



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, December 4, 2012

6:30 PM

Huntington Building

PUBLIC WORKS COMMITTEE MEETING AT 5:30 P.M.

City Council Chambers, Huntington Building

SPECIAL CALLED FINANCE COMMITTEE MEETING AT 6:00 P.M.

City Council Chambers, Huntington Building

APPEAL HEARING AT 6:15 P.M.

Regarding the denial by the MAPC to rezone property located at 4306 & 4310 Aggie Road from R-1 to PD-RM as requested by James & Ina Gossett

1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

COM-12:080 Proclamation by the Mayor to the Wolf Cubs Football Team

Sponsors: Mayor's Office

COM-12:081 Proclamation by the Mayor to the Valley View High School State Volleyball Champions

Sponsors: Mayor's Office

COM-12:082 Proclamation by the Mayor to the Nettleton High School State Volleyball Champions

Sponsors: Mayor's Office

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

MIN-12:093 Minutes for the City Council meeting on November 20, 2012

Attachments: [Minutes](#)

RES-12:185 A RESOLUTION APPROVING THE SUBMISSION OF THE FY 2013 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN AND PROPOSED BUDGET TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Sponsors: Grants

Attachments: [2013 Action Plan FINAL Nov 2012](#)

Legislative History

11/27/12 Finance & Administration Recommended to Council
Council Committee

RES-12:186 RESOLUTION TO REAPPOINT STEVE BAKER TO THE CITY OF JONESBORO RESIDENTIAL HOUSING & HEALTH CARE FACILITIES BOARD

Sponsors: Mayor's Office

Legislative History

11/20/12 Nominating and Rules Recommended to Council
Committee

RES-12:199 RESOLUTION TO CONFIRM THE REAPPOINTMENT OF ELIZABETH STAFFORD TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

Sponsors: Mayor's Office

Attachments: [Appointment information](#)

Legislative History

11/20/12 Nominating and Rules Recommended to Council
Committee

RES-12:203 RESOLUTION TO APPOINT ROBERT WELLS TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

Sponsors: Mayor's Office

Attachments: [Supporting information](#)

Legislative History

11/20/12 Nominating and Rules Recommended to Council
Committee

RES-12:205 RESOLUTION TO APPOINT LT. TODD NELSON AND HEATHER CLEMENTS TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

Sponsors: Mayor's Office

Legislative History

11/20/12 Nominating and Rules Recommended to Council
Committee

RES-12:207 RESOLUTION TO APPOINT SHARON POE TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

Sponsors: Mayor's Office

Legislative History

11/20/12 Nominating and Rules Recommended to Council
Committee

RES-12:216 A RESOLUTION APPROVING THE REVISED FY 2012-2016 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN TO INCLUDE A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) DESIGNATION FOR THE NORTH JONESBORO NEIGHBORHOOD INITIATIVE

Sponsors: Grants

Attachments: [2012-2016 Consolidated Plan Revised Nov 2012](#)

Legislative History

11/27/12	Finance & Administration Council Committee	Recommended to Council
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6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-12:063 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO PD-RM PLANNED DEVELOPMENT RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 4306 & 4310 AGGIE ROAD AS REQUESTED BY JAMES & INA GOSSETT

Attachments: [Plat](#)

[MAPC Report](#)

[Appeal Letter](#)

ORD-12:064 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF DIGITAL CAR CAMERA SYSTEMS FOR THE POLICE DEPARTMENT FLEET; AND TO DECLARE AN EMERGENCY TO EXPEDITE THE PURCHASE OF THE EQUIPMENT IN ORDER TO HAVE THE NEWLY ORDERED POLICE CARS ON CITY STREETS AS SOON AS POSSIBLE

Sponsors: Finance

EMERGENCY CLAUSE

Legislative History

11/27/12	Finance & Administration Council Committee	Recommended to Council
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7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-12:061 AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-4 LUO FOR PROPERTY LOCATED NORTH OF GREENSBORO ROAD AND EAST OF MAY'S LANE AS REQUESTED BY HARRELL & JENNA MAYS

Attachments: [Plat](#)

[Staff Report](#)

Legislative History

11/20/12	City Council	Waive Second Reading
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ORDINANCES ON THIRD READING

ORD-12:060 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 LUO FOR PROPERTY LOCATED NORTH OF COLONY DRIVE BETWEEN ANTOSH & RICHARDSON ROAD AS REQUESTED BY MITCHELL & MARY CALDWELL

Attachments: [Staff Report](#)
[Plats \(2\)](#)

Legislative History

11/20/12 City Council Waive Second Reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-12:080 **Version:** 1 **Name:** Proclamation to the Wolf Cubs Football Team
Type: Other Communications **Status:** To Be Introduced
File created: 11/28/2012 **In control:** City Council
On agenda: **Final action:**
Title: Proclamation by the Mayor to the Wolf Cubs Football Team
Sponsors: Mayor's Office
Indexes: Mayor's Commendations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
Proclamation by the Mayor to the Wolf Cubs Football Team



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	COM-12:081	Version:	1	Name:	Proclamation to the Valley View High School State Volleyball Champions
Type:	Other Communications	Status:		Status:	To Be Introduced
File created:	11/28/2012	In control:		In control:	City Council
On agenda:		Final action:			
Title:	Proclamation by the Mayor to the Valley View High School State Volleyball Champions				
Sponsors:	Mayor's Office				
Indexes:	Mayor's Commendations				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title

Proclamation by the Mayor to the Valley View High School State Volleyball Champions



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-12:082 **Version:** 1 **Name:** Proclamation to the Nettleton High School State Volleyball Champions
Type: Other Communications **Status:** To Be Introduced
File created: 11/28/2012 **In control:** City Council
On agenda: **Final action:**
Title: Proclamation by the Mayor to the Nettleton High School State Volleyball Champions
Sponsors: Mayor's Office
Indexes: Mayor's Commendations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title

Proclamation by the Mayor to the Nettleton High School State Volleyball Champions



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-12:093 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 11/26/2012 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on November 20, 2012
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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title
Minutes for the City Council meeting on November 20, 2012



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, November 20, 2012

6:30 PM

Huntington Building

PUBLIC SAFETY COMMITTEE MEETING AT 5:30 P.M.

SPECIAL CALLED NOMINATING & RULES COMMITTEE MEETING AT 6:20 P.M.

1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

Absent 1 - Mikel Fears

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Approve the Consent Agenda. A motion was made that these files be approved by consent voice vote

Aye: 10 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

Absent: 1 - Mikel Fears

Abstain: 1 - Tim McCall

MIN-12:090 Minutes for the City Council meeting on November 6, 2012

Attachments: [Minutes](#)

This item was PASSED on the consent agenda.

RES-12:193 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A CONTRACT WITH COBAR CONTRACTING, INC. FOR THE INDUSTRIAL PARK UTILITY IMPROVEMENTS PROJECT

Sponsors: Engineering and Grants

Attachments: [Bid Tab - Job #1.pdf](#)
[Bid Tab - Job #3.pdf](#)
[Contract Documents 2012-33.pdf](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-176-2012

RES-12:196 A RESOLUTION REQUESTING FREE UTILITY SERVICE FOR THE WELCOME TO JONESBORO SIGN AT THE INTERSECTION OF MAIN AND UNION STREETS FOR THE CITY OF JONESBORO

Sponsors: Mayor's Office

This item was PASSED on the consent agenda.

Enactment No: R-EN-177-2012

RES-12:197 A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR SAVANNAH HILLS APARTMENTS AND REPLAT OF LOTS 4-6 AND 11-13, BLOCK "B", CRAIGHILLS THIRD ADDITION, JONESBORO, ARKANSAS, A COMMERCIAL DEVELOPMENT

Sponsors: Engineering

Attachments: [Maintenance Agreement.pdf](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-178-2012

RES-12:198 A RESOLUTION TO ACCEPT INSURANCE CONTRACTS FROM ARKANSAS BLUE CROSS & BLUE SHIELD TO PROVIDE INSURANCE COVERAGE FOR CITY EMPLOYEES FOR 2013

Sponsors: Mayor's Office and Human Resources

Attachments: [Airport](#)
[COJ](#)
[Library](#)
[JURH](#)
[COJ Medipac Supp](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-179-2012

RES-12:200 A RESOLUTION TO ACCEPT DENTAL INSURANCE PROPOSAL FROM DELTA DENTAL TO PROVIDE DENTAL INSURANCE COVERAGE FOR CITY EMPLOYEES

Sponsors: Mayor's Office and Human Resources

Attachments: [Delta Dental contract](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-180-2012

RES-12:202 A RESOLUTION TO ACCEPT LIFE INSURANCE PROPOSAL FROM USABLE TO PROVIDE BASIC LIFE INSURANCE COVERAGE FOR CITY EMPLOYEES AND DEPENDENTS,

Sponsors: Mayor's Office and Human Resources

Attachments: [USable contract](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-181-2012

6. NEW BUSINESS

COM-12:079 Request by James & Ina Gossett to set an appeal hearing regarding the denial by the MAPC to rezone property located at 4306 & 4310 Aggie Road from R-1 to PD-RM

Attachments: [Appeal Letter](#)
 [Ordinance](#)
 [MAPC Report](#)
 [Plat](#)

Councilman Johnson motioned, seconded by Councilman Street, to set the appeal hearing for December 4, 2012, at 6:15 p.m. All voted aye.

ORDINANCES ON FIRST READING

ORD-12:060 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 LUO FOR PROPERTY LOCATED NORTH OF COLONY DRIVE BETWEEN ANTOSH & RICHARDSON ROAD AS REQUESTED BY MITCHELL & MARY CALDWELL

Attachments: [Staff Report](#)
 [Plats \(2\)](#)

Councilman Street offered the ordinance for first reading by title only.

City Planner Otis Spriggs explained this will increase it by two single-family homes and there has been no objections. Councilman Dover questioned whether the street issues had been taken care of. City Engineer Craig Light answered yes.

A motion was made by Councilman Chris Moore, seconded by Councilman John Street, to Waive Second Reading . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

Absent: 1 - Mikel Fears

ORD-12:061 AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-4 LUO FOR PROPERTY LOCATED NORTH OF GREENSBORO ROAD AND EAST OF MAY'S LANE AS REQUESTED BY HARRELL & JENNA MAYS

Attachments: [Plat](#)
[Staff Report](#)

Councilman Vance offered the ordinance for first reading by title only.

Mr. Spriggs stated there was some opposition to this rezoning during the MAPC meeting.

Attorney Skip Mooney asked to have the second reading and hold it there until the next meeting.

A motion was made by Councilman Gene Vance, seconded by Councilman Tim McCall, to Waive Second Reading. The motion failed by the following vote.

Aye: 2 - John Street and Gene Vance

Nay: 9 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Chris Gibson; Rennell Woods and Charles Coleman

Absent: 1 - Mikel Fears

7. UNFINISHED BUSINESS

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

The bids for the Mercantile Center renovation were opened today. The low bid was \$2,593,000 with a few close bids. They will review the bids and get back with the Council.

On December 15th an auction will be held regarding the buildings at the old landfill. The buildings have been cleaned out and are ready to be sold. There will be two buildings left on Strawfloor. They will install a fence after the buildings are sold.

He will be attending a Highway Commission meeting in Little Rock next week. He will also be meeting with Sandra Ott.

He announced the retirement of MPO Director Amin Ulkarim. Accounts Payable Specialist Brenda Sharp will also be retiring after 31 years of service. They will hold a retirement party at the end of December.

He received a letter from the Arkansas State Police regarding the AWINs tower at the Services Center. They will be making arrangements to move the tower to Strawfloor.

Winter Wonderland will open on Saturday, November 24. It will be open from 1:00 p.m. to 8:30 p.m. on Saturdays and 5:30 p.m. to 8:30 p.m. Monday through Friday. He sent letters to local schools in order to bring students.

He presented the Council with the proposed 2013. He will answer questions, along with Chief Financial Officer Ben Barylske. There will be surplus in O&M, but there will be a deficit in Capital Improvements. This will equal out to a \$560,000 surplus in 2013. They have done the 2013 budget revenue blind. It is not a deficit spending budget, but does have a tight surplus. Discussion was held concerning the rebate checks. Mr. Barylske stated they have been trying to plan how much the rebates will be for big projects such as the new NEA Hospital and Jonesboro High School so they can estimate how much of the sales tax revenue will be affected. Councilman Vance explained the rebates apply to project invoices above \$2,500. Councilman Moore noted that the NEA Hospital project could result in thousands of rebates due to the number of invoices. Mr. Barylske agreed, adding that is why they were conservative when they prepared the budget because it is hard to estimate the amount of rebates.

He wished everyone a happy Thanksgiving.

9. CITY COUNCIL REPORTS

Councilman Street also wished everyone a happy Thanksgiving.

Councilman Johnson thanked the voters for voting him to another term. He stated he is looking forward to another four years.

Councilman Dover motioned, seconded by Councilman McCall, to suspend the rules and add RES-12:212 to the agenda. All voted aye.

RES-12:212

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ESTABLISH THE JONESBORO LOCAL REDEVELOPMENT AUTHORITY AND TO APPOINT MEMBERS

Sponsors: Mayor's Office

A motion was made by Councilman Darrel Dover, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 9 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Rennell Woods

Absent: 1 - Mikel Fears

Abstain: 2 - John Street and Charles Coleman

Enactment No: R-EN-182-2012

Councilwoman Williams reminded everyone of the Finance Committee meeting on Tuesday, November 27, 2012. She encouraged anyone with questions regarding the 2013 budget to attend.

Councilman Moore thanked everyone for their support during his re-election and congratulated Councilmen Johnson and Fears on their re-election.

Councilman Coleman thanked Chief Operating Officer LM Duncan for his work with the light on Carson, but he pointed out the reflectors in the sidewalk aren't easily seen. He also thanked the City and the State for the work on the bridge on Bridge Street. He added once the lights are finished it will look better. He noted the bridge is safer than it was before. Mayor Perrin added they have a company that is willing to

donate the lights for the bridge. They will be meeting with the company next Monday. He noted he is hoping to have the project done by Christmas.

Councilman Vance wished everyone a happy Thanksgiving.

Councilman Frierson thanked the Mayor, Mr. Barylske and the Finance staff for the Legislative Audit. He stated this is a remarkable, clean audit. Mayor Perrin thanked Councilman Frierson for recognizing the audit and that it's one of the cleanest audits this City has had.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilman Chris Gibson, seconded by Councilman Mitch Johnson, that this meeting be Adjourned . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

Absent: 1 - Mikel Fears

_____ **Date:** _____
Harold Perrin, Mayor

Attest:

_____ **Date:** _____
Donna Jackson, City Clerk



Legislation Details (With Text)

File #:	RES-12:185	Version:	1	Name:	2013 CDBG action plan and proposed budget
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	10/15/2012	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION APPROVING THE SUBMISSION OF THE FY 2013 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN AND PROPOSED BUDGET TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				
Sponsors:	Grants				
Indexes:	Grant				
Code sections:					
Attachments:	2013 Action Plan FINAL Nov 2012				

Date	Ver.	Action By	Action	Result
11/27/2012	1	Finance & Administration Council Committee		

Title

A RESOLUTION APPROVING THE SUBMISSION OF THE FY 2013 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN AND PROPOSED BUDGET TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Body

WHEREAS, the City of Jonesboro Grants Department will allocate FY 2013 Community Development Block Grant (CDBG) funds in such a manner that priority is given to activities that benefit low to moderate income families, eliminate slum and blight, and revitalize impoverished neighborhoods; and

WHEREAS, there is an estimated total of \$677,150.52 for FY 2013 CDBG funds for budgetary purposes; and

WHEREAS, the use of these monies are strictly monitored including the mandate that an annual action plan be submitted to the U.S. Department of Housing & Urban Development in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act of 1990.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The FY 2013 Community Development Block Grant (CDBG) program totaling \$677,150.52 for budgeting purposes is approved by reference to the attached project/activity budget table (within the FY 2013 Action Plan); and

SECTION 2: The in-house certifications as included in this document are reaffirmed; and

SECTION 3: The Director of the Grants and Community Development Department is authorized to prepare and submit the FY 2013 Action Plan to HUD for review and approval.

