's jurisdiction. The limit will be adjusted each year within 60 days after HUD publishes new income limits. When the Housing Authority becomes aware, through an annual reexamination or an interim reexamination of an increase in income, that a family's income exceeds the applicable income limit, the Housing Authority must, per HUD regulation, document that the family exceeds the threshold to compare with the family's income a year later.

If the initial over-income determination was made during an interim reexamination, the PHA must conduct a second interim income reexamination on that date one year later.

If, one year after the initial determination by the Housing Authority that a family's income exceeds the over-income limit, and the family's income continues to exceed the over-income limit, the Housing Authority must, as required by HUD regulation, provide written notification to the family that their income has exceeded the over-income limit for one year. The written notification shall further state that if the family's income continues to exceed the over-income limit for the next 12 consecutive months, the family will be subject to either a higher rent (as determined on a HUD formula) or

termination. The Housing Authority will determine which of these two (2) options to implement upon issuance of upcoming HUD publication(s).

If the Housing Authority discovers through an annual or interim exam that the family's income falls below the over-income limit, the two-year period starts over again if the family exceeds the limit in the future.

Exempted from this regulation are families with a valid Family Self-Sufficiency (FSS) contract, or families where at least one family member is receiving the Earned Income Disregard benefit.

**PHAs need to READ the two (2) above-referenced PUBLICATIONS CAREFULLY to make sure they are in compliance.**

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#### **ACOP – HUD-mandated change:**

##### **Minimum Heating Standards**

On November 2, 2018, HUD published PIH Notice 2018-19, Housing Opportunity through Modernization Act of 2016 (HOTMA) – Implementation of Minimum Heating Standards in Public Housing Properties

**As if PHAs aren't already following safety standards for setting minimum heat levels. But** this Section of the HOTMA states that the HUD Secretary shall publish model guidelines for minimum heating requirements for public housing dwelling units operated by public housing agencies. The PIH Notice then states that these standards must be added to a PHA's ACOP. Therefore, the appropriate language has been added to the Housing Authority's policy.

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#### **ACOP and Section 8 Administrative Plan – HUD-mandated change:**

##### **ABLE ACCOUNTS**

On April 26, 2019 HUD published PIH Notice 2019-9 dealing with the treatment of ABLE accounts in HUD-assisted programs. The Notice provides guidance regarding the federally mandated exclusion of ABLE accounts from the calculation of income and assets, as required under the Achieving a Better Life Experience Act of 2014 (ABLE Act).

Per the mandate of the ABLE Act, for the purpose of determining eligibility and continued occupancy, Housing Authority will disregard amounts in the designated beneficiary's/individual's ABLE account.

Please review the PIH Notice for implementation details.

#### **ACOP and Section 8 Administrative Plan – HUD-mandated change:**

##### **Fair Market Rents, Rent Reasonableness**

On January 17, 2018, HUD published PIH Notice 2018-01, Guidance on Recent Changes in Fair Market Rents (FMR), Payment Standard, and Rent Reasonableness Requirements in the Housing Choice Voucher Program. This Notice affects not just the agencies being forced to adopt Small Area Fair Market Rents (SAFMRs), **but sections of the notice affect all voucher programs.**

The changes in that publication were put into the Admin Plan last year. The one that was missed last year:

The payment standard for a family including a disabled person can exceed 120% **with HUD's prior approval if the higher payment standard is necessary as a reasonable accommodation for such a family.**

<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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#### **DRAFT # 1**

**Purpose.** The 5-Year and Annual PHA Plans provide 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

#### **Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>				
<b>A.1</b>	<p>PHA Name: <b>JONESBORO HOUSING AUTHORITY</b> PHA Code: <b>GA 228</b>            PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <b>10/2019</b></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Public Housing (PH) Units <b>30</b> Number of Housing Choice Vouchers (HCVs) <b>1,877</b></p> <p>Total Combined Units/Vouchers <b>1,907</b></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>Copies available at Jonesboro Housing Authority, 203 Hightower Street, Jonesboro, GA 30236</b></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p>				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>No. of Units in Each Program</b>	
				<b>PH</b>	<b>HCV</b>
	Lead PHA:				