City of Jonesboro
Department of Grants &
Community Development

P. O. Box 1845
515 West Washington
Jonesboro, AR 72403-1845

Phone: 870-933-4635 Fax: 870-933-4626
abarre@jonesboro.org



City of Jonesboro 2013 Action Plan

Department of Grants & Community Development Community Development Block Grant Program

Harold Perrin, Mayor
Heather Clements, Administrator
Ann Barré, CDBG Coordinator

Contact Information:
P.O. Box 1845, Jonesboro, AR., 72403-1845
Physical Address: 519 W. Washington, Jonesboro, AR.
Phone: 870.336.7211

**2013 Program Year
B-13-MC-05-0012**

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STANDARD FORM 424

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED 11-15-2012	Applicant Identifier 073540288
			3. DATE RECEIVED BY STATE	State Application Identifier
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION				
Legal Name: City of Jonesboro		Organizational Unit: Department: Grants & community Development		
Organizational DUNS: 073540288		Division:		
Address: Street: 515 West Washington St.		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Jonesboro		Prefix: Ms.	First Name: Heather	
County: Craighead		Middle Name		
State: Arkansas		Zip Code 72401	Last Name Clements	
Country: USA		Suffix:		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 1 - 6 0 1 3 7 4 9		Phone Number (give area code) 870-336-7229		Fax Number (give area code) 870-933-4619
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant/Entitlement Grants 1 4 - 2 1 8		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing & Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Jonesboro		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant		
13. PROPOSED PROJECT Start Date: 01/01/2013		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 1		
Ending Date: 12/31/2013		b. Project 1		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 523,344.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
e. Other	\$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income	\$.00			
g. TOTAL	\$ 523,344.00			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix		First Name Harold		Middle Name
Last Name Perrin		Suffix		
b. Title Mayor		c. Telephone Number (give area code) 870-932-1052		
d. Signature of Authorized Representative		e. Date Signed		

Previous Edition Usable
Authorized for Local Reproduction

Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

Reset Form

2013 Action Plan Statement of Community Development Objectives and Projected Use of Funds for 2013

EXECUTIVE SUMMARY

The CDBG Program was established by the Housing and Community Development Act of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment and economic opportunities, principally for lower income persons (defined as 80 percent or less of the City of Jonesboro area median household income).

The statutes for formula grant programs set forth three basic goals against which the Consolidated Plan, and the jurisdiction's performance under the plan will be evaluated the U. S. Department of Housing and Urban Development (HUD). Those goals are:

- Create a Suitable Living Environment
- Provide Decent Housing
- Create Economic Opportunities

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80 percent of median)
- Aid in the prevention or elimination of slums and blight; or
- Meet an urgent need (such as earthquake, flood, or hurricane relief)

The City of Jonesboro, Arkansas is beginning its seventeenth with the Community Development Block Grant Program. The Annual Action Plan for Program Year 2013 represents the second year of the City of Jonesboro's Five Year Consolidated Plan submitted for program years 2012-2016. It is prepared in direct correlation with the specific goals and objectives stated therein. The Action Plan is in compliance with the U.S. Department of Housing and Urban Development guidelines for submission for Federal entitlement funds.

The City began its First program year on July 1, 1997. In August 1999 the City received approval from HUD to change our program year to January 1 of each year. Therefore, our third year program was for six months and our fourth year program began on January 1, 2000 and ended on December 31, 2000. Our fifth year and all subsequent program years begin as of January 1, of each year.

The actual level of funding Jonesboro receives from HUD is determined annually and is based upon a formula that all entitlement communities are subject to in relation to HUD's overall annual budget.

The City does not receive HOME, HOPWA, or ESG funds at this time. The City anticipates applying for HOME funds in 2013. Anticipated HUD Community Development Block Grant

allocation for the fiscal year 2013 is \$677,150.52. The annual Action Plan has been prepared in accordance with existing regulations governing the Community Development Block Grant Program and the Consolidated Plan format. The activities and programs described herein are aligned with the Strategic Plan, as outlined in the 2012-2016 Five Year Consolidated Plan.

The 2013 Community Development Program highlights the number one goal in the 5 Year Consolidated Plan – Improve Livability and Availability of Affordable Housing to our low income residents with the highest priority being housing rehabilitation. Acceptance in the HOME Program will allow the City to complete between 10 and 20 additional housing rehabilitation projects. Additional projects may include home reconstruction and new construction projects. CDBG funds will also be used for housing rehabilitation in addition to emergency rehabilitations.

A total of 16 individual projects are listed with 24.8% of the entitlement funding allocated to housing projects directly serving low income individuals; 14.3% allocated to micro enterprise development in low income neighborhoods; 23.9% allocated for land acquisition to expand the Hispanic Services Center, 1.9% for public facilities, 20% allocated to administration, and 14.99% allocated for public service programs that address a multitude of needs including education, life skills, homeowner assistance, the arts, and mentoring. Project priorities are given to designated low-income CDBG areas, and to those projects that serve the highest number of low income participants, and impact. The Jonesboro's 2013 Action Plan continues to reflect the true intention of the HUD Community Development Block Grant: *seeking to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons.*

As stated in the Five Year Consolidated Plan, all of the City's Housing and Community Development projects serve in the Census tract areas that represent the highest density of low income populations, and/or serve as a direct benefit to low income individuals. Maintaining the current housing stock in these areas is a high priority. Neighborhood revitalization is also a predominant consideration. The City of Jonesboro's priority objectives are to improve the housing and neighborhood livability and the quality of life for low income, disadvantaged, and often underserved citizens.

City of Jonesboro Priority Objectives:

- Housing - Rehabilitation/Homeownership
- Neighborhood Revitalization/Beautification
- Economic Opportunity/Development/Job creation/Business Development
- Public Services – Quality of Life/Life Skills/Special Needs

The City of Jonesboro is committed to the proper implementation of a balanced Community Development Program that maximizes benefits to low and moderate income persons both directly and through the improvement of their immediate neighborhoods. Through the provision of decent housing, a suitable living environment, educational and supportive services, and the expansion of economic opportunities, we intend to change the face of our low income neighborhoods and provide our citizens with the needed resources to assist them in breaking both generational and circumstantial poverty. This year's primary focus remains on housing, economic development, neighborhood revitalization, and a broad range of public and social services addressing the core needs of our low income residents.

While the needs of the City of Jonesboro continue to far exceed the financial resources available through the Community Development Block Grant Program and the city's financial means, this funding makes it possible for Jonesboro to provide meaningful housing improvements, public improvements, and community restoration and development activities.

It is through these activities that we address the quality of life issues that are essential in achieving a truly beneficial level of neighborhood specific community improvements. The following pages define the distribution of funds and outline the proposed projects and activities to be undertaken with the federal fund allocation.

STATEMENT OF COMMUNITY DEVELOPMENT GOALS 2013 ACTION PLAN

The City of Jonesboro continues to place major emphasis on HUD's priority goals of Housing, Neighborhood Revitalization, and the improvement of the quality of life through the provision of needed social services and education. This year's projects and activities address these goals directly as it increases accessibility of affordable housing and the viability for potential homeownership through the provision of homeownership counseling, as well as, direct homeownership financial assistance. The City will address the sustainability of our existing affordable housing through its preservation, improvement, and foreclosure counseling projects. The plan prioritizes Neighborhood Revitalization through the improvement of neighborhood safety and aesthetics, and the elimination of slum and blight. Quality of life issues are addressed through various forms of education including life skills, financial, employment training, translation services, and other educational and supportive services for the elderly, disabled, youth, and other low income citizens.

The City of Jonesboro's Department of Grants & Community Development has begun implementation of a community initiative which includes the aforementioned partners as well as residents, churches, and the business community. This Community Change Initiative includes a citizen-driven strategy for addressing and meeting needs in low-income areas, the banking and financial community, non-profit organizations, area businesses and a supporting partner in the Winthrop Rockefeller Foundation. It is the intention of the city to build a model of community involvement that directly addresses the poverty issues we face, provides community leadership, and enables this low income neighborhood to see marked change in the fiscal year 2013. This initiative has created four neighborhood networks in our extremely low income area to individually address specific needs and become a part of the solution.

There are many community stakeholders willing to further our efforts to address the needs of their individual neighborhoods. Through the 2013 CDBG program funds the city will be serving not only specific low income neighborhoods, but directly serving our low income and special needs populations including youth, elderly, disabled, and otherwise disadvantaged.

Our primary goal is to promote, sustain and preserve an excellent quality of life in the City of Jonesboro. Through the Community Development Objectives cited below we are continuing to conduct our activities in a manner designed to benefit our most vulnerable populations.

2013 Action Plan Goals

The following are the Goals to be addressed with the 2013 Program Year funding as they are stated in the Five Year Consolidated Plan:

AFFORDABLE HOUSING & PUBLIC HOUSING

1. Goal: Improve livability and availability of affordable housing and assist in the improvement of housing opportunities.

BARRIERS TO AFFORDABLE HOUSING

2. Goal: Address barriers to affordable and fair housing.

LEAD-PAINT HAZARDS - GOALS, OBJECTIVES, AND STRATEGIES

3. Goal: Increase lead safe housing stock.

SUITABLE LIVING ENVIRONMENT - NON HOUSING COMMUNITY DEVELOPMENT

4. Goal: Improve livability, create better functioning, and more attractive neighborhoods

SPECIAL NEEDS - HOMELESSNESS

5. Goal: Increase service opportunities extended to potentially homeless persons.

ANTI-POVERTY STRATEGY

6. Goal: To assist in the reduction of households with incomes below the poverty line.

NON-HOMELESS SPECIAL NEEDS

7. Goal: Explore the possibility of expanding services and/or access to services for our special needs population.

ECONOMIC DEVELOPMENT STRATEGY

8. Goal: Explore the possibility of job creation through technical and life skills training and micro business development

PROJECTED USE OF FUNDS

The City of Jonesboro's 2013 anticipated allocation is \$677,150.52 for the Seventeenth Year Community Development Block Grant Program. The plan was developed using an all inclusive citizen participation process in compliance with the regulations set forth in 24 CFR Part 91. The city has evaluated all projects, conducted public hearings, invited public comments and suggestions, and obtained the Mayor and City Council approval for the expenditures of the following projects:

ACQUISITION

Hispanic Services Center – Center Expansion _____ 130,000

PUBLIC FACILITIES AND IMPROVEMENTS

Security & Lighting for Youth Center _____ 8,176

Playground in North Jonesboro _____ 50,000

PUBLIC SERVICES

City Youth Ministries – After School Mentoring _____ 10,000

Hispanic Community Center – Bridge between Two Cultures _____ 10,000

Habitat for Humanity – Basic Life Skills Training _____ 5,000

Life Skills Center – Life Skills for Autistic Individuals _____ 5,000

Out of the Dark – Enhancing Communities by Energizing Positive Youth Development _____ 5,000

Living Healthy with HIV – Northeast Arkansas Regional AIDS Network _____ 5,000

West End – Neighborhood Safety _____ 1,000

North Jonesboro Neighborhood Initiative _____ 37,500

URBAN RENEWAL COMPLETION

Foundation of Arts _____ 15,000

HOUSING SERVICES

Emergency Homeowner Rehabilitation _____ 100,000

Rehabilitation Administration _____ 7,000

PRIVATELY OWNED UTILITIES

Sewer Improvements (Phase I) _____ \$41,903

REHABILITATION AND PRESERVATION

Sewer Improvements (Phase II) _____ 41,903

ECONOMIC DEVELOPMENT

T.O.W.N. (Together Operating with Neighbors) Market _____ 100,000

OTHER

Administration _____ 104,668

TOTAL _____ 677,150.52

The above listed activities are the proposed and approved projects for the 2013 Program Year. The 2013 Action Plan has gone through a 30-day comment period and input from the community has been taken into consideration. The Mayor and the City Council have approved the plan, the specific projects, and their amounts by Resolution, thereby approving the allocated funds in the amount of \$677,150.52, and the implementation of said projects.

These projects were selected after careful consideration of the City of Jonesboro's needs in relation to HUD's national objectives. As reflected in the table below Jonesboro has a higher percentage of poverty, and lower percentage of homeownership than our county, state, and nation. Therefore, the City has chosen to select the programs that will most directly address the immediate areas of need.

According to the US Census Bureau

	Jonesboro	Craighead City	Arkansas State	United States
Persons below POVERTY percent, 2010	22.0%	19.4%	18.0%	13.8%
HOMEOWNERSHIP rate, 2010	55.0%	61.0%	67.7%	66.0%

<http://quickfacts.census.gov/qfd/states/05/05031.html>

The projects are designed with maximum feasible benefit for the low and moderate-income citizens. The City will continue to strive to meet the HUD national objectives as we increase the number of opportunities for our citizens to move from homelessness and/or poverty to housing, self sufficiency, and the possibility of homeownership.

Effectiveness

The 2013 Action Plan coincides with the national objectives and the 2013-2016 Consolidated Plan. The City of Jonesboro included in its consideration not only the information obtained during public hearings but through various agency and public collaborations, studies, focus groups, and surveys performed throughout the City.

Notices of all public hearings and the availability of the 2013 CDBG proposed projects for a 30 day public review were published in the Jonesboro Sun newspaper and the CDBG website. Copies of the complete 2013 Action Plan are available for public review and inspection during normal business hours Monday through Friday in the offices of the Department of Community Development located next to City Hall at 519 West Washington, Jonesboro, Arkansas. Copies of the plans are also available on the Community Development web page and the public library.

ELEMENTS OF THE CONSOLIDATED PLAN

Managing the Process

The City of Jonesboro's Department of Community Development is responsible for the development and implementation of the Consolidated Plan. Various City Departments and local agencies assist in the collection of the needs data for preparation of the Consolidated Plan and Annual Action Plan. J-Quad Planning Consulting Group assisted in writing portions of the Consolidated Plan. J-Quad Planning was hired by the City of Jonesboro to conduct a comprehensive housing study, funded by the Residential Housing and Health Care Facilities Board. Portions of that study have been used in the completion of the Consolidated Plan and the 2013 Action Plan.

Citizen Participation Process

The City of Jonesboro follows its Citizen Participation Plan in the development of the Consolidated Plan and Annual Action Plan. It is the goal of the city to encourage and facilitate participation of residents in the formulation of priorities, strategies, and funding allocations for the Community Development Block Grant Program. The process emphasizes the involvement of extremely low, very low, and low income persons (especially those living in low income neighborhoods and diverse populations) including people who do not speak English and persons with disabilities.

The preparation of the 2013 Action Plan builds upon the public participation and input provided in developing the 2012-2016 Consolidated Plan Priority Needs Summary, as approved by the City Council. This plan sets forth a five year plan citing Housing and Community Development Needs. The Action Plan follows the Consolidated Plan in its focus on those goals that will benefit lower income households and identifies which goals are anticipated to be carried out using federal CDBG funds allocated to the City.

Public input was obtained from two public hearings, and participation in public and service provider meetings. In an effort to broaden the public participation process for development of the Consolidated Plan and Action Plan, the city seriously encourages involvement in the process and holds the meetings in locations in service- recipient neighborhoods. Efforts are also made to reach persons with disabilities by utilizing agencies that serve persons with disabilities.

Institutional Structure

The institutional structure for implementation of the Consolidated Plan includes non-profit organizations and other public agencies and educational institutions. The City of Jonesboro Department of Community Development is responsible for implementation of the Consolidated and Annual Action Plans.

The city provides funding and coordinates with nonprofit organizations that provide public services that benefit Jonesboro residents. The city also works with non-profit housing developers in the development of affordable housing in the city. Non-profit organizations are critical to achieving the Consolidated Plan goals.

The city is available to assist the Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funding for affordable housing or services in the city. The city coordinates its activities with other public agencies. The city regularly participates in JURHA, and non-profit meetings, focus groups, and faith-based activities.

The city assists non-profit agencies in securing other state and federal funding by writing letters of support and assisting agencies in completing applications for funding. The city is also active in supporting the continued funding of the Section 8 Program and other programs that are crucial for affordable housing programs and public services.

The major strengths of the city's institutional structure is in the access to the various city departments and to a large number of very capable non-profit organizations who are highly competent in using available resources and leveraging funding in order to achieve the desired housing and services.

Monitoring

The City of Jonesboro intends to use the existing delivery/reporting system to achieve its production and service goals. While this includes managing in-house programs, many programs and services will be contracted out to sub-grantees. The city plans to conduct an on-site monitoring assessment of the program activities of each sub-recipient in order to ensure strict compliance with program guidelines as stated in their contractual agreement. The monitoring process includes quarterly reports and a review of contract compliance, program capacity, performance, and timeliness.

Financial monitoring occurs on a quarterly basis with a review of invoices and supporting documentation to ensure that all costs correspond to project services as outlined in the recipient's contract budget. The quarterly report includes additional information including client data, project activities, progress in meeting goals/objectives and specific achievements.

At the end of the contract year, the department compiles all the client demographic data and prepares a comprehensive statistical report that becomes part of the CAPER.

The City of Jonesboro includes the following statement on every bid document in order to encourage minority business participation:

Minority Business Participation

Minority Business Policy – It is the policy of the City of Jonesboro that minority business enterprises shall have the maximum opportunity to participate in the city purchasing process. Therefore the City of Jonesboro encourages all minority businesses to compete for, win, and receive contracts for goods, services, and construction. The city also encourages all companies to sub-contract portions of any city contract to minority business enterprises.

Lead Based Paint Strategy

According to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), lead based paint hazard is defined as any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil or lead contaminated paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. As required by Title X, the City of Jonesboro is carrying out CDBG funded activities in tandem with our Inspection Department.

Owners of properties to be rehabilitated are informed of the risks of lead based paint. As part of the rehabilitation process, the property is inspected for signs of defective paint. Defective paint in older homes that is suspected to be lead based is removed following the lead based paint standards. If there are children in the home, the parents are provided information regarding the benefits of having the children tested for lead based paint and also where they can go to get this done.