B.	Annual Plan Elements
B.1	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Annual PHA Plan</u> submission?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <ul style="list-style-type: none"> <li>Housing needs in the jurisdiction of JHA as based on the most recent <b>Census and SOCDS CHAS Data</b> have not changed. However data concerning housing needs on the waiting lists changes on a frequent basis. Waiting list tables have been prepared and include an analysis by total number, income, disability, race, ethnicity, etc.</li> </ul> <p>Waiting lists and JHA's strategy for addressing housing needs are included in a Supporting Document available for Review, and will be submitted to HUD upon request.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><b><u>Deconcentration:</u></b></p> <ul style="list-style-type: none"> <li>Jonesboro Housing Authority has 30 public housing units and is therefore not subject to Deconcentration requirements.</li> </ul> <p><b><u>Other Policies that Govern Eligibility, Selection, and Admissions:</u></b></p> <ul style="list-style-type: none"> <li>JHA is in compliance with PIH Notices that have been issued over the past year. The ACOP and Section 8 Administrative Plan have been updated to incorporate these regulations.</li> <li><b>Over-Income Families</b> – JHA will comply with the Housing Opportunity Through Modernization Act of 2016 (HOTMA) which was signed into law on July 29, 2016. Among its many provisions was an income limit to who can live in public housing (not HCV or other federal low-income housing programs). Two years later, HUD published a Notice in the Federal Register on July 26, 2018 to inform the public and PHAs on how it is setting the limit and to start the process for tracking over-income families. PIH Notice 2019-11 (Subject: Final Implementation of Public Housing Over-Income Limit under the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was issued on May 3, 2019.</li> </ul> <p>The law requires that after a family's income has exceeded 120 percent of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, a PHA must have the family be subject to either termination or be charged a higher rent based on the PHA's policies. The monthly rent would be equal to the greater of (1) the current Fair Market Rent (FMR for the PHA's area); or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.</p> <p>JHA will begin tracking over-income families effective for July 1, 2019 annual reexaminations, and interim reexaminations for increases in income.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <ul style="list-style-type: none"> <li>Continuously changing. The financial resources table is a Supporting Document available for review and will be submitted to HUD upon request.</li> </ul> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <ul style="list-style-type: none"> <li><b>Section 8 Homeownership Program</b> – JHA is administering a Section 8 Homeownership Program. There has been little activity, with only one closing in recent months</li> <li><b>Public Housing Homeownership Program</b> – No current plans for a public housing homeownership program.</li> </ul>

Safety and Crime Prevention.

- JHA is in compliance with the Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, published in the *Federal Register* on November 16, 2016, and PIH Notice 2017-8, Subject: Violence Against Women Reauthorization Act of 2013 Guidance, issued May 19, 2017. JHA has adopted an Emergency Transfer Plan. JHA's statement on the Violence Against Women Act (VAWA) is included as **Attachment A**.

Pet Policy

Substantial Deviation.

Jonesboro Housing Authority has adopted the following definition of "Substantial Deviation" and "Significant Amendment or Modification":

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissions.

Proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposals are considered to be significant amendments to the CFP Five Year Action Plan.

*(The last statement above has been added as a result of the CFP Final Rule, which was effective November 2013)*

Significant Amendment/Modification

See Definition above

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

The following is JHA's Deconcentration Policy as excerpted from the ACOP:

10.4 DECONCENTRATION POLICY

The Jonesboro Housing Authority is not subject to the deconcentration requirements according to 24 CFR 903. Nevertheless, the Jonesboro Housing Authority will affirmatively market its housing to all eligible income groups.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

For ease of reference JHA's changes have been described within each Annual Plan Element in letter B.1 (a) above.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

Hope VI or Choice Neighborhoods.

Mixed Finance Modernization or Development. — JHA may be using a Mixed Finance package as part of the rebuilding of Wilburn Street units, as noted under the next activity below:

Demolition and/or Disposition. — JHA is looking to do a Demolition and/or Disposition on Wilburn Street (18 units) within the next five (5) years. Under consideration at this point in time is building a Tax Credit property in the place of the property being demolished with the possibility of some Project Based Vouchers. This facility would be a Senior only facility for 55 & older. Plans are still in the very beginning stages; JHA is currently working with an attorney to establish a 501 (c)(3) to help facilitate the funding of this project through outside sources.

JHA will also be applying for relocation vouchers.

Conversion of Public Housing to Tenant Based Assistance.

Conversion of Public Housing to Project-Based Assistance under RAD.

Project Based Vouchers. - **May be utilized for various developments if deemed feasible. Details are in Attachment B.**

Units with Approved Vacancies for Modernization. – **JHA currently has one unit off-line due to fire damage. JHA will continue to use this authority if and when needed.**

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**For ease of reference JHA's changes have been described within each category of New Activities in letter B.2 (a) above.**

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The following table reflects the progress we have made in achieving our goals and objectives established for 2015 – 2019:

<b>GOAL: Manage the Jonesboro Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer, and continue to strive for high performer status.</b>	
<b>Objective</b>	<b>Progress</b>
HUD shall recognize the Housing Authority of the Jonesboro Housing Authority as high performer within five years.	JHA is currently a high performer under the PHAS, and a high performer in SEMAP.

<b>GOAL: Make public housing the affordable housing of choice for the very-low income residents of our community.</b>	
<b>Objective</b>	<b>Progress</b>
The Jonesboro Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.	Landscaping company sprays JHA's grass for weeds control and they ensure flower beds and around bushes are well maintained with mulch. Ongoing lawn maintenance continues. New grass will be sown throughout the season and beginning to help promote a better appearance.
The Jonesboro Housing Authority shall become a more customer-oriented organization.	Ongoing discussions and mentoring to our Staff regarding the importance of giving excellent customer service is in place. JHA continues to send staff to various trainings throughout the year to ensure that we know all the latest rules and regulations and how to assist our families with the best customer service possible. JHA continues to reach out to other housing services to assist our clients that need additional help. JHA will continue to make providing essential tools and assistance to our customers a top priority.

**GOAL: Manage the Jonesboro Housing Authority's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.**

Objective	Progress
The Jonesboro Housing Authority shall work to attract new Landlord's who want to participate in the program.	<p>We continually reach out to existing landlords, and address any concerns that existing owner participants may have. We continue to notify owners via our website of our briefing days for Port-ins or new admissions so that any owner that would like to attend that briefing can help the residents find housing quickly.</p> <p>With the Implementation of SAFMR JHA has had to increase our Payment Standards. JHA has reached out to owners that would not take our clients in the past due to our payment standards were lower than what they could generally rent to the public for. JHA has been able to add new owners due to going to SAFMR.</p>

**GOAL: Deliver timely and high-quality maintenance service to the residents of the Jonesboro Housing Authority**

Objective	Progress
The Jonesboro Housing Authority shall maintain an appealing, up-to-date environment in its developments.	<p>Landscaping company performs weed control and fertilization when needed, they also add mulch when needed to ensure that our property is well maintained and keeps a nice curb appeal throughout the year.</p> <p>This past year, JHA replaced flooring and painted administration building to help give the overall appearance a much needed facelift. JHA has replaced a couple of our units flooring with durable laminate floors.</p>

**GOAL: A goal of the Jonesboro Housing Authority is to fully comply with the Violence Against Women Act (VAWA).**

Objective	Progress
It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.	Our agency moves swiftly to assist Clients that have become victims of domestic violence move to a safe environment and all clients are informed of their rights by way of brochures that are provided at recertification and at initial entry to the programs, as well as any time they are denied admission to the programs and when they are sent termination notices.