A RESOLUTION APPROVING THE SUBMISSION OF THE FY 2013 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN AND PROPOSED BUDGET TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Jonesboro Grants Department will allocate FY 2013 Community Development Block Grant (CDBG) funds in such a manner that priority is given to activities that benefit low to moderate income families, eliminate slum and blight, and revitalize impoverished neighborhoods; and

WHEREAS, there is an estimated total of \$677,150.52 for FY 2013 CDBG funds for budgetary purposes; and

WHEREAS, the use of these monies are strictly monitored including the mandate that an annual action plan be submitted to the U.S. Department of Housing & Urban Development in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act of 1990.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The FY 2013 Community Development Block Grant (CDBG) program totaling \$677,150.52 for budgeting purposes is approved by reference to the attached project/activity budget table (within the FY 2013 Action Plan); and

SECTION 2: The in-house certifications as included in this document are reaffirmed; and

SECTION 3: The Director of the Grants and Community Development Department is authorized to prepare and submit the FY 2013 Action Plan to HUD for review and approval.

CERTIFICATIONS

THE FOLLOWING PAGES ----- are certifications that have been signed by Mayor Harold Perrin, City of Jonesboro, Arkansas for the **CDBG BLOCK GRANT PROGRAM FOR THE YEAR -- 2013.**

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Housing and Community Development Plan regulations, the City of Jonesboro certifies that:

Citizen Participation Plan-- Following is the detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the City of Jonesboro's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
3. Provides for technical assistance to representatives of persons of low and moderate income that request such assistance in developing proposals, with the level and type of assistance to be determined by the City of Jonesboro;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
6. Identifies how the needs of non-English speaking residents will be met in the cause of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;
7. The City of Jonesboro stands ready to provide any and all necessary assistance to persons with visual or hearing impairments to assure that these individuals are fully informed and included in the Consolidated Plan process. The City shall provide assistance up to and

including interpreters and persons that sign for the hearing impaired, as well as any appropriate listening devices. The City stands ready to utilize alternative media as requested.

Citizen Participation — Prior to submission of its Housing and Community Development Plan to HUD, the City of Jonesboro has:

1. Met the citizen participation requirements of §91.10
2. Prepared its housing and community development plan and annual use of funds in accordance with §91.105 and made its Housing and Community Development Plan submission available to the public.

Affirmatively Further Fair Housing -The City of Jonesboro will continue to affirmatively further fair housing as set out under 24 CFR 91.220, and has prepared an analysis previously that identifies impediments to fair housing choice, and maintains records pertaining to carrying out this certification. The cost and condition of housing in our low income areas will to be addressed directly with the project listed herein. CDBG funds will be used to acquire land for single family unit homes in our most impoverished area. Low income individuals and families will be assisted in homeownership through education and matching grants for down payment and closing costs. For those who cannot afford to maintain their homes CDBG will be used to provide grants for rehabilitation. The City has undertaken several activities to address emergency shelters and the transitional housing needs of our homeless individuals and families.

The City continues to improve neighborhoods with the improvements of parks, sewer improvements and the elimination of substandard housing and unsightly lots through demolition and clearance. The City has plans to apply for HOME funds through ADFA in order to expand our home rehabilitation program. The activities to be completed are either located in or will directly serve our low and moderate income areas, and the areas of minority concentration. The attached maps show said areas.

In addition to the projects outlined, the Jonesboro Urban Renewal and Housing Authority, Salvation Army, Consolidated Youth Systems, Mid South Health Systems, and Women's Crisis Center of Northeast Arkansas are assisting homeless and potentially homeless individuals and families with the programs that they administer. We are continuing to monitor the services that are provided by other entities in Jonesboro.

Regarding those persons that are not homeless as identified in accordance with 91.215 (d), the City is also monitoring those areas. These persons are the elderly, frail elderly, persons with disabilities, alcohol or other drug addictions, HIV/AIDS and their families along with public housing residents. Crowley's Ridge Development Council, Abilities Unlimited Inc., Consolidated Youth Services, Jonesboro Human Development Center, FOCUS, NARAN, Mid South Health Systems, East Arkansas Area Agency on Aging, as well as several others assist many handicapped persons and families along with the Housing Authority. The City is actively involved in assisting these organizations and does not intend to step in and duplicate these services. We will continue to monitor the organizations.

Our monitoring of the agencies reflects that the agencies are providing assistance within their guidelines and scope of work. The City will endorse and support new applications for the agencies to apply for funding, as well as monitor the housing and general needs of the citizens of Jonesboro.

Anti-Discrimination — The grants will be conducted and administered in compliance with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3620), the Age Discrimination Act of 1975, Executive Orders 11063, 11625, 12138, 12432 and 12892, Section 504 of the (title II) and implementing regulations.

Anti-displacement and Relocation Plan — The City of Jonesboro will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as required under §91.xxx and Federal implementing regulations; and that it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104 (d) of the Housing and Community Development Act of 1974, as amended, and the relocation requirements of §91.xxx governing optional relocation assistance under section 105 (a) (11) of the Housing and Community Development Act of 1974, as amended;

Drug Free Workplace - The city will continue to provide a drug-free workplace by enacting certain requirements:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The City of Jonesboro's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug status occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4 (b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant actively the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted

- a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such proposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
 8. The City of Jonesboro has provided the site(s) for the performance of work done in connection with this specific grant:

Demolition of substandard housing units, various park improvements in the City and Administrative Responsibilities, all in the City of Jonesboro, will be carried out from 519 West Washington, Jonesboro, Craighead County, Arkansas 72401.

Anti Lobbying — To the best of the City of Jonesboro’s knowledge and belief:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal Grant, the making of any Federal Loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the City of Jonesboro will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying, in accordance with its instructions; and
3. The City will require that the language of paragraph (n) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly; The City of Jonesboro is in compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

Legal Authority ---The City of Jonesboro possesses legal authority under State and Local Law to make grant submissions and to execute Community Development and Housing programs and the City Council has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the Housing and Community Development Plan and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified a the official representative of the grantee to act in connection with the submission of Housing and Community Development Plan and to provide such additional information as may be required;

Applicable Laws ---The City of Jonesboro will comply with the other provisions of the Acts covering programs covered by the Housing and community Development Plan and with other applicable laws.

In accordance with the certifications as set out under 24 CFR Part 91.225 of the Federal Register dated January 5, 1995, the City of Jonesboro, Arkansas further certifies that:

Consistency with plan ---The housing activities to be undertaken with CDBG funds are consistent with the strategic plan.

Section 3 Compliance ---The City of Jonesboro, Arkansas in the administration of it's Community Development Program will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR Part 135.

Signature: Harold Perrin, Mayor

Date

SPECIFIC CDBG CERTIFICATIONS

The City of Jonesboro certifies that:

Use of Funds — It has developed it's Housing and Community Development Plan one-year projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the projected use of funds may also include activities which the City of Jonesboro certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health of welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Housing and Community Development Act of 1974, as amended, and if applicable, under section 108 of the same Act, shall principally benefit persons of low and moderate income in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit such persons during such period;

Community Development Plan — The City of Jonesboro has developed a Community Development Plan, for the period specified in the paragraph above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Housing and Community Development Act of 1974, as amended;

Special Assessments — The City of Jonesboro will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Housing and Community Development Act of 1974, as amended, or with amounts resulting from

a guarantee under section 108 of the same Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

1. Funds received under section 106 of the housing and Community Development Act of 1974, as amended, are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of that Act; or
2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the City of Jonesboro certifies to the Secretary that it lacks sufficient funds received under section 106 of the Housing and Community Development Act of 1974, as amended, to comply with the requirements of subparagraph (1) above;

Lead-Based Paint — The City of Jonesboro’s notification, inspection, testing and abatement procedures concerning lead-based paint will comply with §570.608;

Excessive Force — The City of Jonesboro has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Signature: Harold Perrin, Mayor

Date

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352; title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement the grantee is providing the certification set out in paragraph (o).
2. The certification set out in paragraph (o) is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which entitlement grantees certify).
4. For grantees that are individuals, Alternate II applies. (Not applicable to CDBG Entitlement grantees.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (i.e. All vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, and performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees; attention is called, in particular, to the following definitions from these rules:
9. "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);
10. "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;
11. "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;
12. "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are not on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

TABLE 3

Consolidated Plan Listing of Projects

THE FOLLOWING PAGES ----- reflect the Projects in which the CDBG Program dollars will be directed in the City of Jonesboro.

**Table 3
Consolidated Plan Listing of Projects**

Jurisdiction’s Name: City of Jonesboro

Priority Need

Hispanic Community Services, Inc.

Project Title

Acquisition – Center Expansion

Description

Regulation: 570.201 Basic eligible activities – (a) Acquisition

This activity is phase I of a multi-phase project to assist the Hispanic Community Services, Inc. (HSCI, Inc.) in acquiring land surrounding the current location of said center (in a CDBG area of the city), expanding, and rehabilitating the center in an effort to better serve the center’s clients. The Spanish-speaking population of Jonesboro is the largest growing sector of the community and contributes to a significantly large percentage of the low to moderate income population. The Hispanic Center offers after school programs, translation services, tutoring, mentoring, athletic programs, financial counseling, life skills, and citizenship attainment services.

Location/Target Area

CDBG LMI Area

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (E)
Type of Recipient	CDBG National Objective LC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Land Acquisition.	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$130,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	..... \$130,000
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$130,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need
City Youth Ministries

Project Title
Public Facilities and Improvements - Security & Lighting for Youth Center

Description
Regulation: 570.201 – (c) Public facilities and improvements
Provide security system and security lighting to increase security and safety for youth and staff at City Youth Ministries (CYM). CYM is located in a CDBG area and delivers direct after-school and summer program services to low to moderate income youth and children.

Location/Target Area
CDBG LMI Area

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (C)
Type of Recipient Local Government	CDBG National Objective LMI
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Recreation Facilities	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$8,176
ESG	
HOME	
HOPWA	
Total Formula	\$8,176
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,176

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

North Jonesboro Neighborhood Initiative/City of Jonesboro

Project Title

Public Facilities and Improvements – Playground in North Jonesboro

Description

Regulation: 570.201 – (c) Public facilities and improvements

Install playground equipment in CDBG area on Johnson Avenue, a central east and west corridor of the Neighborhood Revitalization Strategy Area (NRSA). Plans for this same location are a community/youth center/emergency shelter and a T.O.W.N. Market (also proposed action plan).

Location/Target Area

City Wide LMI

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 507.202
Type of Recipient	CDBG National Objective LMH
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Housing Units	Annual Units 6
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$50,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	..... \$50,000
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....

Total
\$50,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Jonesboro

Priority Need

City Youth Ministries

Project Title

Public Services – After School Youth Mentorship for Low Income Youth

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

Mentorship, education, and nutrition program for low income youth to enhance the learning process. Pays portion of salary for youth mentor at City Youth Ministries organization.

Location/Target Area

CDBG/Jonesboro

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (E)
Type of Recipient Sub-recipient	CDBG National Objective LMC
Start Date(01/01/13)	Completion Date(12/31/2013)
Performance Indicator P.S. - Youth	Annual Units 100
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	\$10,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Jonesboro

Priority Need

Hispanic Community Services, Inc.

Project Title

Public Services - Bridges Between Two Cultures

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

Translation/Community Outreach Services. Provide referrals, community outreach, bilingual phone line, translation services, and job placement. Pays portion of salary for staff at Hispanic Community Center.

Location/Target Area

CDBG/Jonesboro

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (E)
Type of Recipient Sub-recipient	CDBG National Objective LMC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator P.S. Education	Annual Units 200
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	\$10,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Habitat for Humanity

Project Title

Public Service - Habitat Outreach: Basic Life Skills Training

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

Provide basic life skills to low-moderate income families. Training includes financial management, health and nutrition, etc. Focus will also include moving families from crisis management to daily management. Funds will be used to reimburse for supplies needed for implementation. Life Skills classes will be taught by an AmeriCorps Service Member (funded by Department of Human Services and HUD).

Location/Target Area

Habitat for Humanity
Jonesboro LMI

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201
Type of Recipient Sub-recipient	CDBG National Objective LMC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator	Annual Units 60
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Life Skills Center

Project Title

Public Service – Life Skills for Autistic Individuals

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

To provide life skills services and training to the physically and mentally challenged, as well to low/moderate income citizens. The goal is to prepare such individuals, ages 5 to 21, for adulthood and integration into society through appropriate transitional programming consisting of strength-based education, social skills, and community involvement.

Location/Target Area

Life Skills Center
Jonesboro, AR

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.20
Type of Recipient Sub-recipient	CDBG National Objective LMC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need
Out of the Dark

Project Title
Public Service - Enhancing Communities by Energizing Positive Youth Development

Description
Regulation: 570.201 Basic eligible activities – (e) Public Services
Support to Out of the Dark in educating community, area schools, and others on drug awareness and prevention as well as reducing crime. Funds will be used to reimburse for drug awareness and prevention seminar.

Location/Target Area
Jonesboro, AR

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (c)
Type of Recipient Sub-recipient	CDBG National Objective LMC
Start Date(01/01/2013)	Completion Date(2/31/2013)
Performance Indicator	Annual Units 1000s
Local ID	Units Upon Completion

Funding Sources:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Northeast Arkansas Regional AIDS Network (NARAN)

Project Title

Public Service - Living Healthy with HIV

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

To assist HIV+ individuals remain healthy by promoting proper nutrition, personal hygiene, sanitary environment and adherence with medical care. Funds will be used to reimburse for supplies and services to this population at-risk.

Location/Target Area

CDBG LMI Area

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (E)
Type of Recipient	CDBG National Objective LC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Land Acquisition.	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

West End Neighborhood Association

Project Title

Public Service - West End Neighborhood Health & Safety Fair

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

As a neighborhood revitalization project, West End Neighborhood Association will provide information on how to stabilize neighborhoods through implementation of neighborhood safety projects and behaviors.

Location/Target Area

CDBG LMI Area

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201 (E)
Type of Recipient	CDBG National Objective LC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Land Acquisition.	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$1,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	..... \$1,000
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$1,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

North Jonesboro Neighborhood Initiative (NJNI)

Project Title

Public Service – Neighborhood Revitalization & Community Engagement

Description

Regulation: 570.201 Basic eligible activities – (e) Public Services

Collaborative community change strategies where engaged residents, local businesses, faith communities, social service providers and funders work together to build vibrant neighborhoods, foster community cohesion, and build a strong infrastructure of services and supports for families (NRSA status pending). Funds will be used for the AmeriCorps, cooking utensils and food for the “Cooking Matters” class, NJNI documentary, ASU CARE office costs, Job training and development, community outreach, exercise equipment for Healthy Futures Strategy, travel and training for the NJNI Coordinator, and membership dues.

Location/Target Area

City Wide LMI

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 507.202
Type of Recipient	CDBG National Objective LMH
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Housing Units	Annual Units 6
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$37,500
ESG	
HOME	
HOPWA	
Total Formula	\$37,500
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	

Total \$37,500

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Foundation of Arts

Project Title

Urban Renewal Completion - Public Arts/ Planning & Urban Design

Description

Regulation: 570.205 Eligible planning, urban environmental design and policy-planning-management – capacity building activities. (a)Planning activities OR 570.201 (h) Urban renewal completion
Using public art to energize and engage the city, promote a greater awareness and appreciation of public art, reflect the unique character of a low community, and celebrate cultural diversity and the history of Jonesboro.

Location/Target Area

Jonesboro, AR

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.205
Type of Recipient	CDBG National Objective LMI
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$15,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	..... \$15,000
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$15,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Jonesboro

Priority Need

Improvement of Housing Conditions

Project Title

Housing Services - Emergency Homeowner Rehabilitation

Description

Regulation: 570.202 Eligible rehabilitation and preservation activities

Assist in the improvement of housing conditions for LMI Homeowners, thereby preserving our existing affordable housing stock.

Location/Target Area

City Wide LMI

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 507.202
Type of Recipient	CDBG National Objective LMH
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Housing Units	Annual Units 6
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$100,000
ESG	
HOME	
HOPWA	
Total Formula	\$100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	

Total \$100,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Jonesboro

Priority Need

Rehabilitation Administration

Project Title

Housing Services – Grants Rehab Coordinator

Description

Regulation: *570.202 Eligible rehabilitation and preservation activities*

Housing Rehabilitation Activity Delivery Cost; pays salary for the Grants Rehab Coordinator.

Location/Target Area

Administrative Activity

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 507.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Rehab. Admin.	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$7,000
ESG	
HOME	
HOPWA	
Total Formula	\$7,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$7,000

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Residential Improvements

Project Title

Privately Owned Utilities – Sewer Improvements (Phase I)

Description

Regulation: 570.201(iii) The improvement of private properties (l) Privately owned utilities

Sewer improvements within CDBG area- Project focus is the installation of a main trunk line within designated CDBG residential neighborhood. Funds will be used to begin new project in 2013.

Location/Target Area

Administrative Activity

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 507.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Rehab. Admin.	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$41,903
ESG	
HOME	
HOPWA	
Total Formula	\$41,903
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$41,903

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Residential Improvements

Project Title

Rehabilitation & Preservation – Sewer Improvements (Phase II)

Description

Regulation: 570.202 Eligible rehabilitation and preservation activities. (a) Types of building and improvements eligible for rehabilitation assistance: (6) Connection of residential structures to water distribution lines or local sewer collection lines.