**B.4. Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y    N

(b) If yes, please describe:

**No Findings in 10/1/2017 – 9/30/2018 Audit**

<b>Other Document and/or Certification Requirements.</b>	
C.1	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b><u>See Attachment C</u></b></p>
C.2	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b><u>See Attachment C</u></b></p>
C.3	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b><u>See Attachment D</u></b></p>
C.4	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b><u>See Attachment E</u></b></p>
D	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on 2/6/2019.</p> <p>Capital Fund documents were formally part of the Five-Year &amp; Annual Plan files. The Public Housing CFP Final Rule was published in the <i>Federal Register</i> October 24, 2013, effective November 25, 2013. This CFP Final Rule decoupled the CFP from the PHA Annual Agency Plan. CFP documents are to be prepared during the 45-day review period, reviewed with the RAB, presented at the Public Hearing and approved by the Board of Commissioners. However, they are to be submitted to HUD separately from the Agency Plan process, when requested by HUD. Per PIH Notice 2016-21 and other HUD issuances, these documents are now submitted through HUD's Energy Performance and Information Center (EPIC).</p> <p>JHA has complied with the above requirements.</p>

**Challenged Elements – Per the chart on page 4 of PIH Notice 2015-18, Subject: Availability of New and Revised Public Housing Agency (PHA) Five-Year and Annual Plan Templates and Other Forms, PHAs are to annually submit a statement of Challenged Elements.**

This statement is included as Attachment F.

Part I: Summary		Grant Type and Number	FFY of Grant:
PHA Name: <b>Housing Authority of the City of Jonesboro</b>	Capital Fund Program Grant No: Date of CFFP:	G.A01P228501-19 Replacement Housing Factor Grant No:	2019 FFY of Grant Approval: FFY of Grant Approval:
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report
Line		Summary by Development Account	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
1		Total non-CFFP Funds	
2		1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	60,703.00
3		1408 Management Improvements	
4		1410 Administration (may not exceed 10% of line 21)	
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 Non-dwelling Structures	
13		1475 Non-dwelling Equipment	
14		1485 Demolition	
15		1492 Moving to Work Demonstration	
16		1495.1 Relocation Costs	
17		1499 Development Activities <sup>4</sup>	
18a		1501 Collateralization or Debt Service paid by the PHA 9000 Collateralization or Debt Service paid Via System of Direct 18ba Payment	
19		1502 Contingency (may not exceed 8% of line 20)	
20		Amount of Annual Grant: (sum of line 2 - 19)	60,703.00
21		Amount of line 20 Related to LBP Activities	0.00
22		Amount of line 20 Related to Section 504 Activities	0.00
23		Amount of line 20 Related to Security - Soft Costs	0.00
24		Amount of line 20 Related to Security - Hard Costs	0.00
25		Amount of line 20 Related to Energy Conservation Measures	0.00

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup>PHAs with under 250 Units in management may use 100% of CFP Grants for operations.

<sup>4</sup>RHF funds shall be included here.

Part I: Summary			
PHA Name: <b>Housing Authority of the City of Jonesboro</b>	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	GA01P228501-19	Replacement Housing Factor Grant No: FFY of Grant Approval: 2019
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> 0	0 Revised Annual Statement (revision no: 0 ) <input type="checkbox"/> 0 Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
	Original	Revised <sup>2</sup>	Obligated Expended
Signature of Executive Director <i>Paul S. W. D.</i>	Date <i>6/18/2019</i>	Signature of Public Housing Director <i></i>	Date

Part II: Supporting Pages

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHAN

Housing Authority of the City of Jonesboro

Part III: Implementation Schedule for Capital Fund Financing Program

PHAN

Housing Authority of the City of Jonesboro

1      Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.