Sewer improvements within CDBG area- Project focus is the connection to main trunk line within designated CDBG residential neighborhood. Funds will be used to begin new project in 2013.

Location/Target Area

City Wide LMI

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 507.202
Type of Recipient	CDBG National Objective LMH
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Housing Units	Annual Units 6
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$41,903
ESG	
HOME	
HOPWA	
Total Formula	\$41,903
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	

Total \$41,903

Table 3
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Jonesboro

Priority Need

Economic Development

Project Title

Jonesboro T.O.W.N. Market

Description

Regulation: 570.203(a) construction of commercial property.

Provide LMI citizens accessible produce and cultural products/services

Develop a community marketplace in low/moderate income neighborhood that will include accessible and local produce and cultural products/services to the citizens. Locally grown produce will be provided by the NJNI network FSCIA community gardens and the West End Neighborhood community gardens. Each participating organization will utilize profits to further their mission of service to LMI citizens and to promote self-sustainability. For example, the Hispanic Community Center will use Jonesboro T.O.W.N. Market to sell their tamales, one of their most profitable fundraisers. Goals include: (1) bridging the gap between diverse socio-economic statuses, races, ethnicities, and ages, (2) providing inexpensive and healthy food options to LMI citizens, and (3) creating long-term financial sustainability in local organizations providing services to LMI citizens in an LMI area of the city.

Location/Target Area

CDBG LBC

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.203
Type of Recipient Micro Business	CDBG National Objective LBC
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Improved School Scores	Annual Units 100
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$100,000
ESG	
HOME	
HOPWA	
Total Formula	\$100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$100,000

**Table 3
Consolidated Plan Listing of Projects**

Jurisdiction’s Name: City of Jonesboro

Priority Need

CDBG Program Planning & Administration

Project Title

Planning & Administration

Description

CDBG administration costs necessary for planning, project management, implementation, and compliance reporting.

Location/Target Area

Administrative Activity

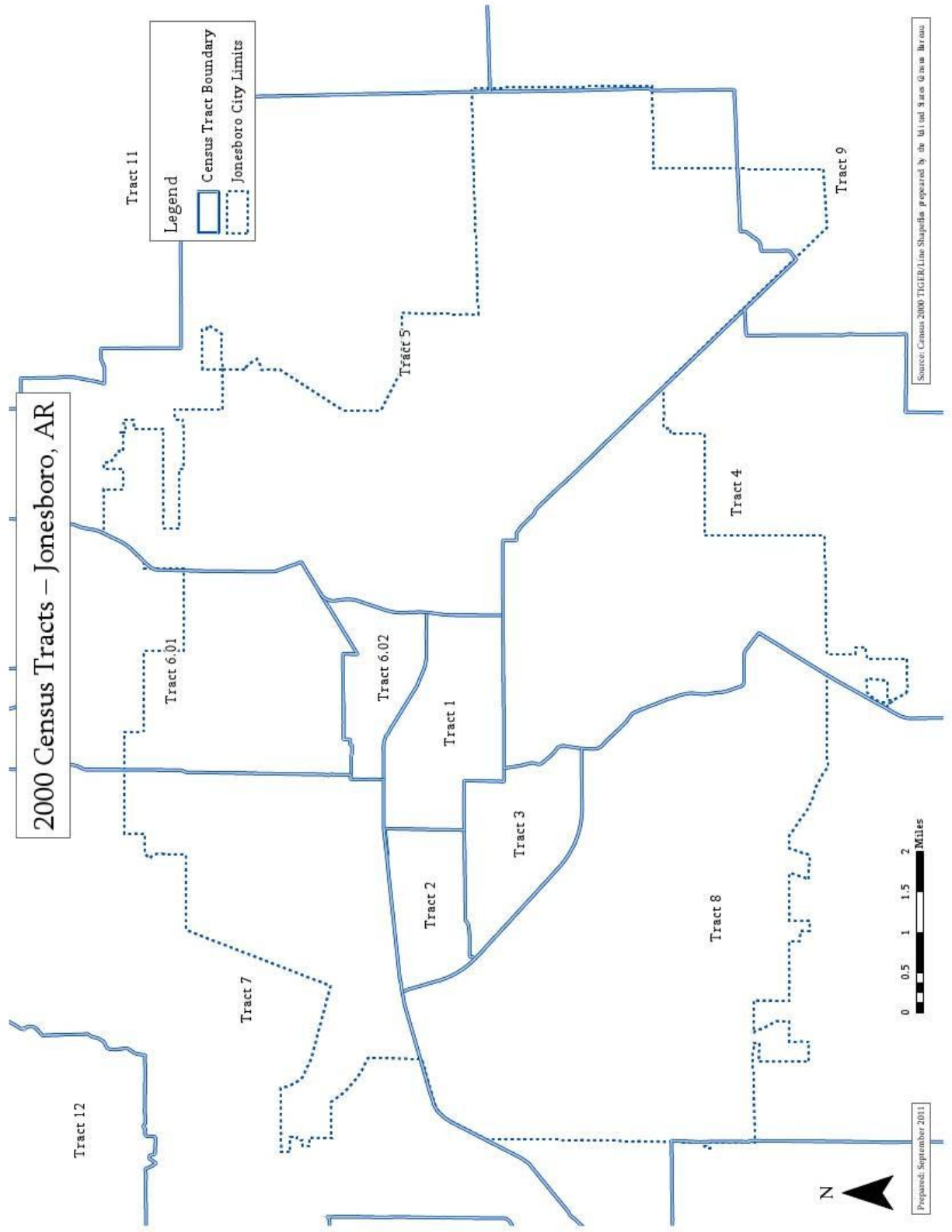
Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective
Start Date(01/01/2013)	Completion Date(12/31/2013)
Performance Indicator Admin.	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

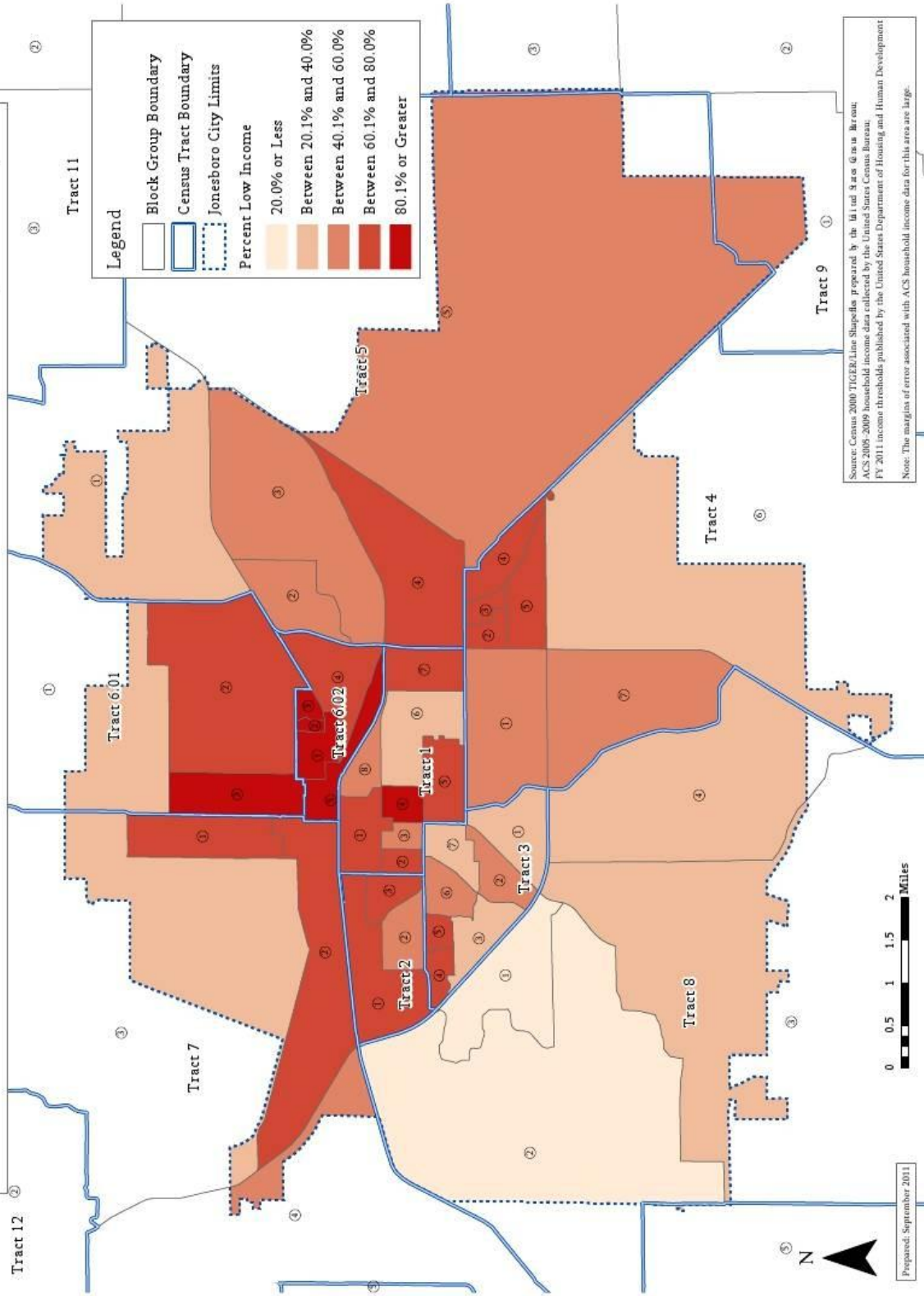
CDBG	..... \$104,668
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	..... \$104,668
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$104,668

MAPS

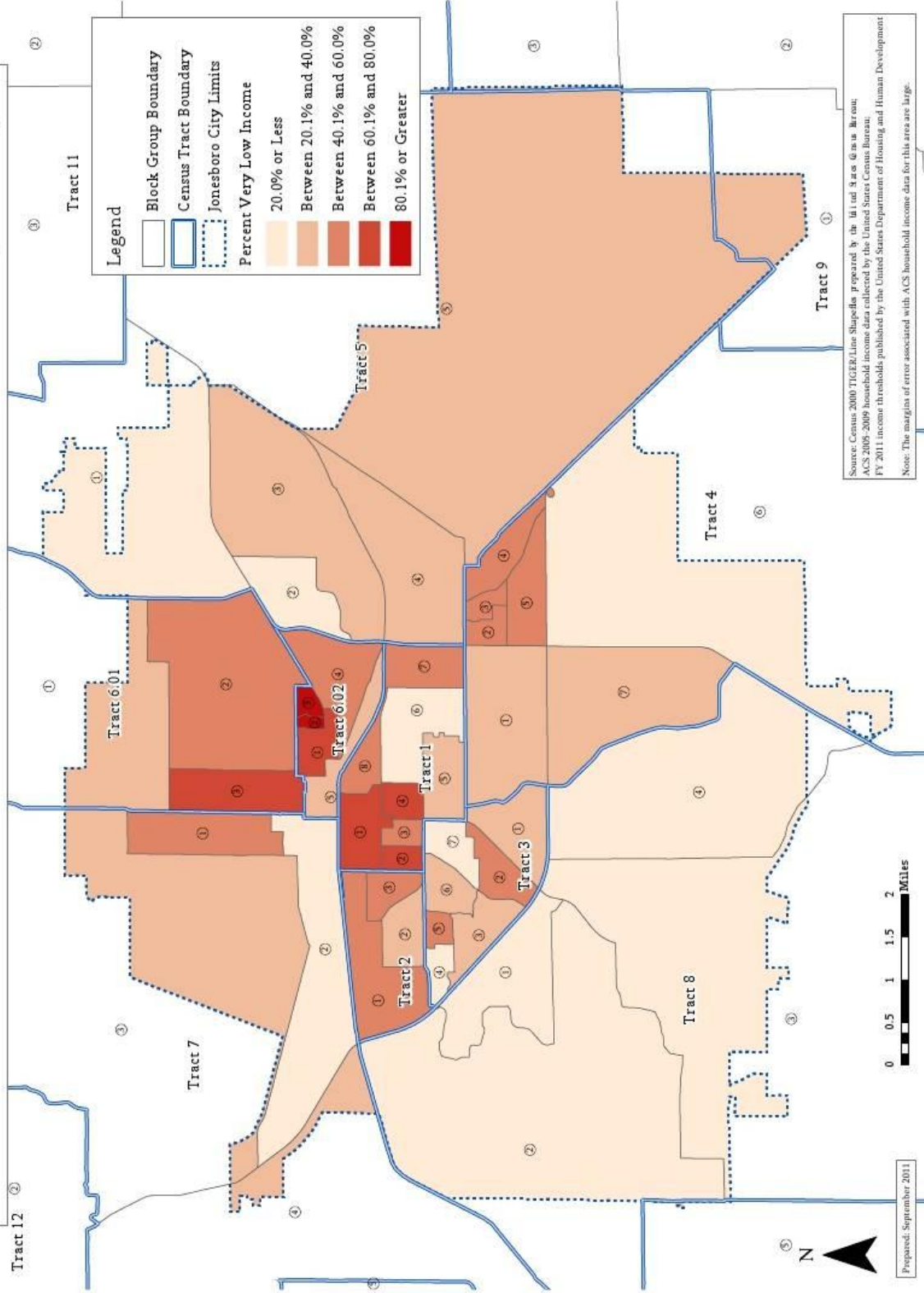
THE FOLLOWING PAGES ----- reflect the income and minority areas in which the CDBG Program dollars will be directed in the City of Jonesboro.



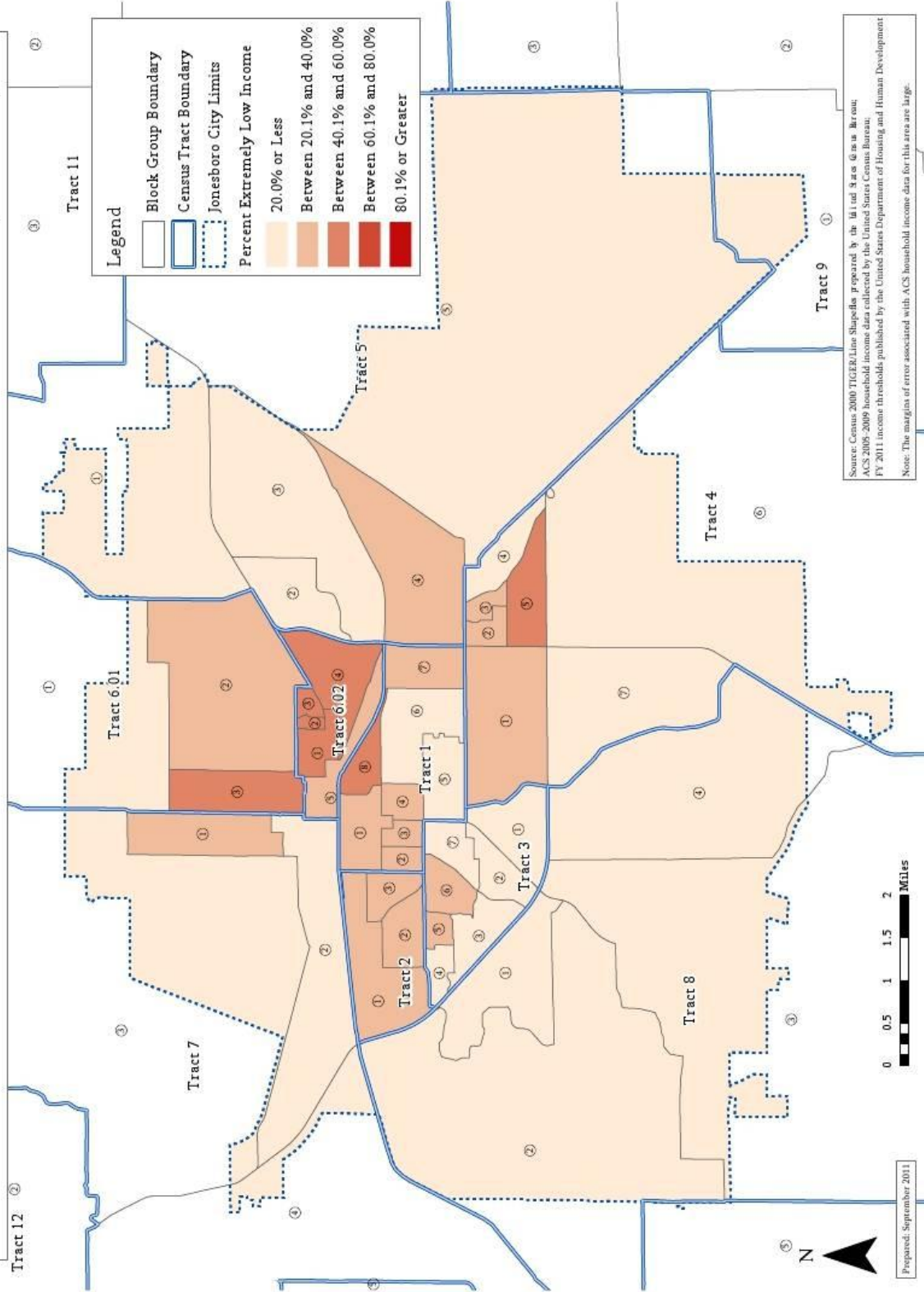
Estimated Number of Households Below the Low Income Threshold – Jonesboro, AR



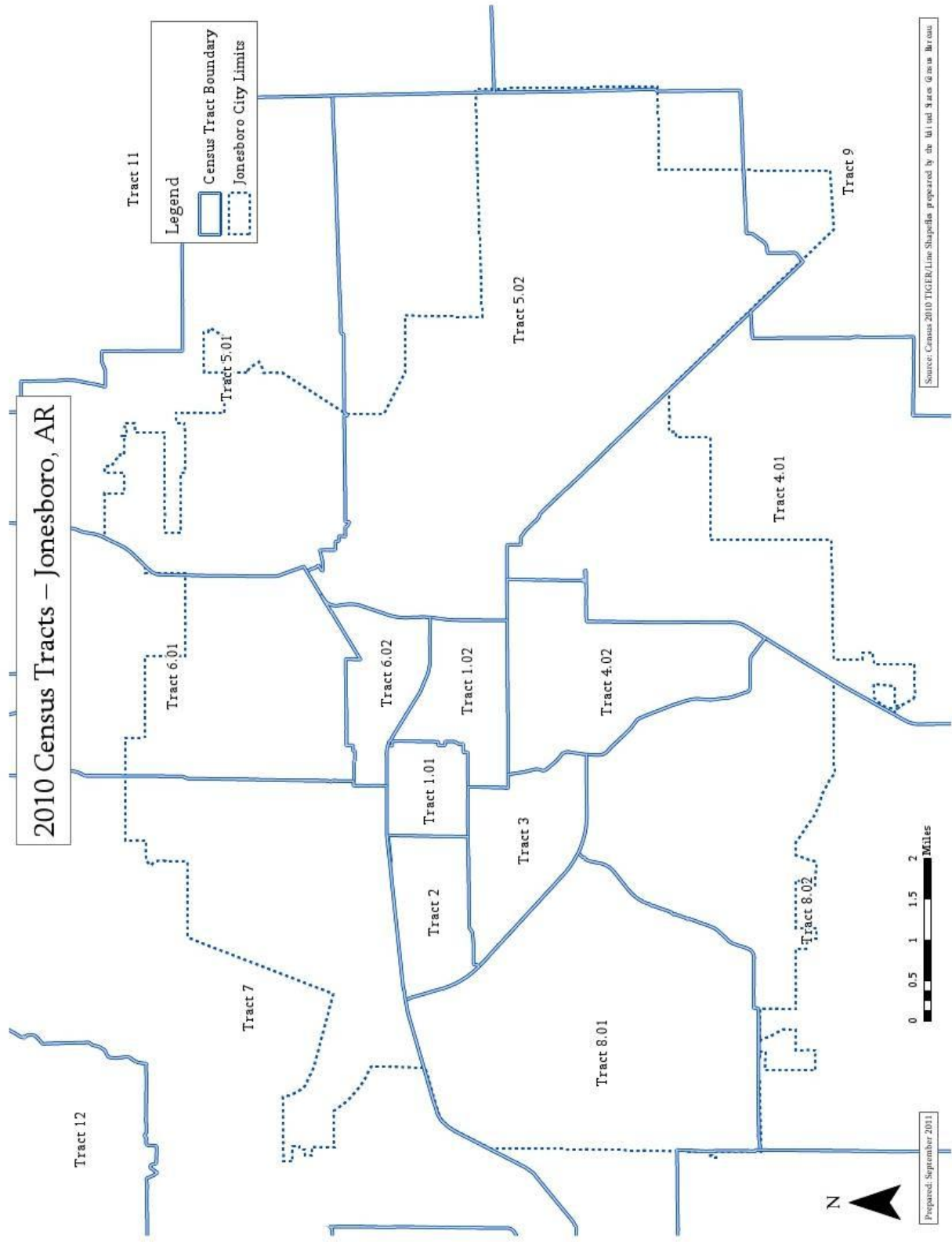
Estimated Number of Households Below the Very Low Income Threshold – Jonesboro, AR



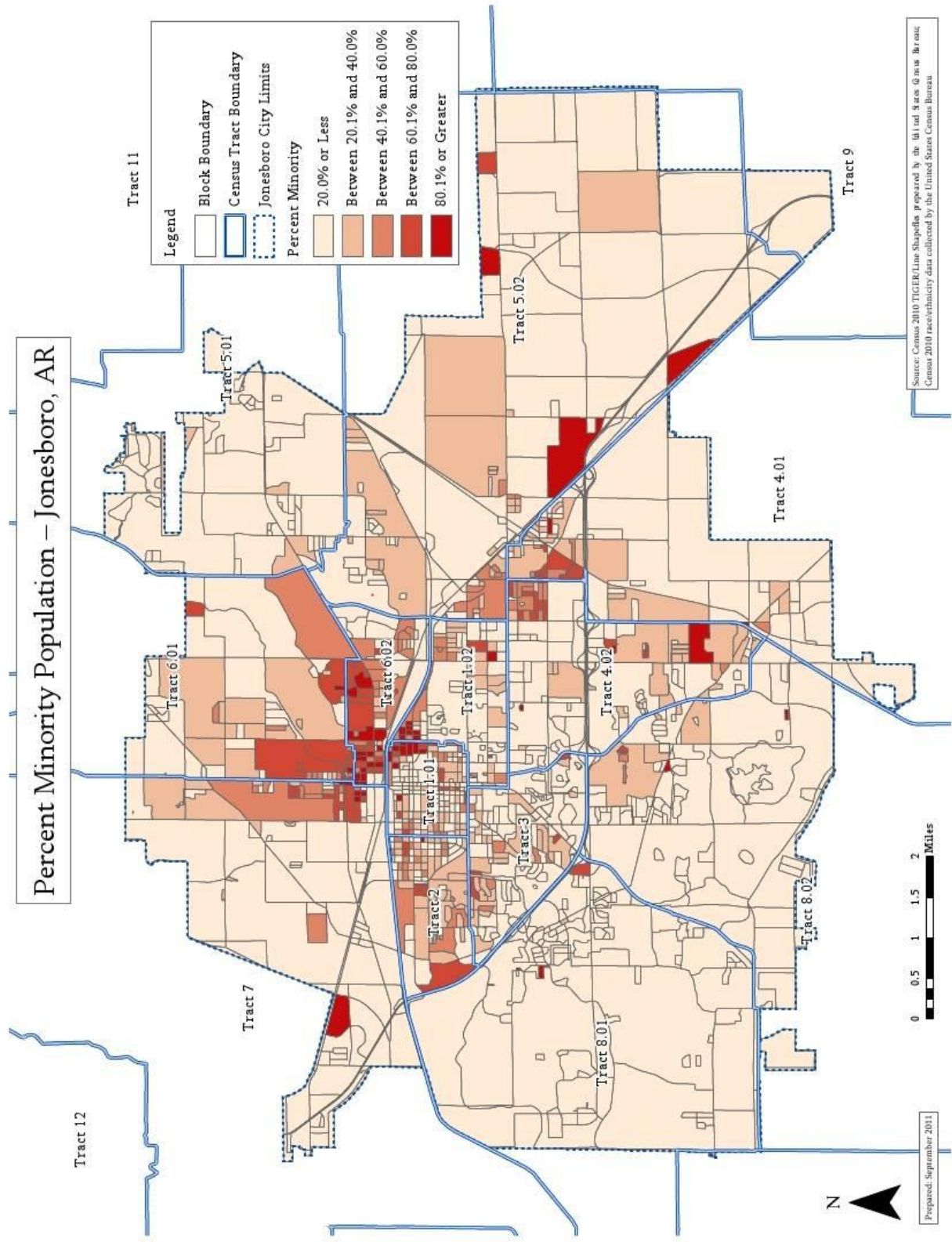
Estimated Number of Households Below the Extremely Low Income Threshold – Jonesboro, AR



2010 Census Tracts – Jonesboro, AR



Percent Minority Population – Jonesboro, AR



PUBLICATION

THE FOLLOWING PAGES -----contains the public notice of the availability of the Action Plan to the community for review.



Legislation Details (With Text)

File #: RES-12:186 **Version:** 1 **Name:** Reappointment of Steve Baker to the Housing & Health Care Facilities Board

Type: Resolution **Status:** Recommended to Council

File created: 10/17/2012 **In control:** Nominating and Rules Committee

On agenda: **Final action:**

Title: RESOLUTION TO REAPPOINT STEVE BAKER TO THE CITY OF JONESBORO RESIDENTIAL HOUSING & HEALTH CARE FACILITIES BOARD

Sponsors: Mayor's Office

Indexes: Appointment/Reappointment, Board/Commission

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/20/2012	1	Nominating and Rules Committee		

title
RESOLUTION TO REAPPOINT STEVE BAKER TO THE CITY OF JONESBORO RESIDENTIAL HOUSING & HEALTH CARE FACILITIES BOARD

body
WHEREAS, the City Council established the City of Jonesboro Residential Housing & Health Care Facilities Board on October 16, 1978; and

WHEREAS, Steve Baker was appointed to the Board on June 2, 2009; and

WHEREAS, Mayor Perrin recommends the reappointment of Mr. Baker to a five-year term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS, THAT:

SECTION 1: Steve Baker is hereby reappointed to the City of Jonesboro Residential Housing & Health Care Facilities Board with a term expiring October 16, 2017.



Legislation Details (With Text)

File #: RES-12:199 **Version:** 1 **Name:** Reappointment of Elizabeth Stafford to JURHA
Type: Resolution **Status:** Recommended to Council
File created: 10/31/2012 **In control:** Nominating and Rules Committee
On agenda: **Final action:**
Title: RESOLUTION TO CONFIRM THE REAPPOINTMENT OF ELIZABETH STAFFORD TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY
Sponsors: Mayor's Office
Indexes: Appointment/Reappointment, Board/Commission
Code sections:
Attachments: [Appointment information](#)

Date	Ver.	Action By	Action	Result
11/20/2012	1	Nominating and Rules Committee		

title
RESOLUTION TO CONFIRM THE REAPPOINTMENT OF ELIZABETH STAFFORD TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

body
WHEREAS, on October 16, 1967, the City Council of Jonesboro, Arkansas, created the Jonesboro Urban Renewal and Housing Authority (JURHA) in accordance with A.C.A. [14-169-207](#); and

WHEREAS, Elizabeth Stafford was first appointed to JURHA on October 2, 1995; and

WHEREAS, Ms. Stafford's term expired on October 1, 2012; and

WHEREAS, JURHA has recommended the reappointment of Ms. Stafford to another five-year term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS, THAT:

SECTION 1: The reappointment of Elizabeth Stafford is hereby confirmed with an expiration date of October 1, 2017.

Jonesboro Urban Renewal and Housing Authority
Craighead County Housing Authority

PUBLIC HOUSING PROGRAM • SECTION 8 HOUSING PROGRAM • SECTION 8 / 202 PROGRAM
330 UNION STREET • JONESBORO, ARKANSAS 72401 • (870) 935-9800 • FAX: (870) 935-6872 • TTY: (870) 935-9207
Executive Director: Sharon Poe

October 26, 2012

Mayor Harold Perrin
City of Jonesboro
P. O. Box 1845
Jonesboro, AR 72401

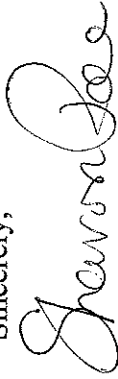
Dear Mayor Perrin:

We ask your confirmation in the re-election appointment of Ms. Elizabeth Stafford to the Board of Directors of the Jonesboro Urban Renewal and Housing Authority. Ms. Stafford has service on the Board of Directors since 1999 and is currently Vice-Chairperson of the board.

The Jonesboro Urban Renewal and Housing Authority Board of Directors have recommended the re-election of Ms. Elizabeth Stafford as a board member and a copy of the resolutions is attached.

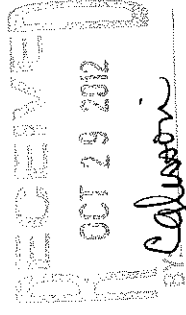
If you have any questions, please give me a call at 870-935-9800 ext. 114.

Sincerely,



Sharon Poe
Executive Director

Enclosures



Commissioners:

Deborah Agnew, Chairperson, JURHA, CCHA • Elizabeth Stafford, Vice-Chairperson, JURHA, CCHA • Dennis Zolper • Cherice Crawford • Dr. Ken Beadies



RESOLUTION NO. 2015.

RESOLUTION RE-ELECTING ELIZABETH STAFFORD AS A BOARD
MEMBER OF THE JONESBORO URBAN RENEWAL AND HOUSING
AUTHORITY

WHEREAS, Elizabeth Stafford has been serving as Board member of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority since September, 1995 and she has served in this capacity in a very capable manner; and

WHEREAS, Ms. Elizabeth Stafford term expires on October 31, 2012.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY that Elizabeth Stafford be re-elected as a board member of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority for a five year term to expire in October 31, 2017.

APPROVED BY THE AFFIRMATIVE OF: Deborah Agnew, Elizabeth Stafford

Dennis Zolper and Cherice Crawford
at a Regular Meeting of the Board of Directors of the Jonesboro
Urban Renewal and Housing Authority held on October 25, 2012.

ATTEST:


Secretary


CHAIRPERSON

EXTRACTS FROM MINUTES OF MEETING

Extract from minutes of a Regular meeting of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority Housed held on the 20th Day Of October, 2012.

The Board of Directors of the Jonesboro Urban Renewal and Housing Authority Housed in a Regular Session at the Jonesboro Urban Renewal and Housing Authority at the place, hour, and date duly established for the holding of such meeting.

The Chairperson called the meeting to order and on roll call the following answered present:

- 1) Elizabeth Stafford
- 2) Deborah Agnew
- 3) Dennis Zolper
- 4) Cherice Crawford

and the following were Absent:

NONE

The Chairperson declared a quorum present.

* * * * *

The following resolution was introduced by Deborah Agnew Chairperson read in full and considered:

RESOLUTION NO. 2015

RESOLUTION RE-ELECTING ELIZABETH STAFFORD AS A BOARD MEMBER OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

Mr. Zolper moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Ms. Crawford and upon roll call the Ayes and Nays were as follows:

- AYES: Elizabeth Stafford
Deborah Agnew
Dennis Zolper
Cherice Crawford

NAYS: None

The Chairperson thereupon declared said motion carried and said resolution adopted.

* * * * *

CERTIFICATE OF RECORDING OFFICER

I, Sharon Poe, the duly appointed, qualified and acting Secretary of the Jonesboro Urban Renewal and Housing Authority Housing do hereby certify that the attached extract from the minutes of the Regular meeting of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority held on October 25, 2012, is a true and correct copy of the original minutes of such meeting on file and of record in so far as they relate to the matters set forth in the attached extract, and I do further certify that each Resolution appearing in such extract is a true and correct copy of a Resolution adopted at such meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Housing Authority this 25th day of October 2012.



SHARON POE, SECRETARY

(SEAL)



Legislation Details (With Text)

File #: RES-12:203 **Version:** 1 **Name:** Appointment of Robert Wells to JURHA
Type: Resolution **Status:** Recommended to Council
File created: 11/5/2012 **In control:** Nominating and Rules Committee
On agenda: **Final action:**
Title: RESOLUTION TO APPOINT ROBERT WELLS TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY
Sponsors: Mayor's Office
Indexes: Appointment/Reappointment, Board/Commission
Code sections:
Attachments: [Supporting information](#)

Date	Ver.	Action By	Action	Result
11/20/2012	1	Nominating and Rules Committee		

title
RESOLUTION TO APPOINT ROBERT WELLS TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

body
WHEREAS, on October 16, 1967, the City Council of Jonesboro, Arkansas, created the Jonesboro Urban Renewal and Housing Authority (JURHA) in accordance with A.C.A. [14-169-207](#) ; and
WHEREAS, Dr. David England was appointed on March 1, 2011; and
WHEREAS, Dr. England has tendered his resignation to the JURHA Board of Directors; and
WHEREAS, JURHA has recommended the appointment of Robert Wells to fill the unexpired term of Dr. England.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS, THAT:
SECTION 1: Robert Wells is hereby appointed to JURHA to fill the unexpired term of Dr. David England with an expiration date of October 31, 2016.

Jonesboro Urban Renewal and Housing Authority
Craighead County Housing Authority

PUBLIC HOUSING PROGRAM • SECTION 8 HOUSING PROGRAM • SECTION 8 / 202 PROGRAM
330 UNION STREET • JONESBORO, ARKANSAS 72401 • (870) 935-9800 • FAX: (870) 935-6872 • TTY: (870) 935-9207
Executive Director: Sharon Poe

October 29, 2012

Mayor Harold Perrin
City of Jonesboro
P. O. Box 1845
Jonesboro, AR 72401

Dear Mayor Perrin:

We ask your confirmation in the appointment of Mr. Robert Wells to the Board of Directors of the Jonesboro Urban Renewal and Housing Authority. Mr. Wells will be filling the un-expired term of Dr. David England. Dr. England resigned on July 31, 2012 and his term does not expire until October, 2016.

The Jonesboro Urban Renewal and Housing Authority Board of Directors have recommended the election of Mr. Robert Wells as a board member and a copy of the resolutions is attached.

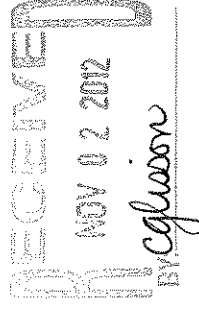
If you have any questions, please give me a call at 870-935-9800 ext. 114.

Sincerely,



Sharon Poe
Executive Director

Enclosures



Commissioners:

Deborah Agnew, Chairperson, JURHA, CCHA • Elizabeth Stafford, Vice-Chairperson, JURHA, CCHA • Dennis Zolper • Cherice Crawford • Dr. Ken Beadles



Robert Wells

403 West Matthews
Jonesboro, AR 72401
rwells@mcDanielandwells.com
(870) 761-8879

EDUCATION

University of Arkansas School of Law, Fayetteville, Arkansas
Juris Doctor, May 2011

Cum laude
GPA: 3.29
Managing Editor, *Journal of Food & Law Policy*

University of Arkansas, Fayetteville, Arkansas
Bachelor of Arts, May 2008

Major: Political Science;
Minor: General Business, (emphasis Finance & Real Estate)
GPA: 3.96
Phi Beta Kappa

PROFESSIONAL

McDaniel & Wells, P.A. Jonesboro, Arkansas Fall 2011 – Present
Attorney at Law

Elliott & Smith, P.A. Fayetteville, Arkansas Summer, 2009; Fall 2010
Law Clerk

Taylor Law Partners Fayetteville, Arkansas Summer, 2010
Law Clerk

LEADERSHIP & INVOLVEMENT

St. Bernard's Advocates

Member – 2011 - present

Legal Organizations

Arkansas Trial Lawyers Association
Arkansas Bar Association
Craighead County Bar Association

University of Arkansas School of Law

Arkansas Trial Lawyers Association – Student President – 2010-11
Student Bar Association – Elected 1L Representative, 2008

University of Arkansas Undergraduate

Kappa Sigma Fraternity, President 2007
Kappa Sigma Fraternity, Rush Chairman, 2005-06
Order of Omega Awards:

- Outstanding Senior, 2008; Outstanding Junior, 2007
- Big Man on Campus Runner Up, 2008, 2007
- Outstanding Chapter President, Spring 2007

RESOLUTION NO. 2020

RESOLUTION ELECTING ROBERT WELLS TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY BOARD OF DIRECTORS TO FILL THE UNEXPIRED TERM OF DR. DAVID ENGLAND

WHEREAS, Dr. David England, a duly elected and qualified member of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority has tendered his resignation as a Director, effective July 31, 2012; and

WHEREAS, this vacancy created by the resignation of Dr. David England must be filled in order to have the required number of Board Members; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY THAT

ROBERT WELLS

is hereby elected as a Director to fill the unexpired term of David England, said term to expire October 2016.

APPROVED BY THE AFFIRMATIVE VOTE OF Deborah Agnew, Elizabeth Stafford

and Dennis Zolper at a Special Meeting of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority held on October 29, 2012.

ATTEST:

Deborah Agnew

SECRETARY

Marion Fee

CHAIRPERSON

EXTRACTS FROM MINUTES OF MEETING

Extract from minutes of a Special meeting of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority Housing held on the 29th Day Of October, 2012.

The Board of Directors of the Jonesboro Urban Renewal and Housing Authority Housing in a Special Session at the Jonesboro Urban Renewal and Housing Authority at the place, hour, and date duly established for the holding of such meeting.

The Chairperson called the meeting to order and on roll call the following answered present:

- 1) Elizabeth Stafford
- 2) Deborah Agnew
- 3) Dennis Zolper

and the following were Absent:

NONE

The Chairperson declared a quorum present.

* * * * *

The following resolution was introduced by Deborah Agnew Chairperson read in full and considered:

RESOLUTION NO. 2020

RESOLUTION ELECTING ROBERT WELLS TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY BOARD OF DIRECTORS TO FILL THE UNEXPIRED TERM OF DR. DAVID ENGLAND

Mr. Zolper moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Ms. Stafford and upon roll call the Ayes and Nays were as follows:

AYES: Elizabeth Stafford
Deborah Agnew
Dennis Zolper

NAYS: None


The Chairperson thereupon declared said motion carried and said resolution adopted.

* * * * *

CERTIFICATE OF RECORDING OFFICER

I, Sharon Poe, the duly appointed, qualified and acting Secretary of the Jonesboro Urban Renewal and Housing Authority Housing do hereby certify that the attached extract from the minutes of the Special meeting of the Board of Directors of the Jonesboro Urban Renewal and Housing Authority held on October 29, 2012, is a true and correct copy of the original minutes of such meeting on file and of record in so far as they relate to the matters set forth in the attached extract, and I do further certify that each Resolution appearing in such extract is a true and correct copy of a Resolution adopted at such meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Housing Authority this 29th day of October 2012.



SHARON POE, SECRETARY

(SEAL)



Legislation Details (With Text)

File #: RES-12:205 **Version:** 1 **Name:** Appointment of Lt. Todd Nelson and Heather Clements to the Housing Study Advisory Committee

Type: Resolution **Status:** Recommended to Council

File created: 11/6/2012 **In control:** Nominating and Rules Committee

On agenda: **Final action:**

Title: RESOLUTION TO APPOINT LT. TODD NELSON AND HEATHER CLEMENTS TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

Sponsors: Mayor's Office

Indexes: Appointment/Reappointment, Board/Commission

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/20/2012	1	Nominating and Rules Committee		

title
RESOLUTION TO APPOINT LT. TODD NELSON AND HEATHER CLEMENTS TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

body
WHEREAS, on May 15, 2012, the City Council of Jonesboro, Arkansas, created the Mayor's Housing Study Advisory Committee in order to review the JQUAD housing study and to make recommendations to the City Council;

WHEREAS, Mayor Perrin recommends the appointment of Lt. Todd Nelson and Heather Clements to the Housing Study Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

SECTION 1: Lt. Todd Nelson and Heather Clements are hereby appointed to the Mayor's Housing Study Advisory Committee with terms to expire on May 15, 2013.



Legislation Details (With Text)

File #:	RES-12:207	Version:	1	Name:	Appointment of Sharon Poe to the Mayor's Housing Study Advisory Committee
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	11/7/2012	In control:		In control:	Nominating and Rules Committee
On agenda:		Final action:			
Title:	RESOLUTION TO APPOINT SHARON POE TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE				
Sponsors:	Mayor's Office				
Indexes:	Appointment/Reappointment, Board/Commission				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
11/20/2012	1	Nominating and Rules Committee		

title
RESOLUTION TO APPOINT SHARON POE TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

body
WHEREAS, on May 15, 2012, the City Council authorized the creation of the Mayor's Housing Study Advisory Committee to review the JQUAD housing study and to make recommendations to the City Council;

WHEREAS, Mayor Perrin recommends the appointment of Sharon Poe to the Housing Study Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

SECTION 1: Sharon Poe is hereby appointed to the Mayor's Housing Study Advisory Committee with a term to expire on May 15, 2013.



Legislation Details (With Text)

File #:	RES-12:216	Version:	1	Name:	Approval of revised 2012-2016 CDBG consolidation action plan
Type:	Resolution	Status:			Recommended to Council
File created:	11/19/2012	In control:			Finance & Administration Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION APPROVING THE REVISED FY 2012-2016 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN TO INCLUDE A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) DESIGNATION FOR THE NORTH JONESBORO NEIGHBORHOOD INITIATIVE				
Sponsors:	Grants				
Indexes:	Grant				
Code sections:					
Attachments:	2012-2016 Consolidated Plan Revised Nov 2012				

Date	Ver.	Action By	Action	Result
11/27/2012	1	Finance & Administration Council Committee		

Title

A RESOLUTION APPROVING THE REVISED FY 2012-2016 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN TO INCLUDE A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) DESIGNATION FOR THE NORTH JONESBORO NEIGHBORHOOD INITIATIVE

Body

WHEREAS, the City of Jonesboro Grants Department submitted the FY 2012-2016 Consolidated Plan in 2011; and

WHEREAS, the City Council approved said plan; and

WHEREAS, it has now been determined that a NRSA designation is necessary for the continued progress of the North Jonesboro Neighborhood Initiative; and

WHEREAS, the FY 2012-2016 Consolidated Plan must be revised to include this designation which is included in the FY 2013 CDBG Action Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The Revised FY 2012-2016 Community Development Block Grant (CDBG) Consolidated Plan has been reviewed and approved by the Mayor and City Council of Jonesboro, AR.

City of Jonesboro
Department of Grants &
Community Development

P. O. Box 1845
519 West Washington
Jonesboro, AR 72403-1845

Phone: 870-933-4635 Fax: 870-933-4626
abarré@jonesboro.org



City of Jonesboro 2012-2016 Consolidated Plan

City of Jonesboro
Harold Perrin, Mayor

Department of Grants & Community Development
Heather Clements, Administrator
Ann Barré, CDBG Coordinator
P.O. Box 1845, Jonesboro, AR., 72403-1845
Physical Address: 519 W. Washington, Jonesboro, AR.

B-15-MC-05-0012

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Executive Summary:

The Community Development Block Grant (CDBG) Program was established by the Housing and Community Development Act of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities predominantly for lower income persons (defined as 80 percent or less of the City of Jonesboro area median household income).

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. Funds can be used for: housing rehabilitation, affordable housing or community development projects, public supportive services, and removal of architectural barriers for the elderly or disabled. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80% of median)
- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as earthquake, flood or hurricane relief)

A project may qualify as benefiting low income persons in one of several ways:

- Provide direct services to lower income persons (earning up to 80% of the area median income) and document that a minimum of 51 percent of the clients served qualify as lower income.
- Provide area-wide benefits (such as parks, street improvements, etc.) to a service area that has a minimum of 38.2 percent lower income residents (Appendix Maps show the city “planning areas” based on census tract boundaries and identifies those areas with 38.2 percent or more lower income residents).
- Serve a client group that is “presumed low income” per the CDBG regulations, such as seniors and disabled persons. Projects involving the installation of curb ramps

and other accessibility improvements in the community can qualify for funding under this category.

The City of Jonesboro, located in the Northeast corner of Arkansas in Craighead County, is the state's fastest growing city, the fifth largest city in Arkansas (with 67,000 people), and the second largest city in square miles. In a triangle formed by connecting Little Rock, St. Louis, and Memphis, Jonesboro stands out as the largest metropolitan city in what amounts to a 17,000 square-mile triangle area. The Jonesboro Metropolitan Statistical Area (MSA) was recently recognized as seventh strongest in the nation for manufacturing according to the Jonesboro Regional Chamber of Commerce. Jonesboro is the county seat, the largest city in northeast Arkansas, the home to Arkansas State University, and a regional center for manufacturing, agriculture, medicine, education, and trade.

Housing and community development needs include affordable housing in the Census tract areas that include the low income populations. Maintaining the current housing stock in these areas and neighborhood revitalization are high priorities. Affordable rental housing is a definite need. The Jonesboro Urban Renewal and Housing Authority (JURHA) provide rental assistance, but there are still 781 people currently on the waiting list. The city has identified this as a high priority; however, with CDBG budget declining annually, the impact that can be made using CDBG funds is minimal. The city will be working closely with the housing authority to develop additional funding possibilities.

Homeless Needs were explored with a 2006 count revealing that over 78 percent of homeless people were sheltered; 60 percent of these were in emergency shelters, and another 9% were staying with friends and family. The Salvation Army Emergency Shelter is the only general homeless shelter in Jonesboro and is in need of expansion. Homeless youth are served by Consolidated Youth Services, while domestic violence victims are served by the Women's Crisis Center of Northeast Arkansas. Each of these organizations has specific needs, which has led the city to identify homelessness as medium to high priority. The city will investigate additional options and means to assist these organizations during this five year period.

Objectives:

HUD objectives:

The U.S. Department of Housing and Urban Development's objectives are based on the broad statutory purpose of the CDBG Program that include:

1. **Suitable Living Environment** relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low and moderate-income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy or elderly health services.
2. **Decent Housing** covers the wide range of housing activities that are generally undertaken with CDBG funds. This objective focuses on housing activities whose purpose is to meet individual family or community housing needs. It does not include programs where housing is an element of a larger effort to make community-wide improvements, since such programs would be more appropriately reported under Suitable Living Environments.
3. **Creating Economic Opportunities** applies to activities related to economic development, revitalization, or job creation.

GOALS AND OBJECTIVES;

The city's Five Year Strategy is intended to be flexible in order to take advantage of opportunities that may become available. However, the following are the priority objectives. The types and number of projects that are carried out will also depend on the amount of CDBG funding the city receives over the next five years.

City of Jonesboro CDBG Priority Objectives:

- Improve the livability and quality of life in the City of Jonesboro.

- Housing - Rehabilitation/Homeownership
- Neighborhood Revitalization/Beautification
- Economic Development/Job creation/Business Development
- Public Services - Non-Housing Special Needs

Housing Strategy:

Housing costs remain high and overall housing affordability continues to be a major problem for low income individuals and families. Recent trends in home prices have led to an increasing number of people being priced out of the homeownership market. One consequence has been a shift in tenure trends, with increasing number of people remaining in the rental market, intensifying the competition for scarce affordable housing units. Increasing the supply of affordable housing and maintaining the current housing stock is a primary goal of the Consolidated Plan.

The city will continue to work with the Housing Authority in maintaining its current level of assisted rental units for low-income households over the next five years. The Housing Authority will attempt to increase its number of assisted rental units as additional HUD funding allows. However, we do not expect any significant increases in HUD funding for rental assistance or new construction in the next five years. In 2012, the city will apply for HOME funds through the Arkansas Development Finance Authority. These funds will be used to expand our housing program while allowing us to use CDBG funds in non-housing areas.

In addition to addressing the city's current assisted rental units, new homeownership and homeowner rehabilitation assistance will have a substantial impact on deteriorating neighborhoods. Owner occupants tend to be more invested in their neighborhoods, are less likely to move, and have a greater incentive to maintain their properties than their renter counterparts. The city will continue its commitment to providing homebuyer assistance and homeowner rehabilitation assistance for low income households, especially those willing to purchase homes in the older, declining neighborhoods.

Goal: Improve livability and availability of affordable housing and assist in improvement of housing opportunities:

Objective 1: Stabilize, preserve, and improve existing affordable housing stock

- Provide funding to address low and very low income homeowner rehabilitation repair needs - working toward the goal of 20 units.
- Explore the possibility of partnering with volunteer organizations for minor repairs
- Apply for HOME funds through ADFA

Objective 2: Increase new homeownership opportunities

- Continue to fund first time new homeownership program for low and very low income persons
- Assist with new homeownership, credit repair, and foreclosure education - 250 graduates.

Objective 3: Increase affordable housing stock

- Assist developers in determining incentives and financial partnerships to promote more affordable housing projects.
- Encourage the development of rental housing for very low and low income families and individuals throughout the city (especially for large families and seniors).
- Explore opportunities to work with property owners and/or non-profit developers to acquire, rehabilitate and convert to affordable housing units - should appropriate properties be identified by the city.
- Work with nonprofit agencies on approaches to provide housing for persons with physical or

Homeless Strategy:

The City of Jonesboro intends to assist, as much as is feasibly possible, the current shelter and service providers addressing homelessness and services to those at risk of becoming homeless. These organizations strive to guide families effectively out of the generational poverty cycle and public assistance dependency into self sufficiency.

Goal: Improve the quality and quantity of space available for homelessness and those in danger of becoming homeless:

- Continue to support programs that protect people from becoming homeless by providing shelter and supportive services.
- Take part in efforts to support and develop programs that provide emergency rent and utility payments and security deposit assistance.
- Take part in efforts to fund or support programs that provide short-term shelter to persons who are homeless or at risk of homelessness, including homeless and runaway youth.
- Assist efforts to support local emergency homeless shelters and services.

Community Development Strategy:

The city's Community Development Strategy involves focusing on neighborhoods with the highest concentrations of lower income households in order to maintain public facilities, provide adequate recreational opportunities in the form of parks and activities, improve neighborhood appearance and safety, and improve accessibility for disabled residents.

The Community Development Strategy also involves providing a variety of public services to those most in need in order to prevent homelessness, provide shelter and support to those who are homeless, assist low income households with basic needs and the means through supportive services to break the poverty cycle, assist at-risk and homeless youth and help seniors survive on their limited incomes and continue living in their homes. The city intends to carry out the following actions over the next five years.

Goal: Improve livability, create better functioning, and more attractive neighborhoods, and provide support to public services addressing low income needs.

Objective 1: Improve appearance and eliminate blight in low income neighborhoods

- Demolition and Clearance
- Community Beautification

Objective 2: Address needs of low income neighborhood public facilities

- Public facilities maintenance and repair
- Improve Parks and Recreation Facilities

Objective 3: Economic Development/Job creation

- Encourage the development of new business and job creation ventures
- Encourage employment education programs
- Assist in the creation of low income neighborhood-based collaborations to build capacity and sustain long term viability for existing businesses in low income areas

Objective 4: Provide funding and/or support to a variety of public services to help low income persons meet basic needs, prevent homelessness, provide shelter, and support services to those who are homeless, and help seniors survive on their limited incomes and continue living in their homes.

Fund needed services for qualified low income citizens

Objective 5: Improve low-income neighborhood livability through citizen participation in neighborhood revitalization.

- Explore the advantages of creating neighborhood revitalization strategy areas
- Support and encourage public interest in local neighborhood networks
- Make City facilities accessible per the requirements of the Americans with Disabilities Act (ADA), based on the availability of CDBG funds after housing, poverty, and public service priorities have been addressed.
- Increase public outreach to inform the community about available programs and services. Explore new avenues for outreach, such as schools, post offices, neighborhood action networks.

- Form partnerships and alliances with foundations, community groups, local corporations, and the community to alleviate poverty through sustainability, empowerment, and capacity building.

JONESBORO COMMUNITY PROFILE

POPULATION TRENDS

The population of Jonesboro, according to the 2010 U.S. Census, was 67,263. This is an increase of 21.2 percent from the 2000 population at 55,515. The city population increased at a much slower pace between 2009 and 2010, increasing by 1,067 to 67,263, a 1.6 percent increase over the 2009 population of 66,196. The 2005 - 09 American Community Survey (ACS) 5-Year Estimates was 62,991. This is an increase of 13.5 percent from the 2000 population at 55,515. These trends represented a continued increase in population that began in the 1980's and accelerated between 1990 and 2000, when the population increased by 8,980 (19.3%) from the 1990 count of 46,535.

Table 1 – Population Growth

	Population	Growth Rate
1990 U.S. Census	46,535	-
2000 U.S. Census	55,515	19.3% (a)
2005-2009 American Community Survey 5-Year Estimates	62,991	13.5% (b)
2009 Population Estimate	66,196	19.2% (b)
2010 U.S. Census	67,263	21.2% (b)
(a) Growth Rate from 1990 (b) Growth Rate from 2000		

RACE AND ETHNICITY

An analysis of the ethnic distribution of the residents of Jonesboro, in Table 2 indicates that the largest racial group was Caucasians with 74.7 percent in 2010. There were major increases in the minority populations. The African-American population was 18.4 percent of the total population in 2010, increasing by 97.9 percent between 2000 and 2010. The Hispanic population increased by 170.1 percent between 2000 and 2010 to 5.2 percent in 2010. The Census Bureau does not recognize Hispanic as a race, but rather as an ethnicity. This may account for the 176.3 percent increase in the “Other” category between 2000 and 2010. Maps 1 and 2, on pages 17 and 18, provide graphic depictions of the concentrations of African-Americans and Hispanics and areas of minority concentrations by census tract.

Table 2: Race and Ethnicity

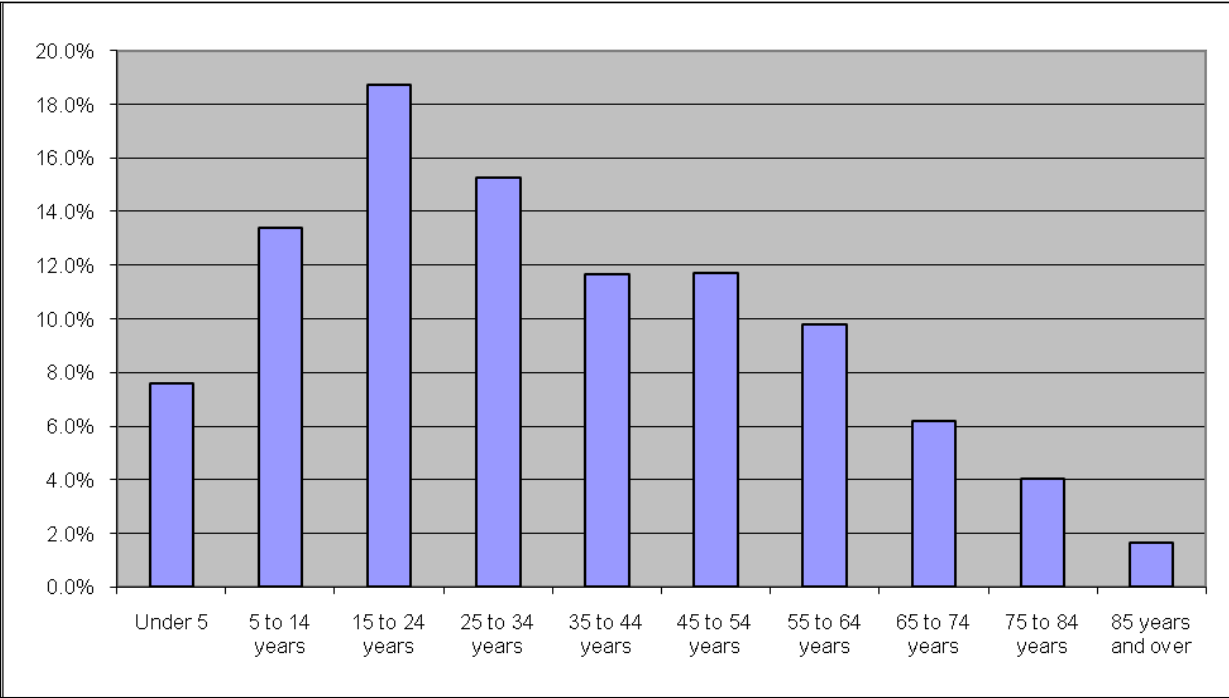
Race	2000		2010	
	#	%	#	%
White	47,394	85.4%	50,251	74.7%
Black or African American	6,259	11.3%	12,384	18.4%
American Indian & Eskimo	175	0.3%	242	0.4%
Asian and Pacific Islander	478	0.9%	1,046	1.6%
Other	1,209	2.2%	3,340	5.0%
Total Population	55,515	100.0%	67,263	100.0%
Hispanic (Ethnic Group)	1,297	2.3%	3,503	5.2%

Source: U.S. Census 2000 and 2010

AGE DISTRIBUTION

According to the 2010 U.S. Census the median age in Jonesboro was 31.3 years. As shown in Chart 1 below, the largest age group in Jonesboro was the 15 to 24 group, with about 19 percent of the population. Twenty one percent were under the age of 15, and about 12 percent were over the age of 65. As with other communities across the country, the median age of the population is expected to rise in the coming years as the baby boom generation continues moving up the age distribution. In the next two decades the baby boomers will move entirely into the over 65 age category, creating the largest group in the over 65 category in U.S. history. These trends are expected to have an impact on housing needs in Jonesboro, well as the rest of the country.

Chart 1: Age Distribution



Source: 2010 U.S. Census

HOUSEHOLDS

As shown in Table 3, to the right, Jonesboro had 24,196 households between 2005 and 2009. Of the total households, 15,757 or 65.1 percent were family households. Second only to family households, married-couple households were forty six percent of total households. Approximately 21 percent were married-couple households with children under the age of 18. About 16 percent of households were female-headed and 12 percent were female-headed households with children under the age of 18.

About 35 percent of all households were non-family households, with 28 percent of all households recorded as householder that lived alone.

Over 35 percent of all households included children under the age of 18 and 21 percent of households included persons over the age of 65. The average household size between 2005 and 2009 was 2.47 persons.

UNEMPLOYMENT

The unemployment rate for the Jonesboro Metropolitan Statistical Area (MSA) from January 2005 through July 2011 is shown in Chart 2 on page 14. Unemployment stayed at or below six percent through January 2009 and then showed a steady increase as the economic crisis worsened. As of July 2011, the unem

Table 3 - Households

Family households:	15,757	65.1%
With own children under 18 years	8,434	34.9%
Married-couple family:	11,132	46.0%
With related children under 18 years:	5,140	21.2%
Male householder, no wife present:	782	3.2%
With related children under 18 years:	393	1.6%
Female householder, no husband present:	3,843	15.9%
With related children under 18 years:	2,901	12.0%
Nonfamily households:	8,439	34.9%
Householder living alone	6,766	28.0%
Householder 65 years and over	2,412	10.0%
Total households	24,196	100.0%
Households with individuals under 18 years	8,574	35.4%
Households with individuals 65 years and over	5,089	21.0%
Average household size	2.47	

Source: 2005-09 American Community Survey (ACS) – U.S. Census

Table 2: Unemployment Rate – Jonesboro, AR

INCOME

According to the 2005 - 2009 American Communities Survey 3-Year Estimates, the median household income for Jonesboro was approximately \$38,601. The income category with the largest percentage of households was the \$15,000 to \$29,999 income group, with about 19 percent of all households in the category. Over 39 percent of all households earned below \$30,000, approximating the below 80 percent of median income HUD uses for low-income designations. Maps 3 and 4, on pages 19 and 20 provide the concentration of households that earned household incomes less than \$15,000 and between \$15,000 and \$25,000 between 2005 and 2009.

Household Income	Number	Percentage
Less than \$10,000	2,929	12.1%
\$10,000 to \$14,999	2,059	8.5%
\$15,000 to \$29,999	4,486	18.5%
\$30,000 to \$39,999	1,124	4.6%
\$40,000 to \$49,999	1,823	7.5%
\$50,000 to \$74,999	4,002	16.5%
\$75,000 to \$99,999	2,660	11.0%
\$100,000 to \$149,999	2,168	9.0%
\$150,000 to \$199,999	529	2.2%
\$200,000 or more	677	2.8%
Total:	24,196	100.0%
Median Household Income	\$38,601	

Source: 2005-09 American Community Survey (ACS) – U.S. Census

POVERTY

According to the 2005 - 2009 American Community Survey showed in Table 5, below, about 17 percent of all families in Jonesboro lived in poverty between 2005 and 2009. About six percent of married couples with children under the age of 18 lived in poverty, and over 11 percent of families with children under the age of 5 lived in poverty during the period. The poverty rate for married couple families was significantly lower than that of families with a female-headed householder. About 47 percent of female-headed households and 53.7 percent of female-headed households with children under the age of 18 lived in poverty.

Table 5 - Poverty

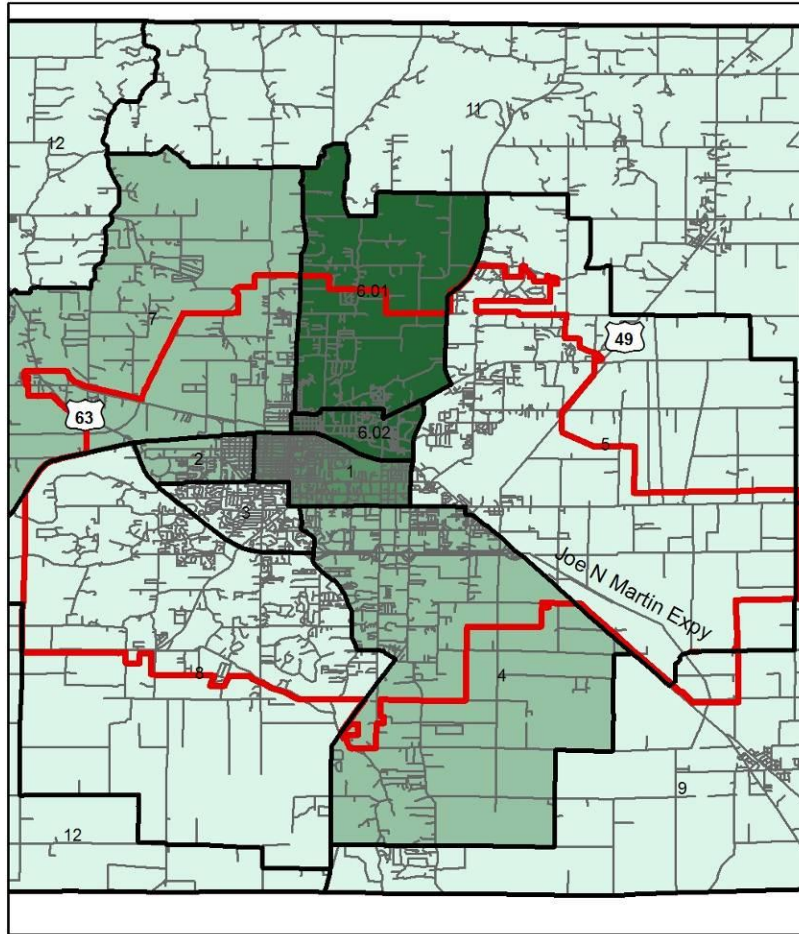
Family Type	Below Poverty	Total	% Below Poverty
Married-couple family:	647	11,132	5.8%
With related children under 18 years:	453	5,140	8.8%
Under 5 years only	130	1,142	11.4%
No related children under 18 years	194	5,992	3.2%
Other family:	1,964	4,625	42.5%
Male householder, no wife present:	171	782	21.9%
With related children under 18 years:	131	393	33.3%
Under 5 years only	51	81	63.0%
No related children under 18 years	40	389	10.3%
Female householder, no husband present:	1,793	3,843	46.7%
With related children under 18 years:	1,558	2,901	53.7%
Under 5 years only	419	638	65.7%
No related children under 18 years	235	942	24.9%
Total Families	2,611	15,757	16.6%

	Below Poverty	Total	% Below Poverty
All Persons	11,644	59,671	19.5%
Under 5	1,671	4,524	36.9%
Under 18	4,353	14,904	29.2%
Over 65	606	6,641	9.1%

Source: 2005-09 American Community Survey (ACS) – U.S. Census

About 20 percent of the total population of the city lived in poverty between 2005 and 2009. Over 29 percent of all children under the age of 18 lived in poverty, and about 37 percent of all children under the age of 5 lived in such dire straits. Over nine percent of people over the age of 65 lived in poverty during the period.

Map 1: Percent African-American 2000 and 2010



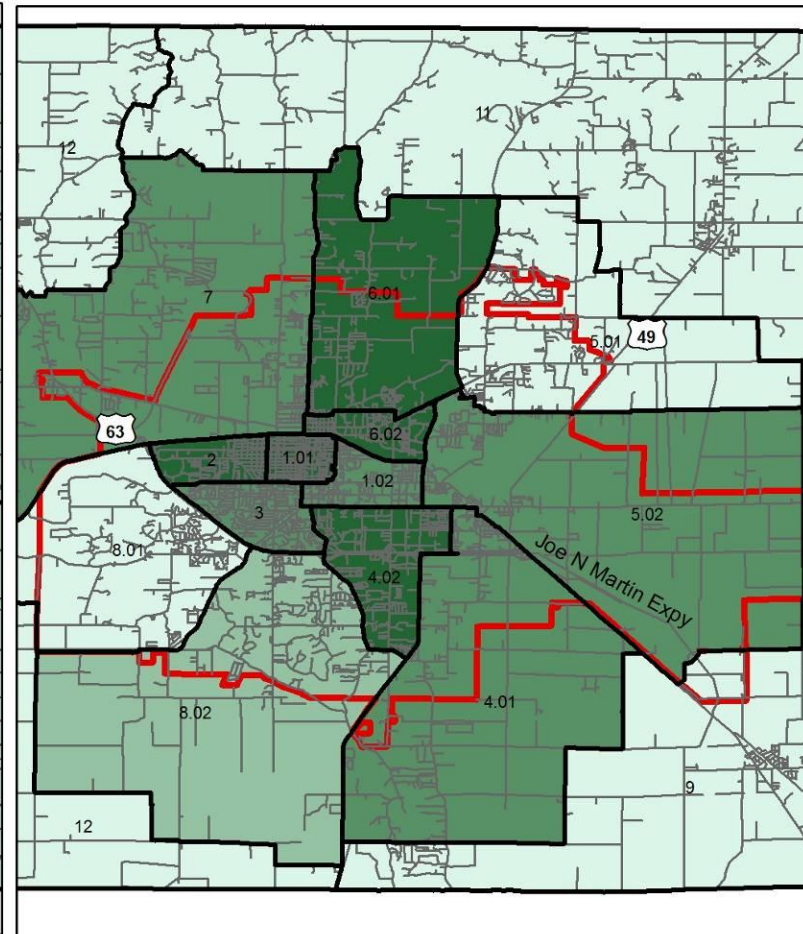
Legend

- Jonesboro City Limits
- Streets

Percent African-American 2000

- 0.0% - 5.0%
- 5.1% - 10.0%
- 10.1% - 15.0%
- 15.1% - 32.8%

Source: U.S. Census 2000



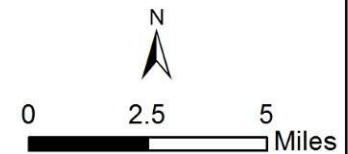
Legend

- Jonesboro City Limits
- Streets

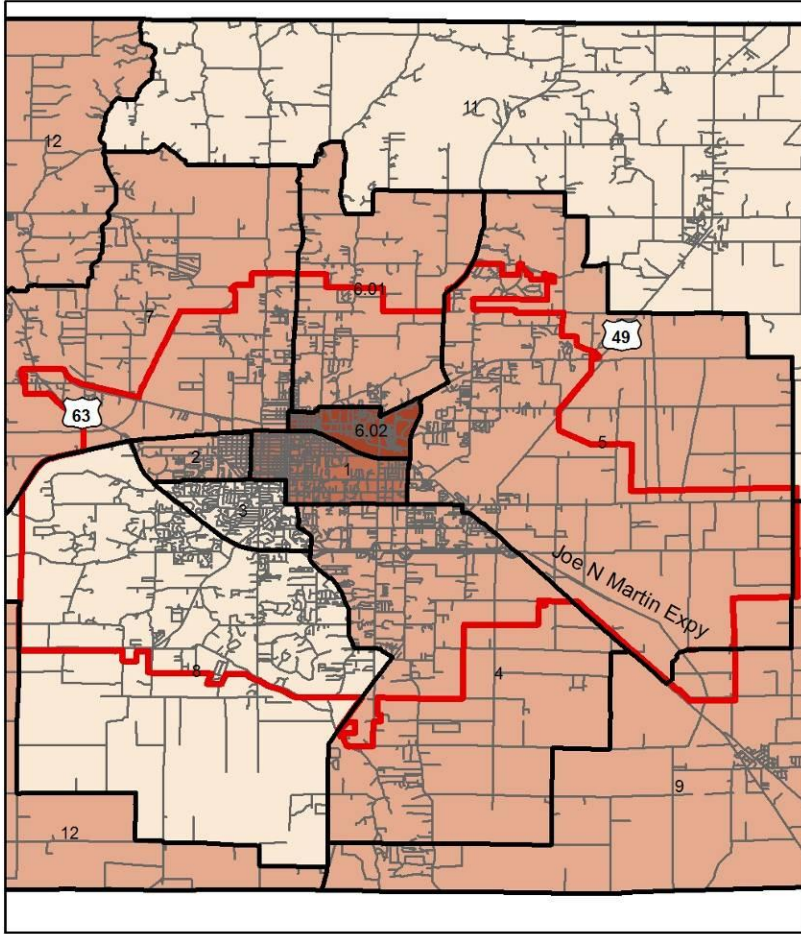
Percent African-American 2010

- 0.2% - 5.0%
- 5.1% - 10.0%
- 10.1% - 15.0%
- 15.1% - 38.6%

Source: U.S. Census 2010



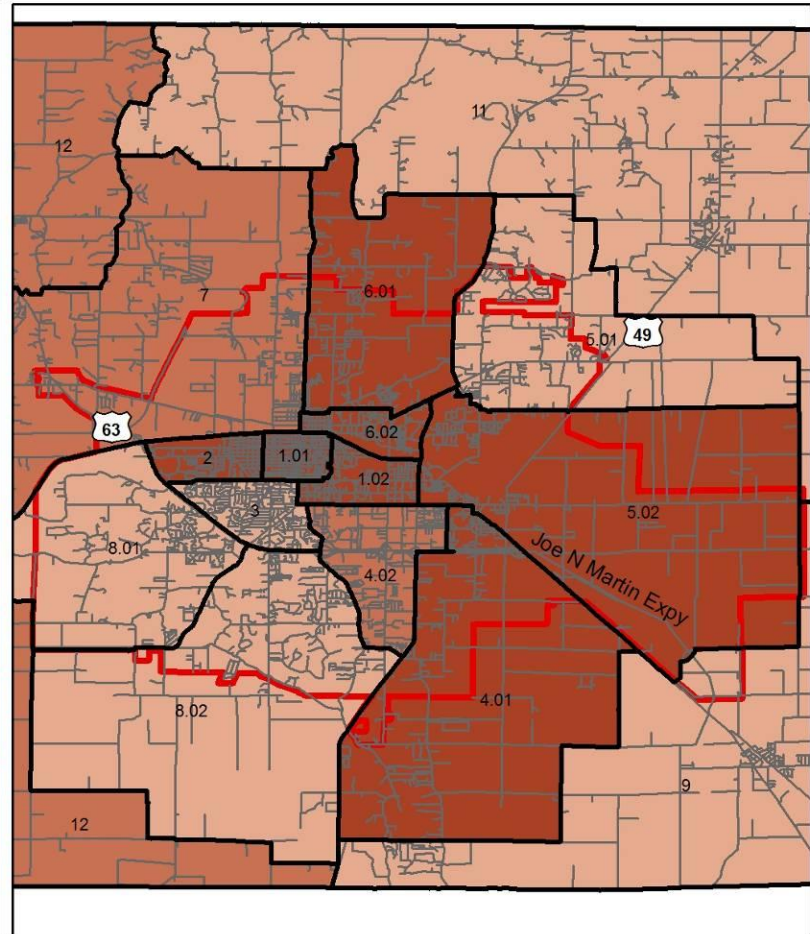
Map 2: Percent Hispanic 2000 and 2010



Legend

- Jonesboro City Limits
- Streets
- Percent Hispanic 2000**
- 0.9% - 1.0%
- 1.1% - 3.0%
- 3.1% - 5.0%
- 5.1% - 5.6%

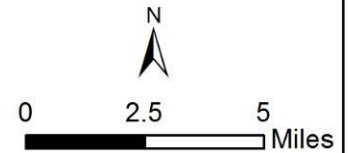
Source: U.S. Census 2000



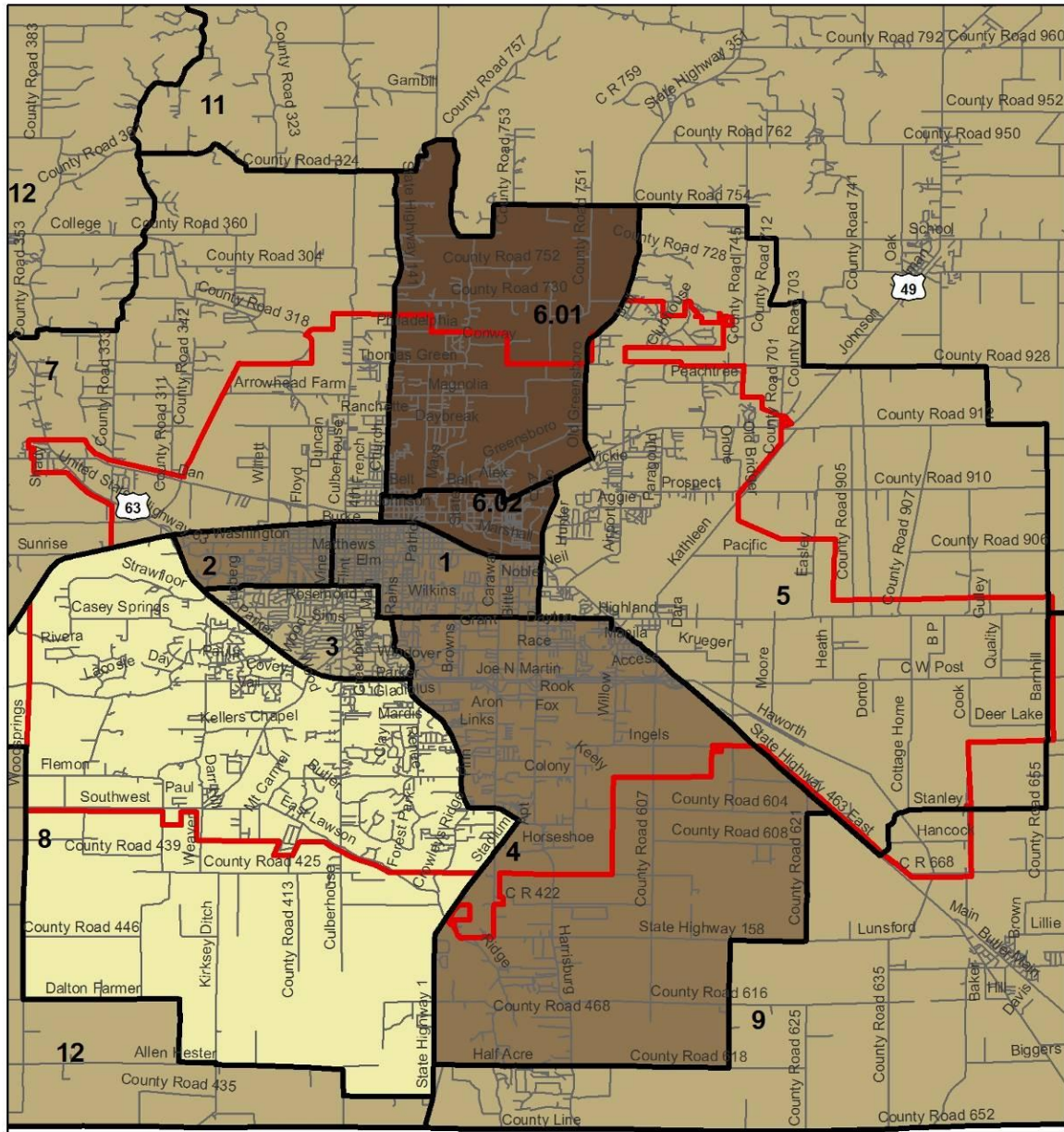
Legend

- Jonesboro City Limits
- Streets
- Percent Hispanic 2010**
- 1.7% - 1.0%
- 1.1% - 3.0%
- 3.1% - 5.0%
- 5.1% - 11.0%

Source: U.S. Census 2010



Map 3: Percent Households with Income Less than \$15,000

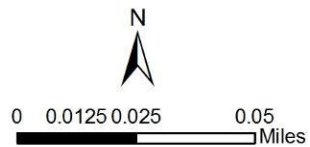


Legend

- Jonesboro City Limits
- Streets

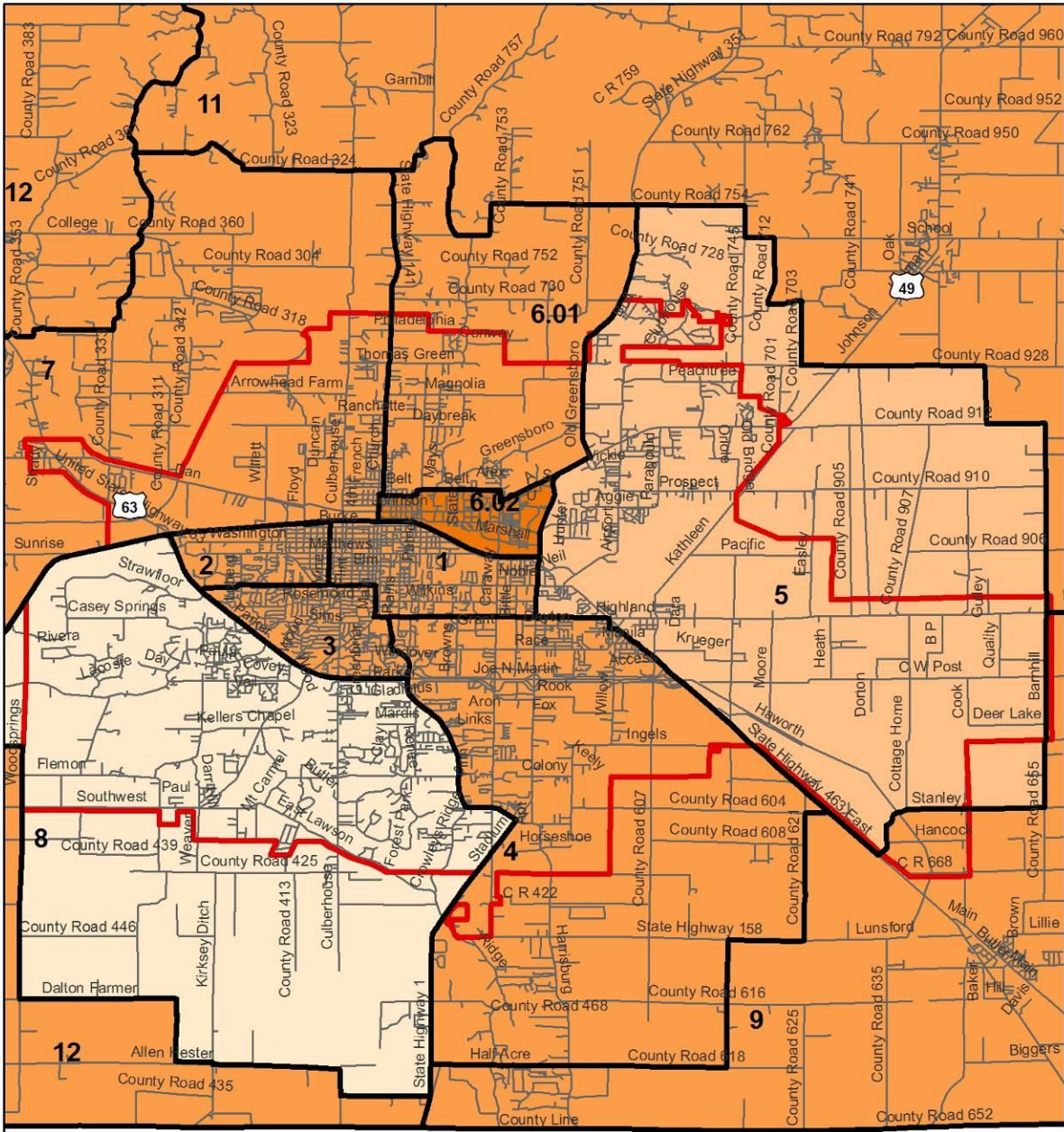
Percent of Households with Income Less Than \$15,000

- 8.0% - 10.0%
- 10.1% - 20.0%
- 20.1% - 30.0%
- 30.1% - 42.4%



Source: 2005-09 American Community Survey (U.S. Census)

Map 4: Percent Households with Income Between \$15,000 and \$25,000



Legend

Jonesboro City Limits

Streets

Percent of Households with Income Between \$15,000 and \$25,000

4.0% - 6.0%

6.1% - 10.0%

10.1% - 20.0%

20.1% - 22.5%



0 0.0125 0.025 0.05 Miles

Source: 2005-09 American Community Survey (U.S. Census)

JONESBORO HOUSING MARKET ANALYSIS:

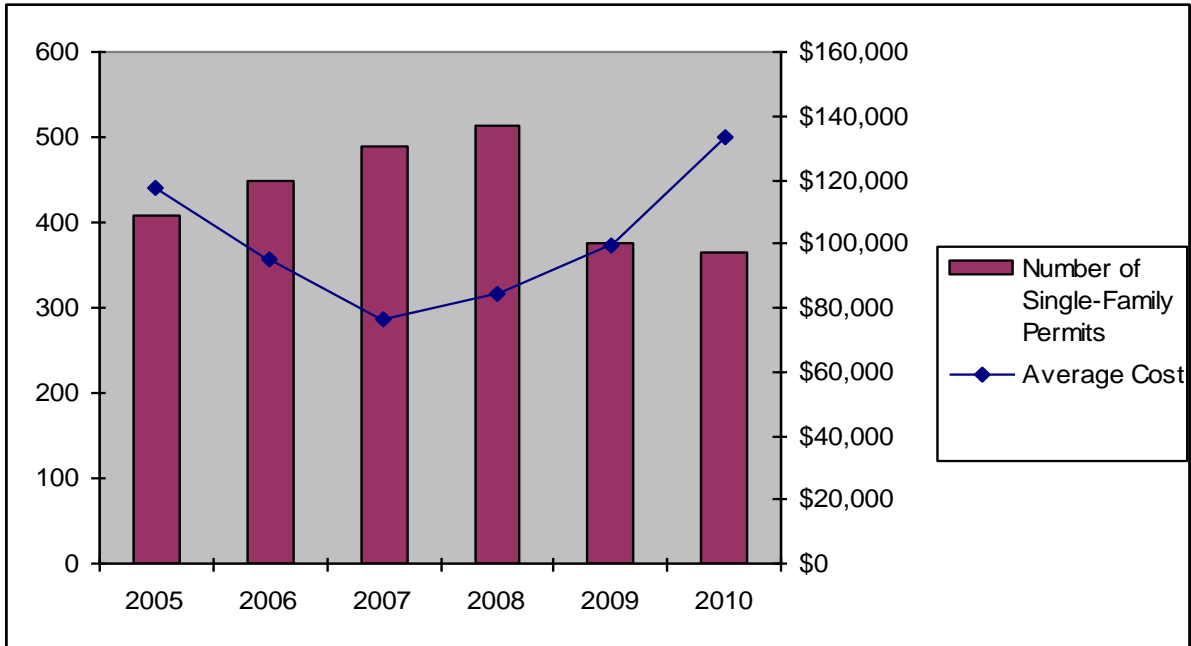
The following section of the Consolidated Plan presents the analysis of housing supply and demand in Jonesboro. The analysis is based on data collected from the U.S. Census Bureau, Jonesboro Board of Realtors, realtytrac.com, and cost calculations by J-QUAD Planning Group. It should be understood that the current housing market was very unpredictable at the time of the creation of this document and projections into the future will be minimal. As economic conditions stabilize a clearer picture of the housing market will be possible. While some improvements have been seen in the market, further market declines could return through 2012 and possibly into 2013. Projections beyond that time period would be pure speculation without any concrete data to support it. This section will concentrate on the five years leading up to the preparation of this document.

SINGLE-FAMILY HOUSING SUPPLY

According to the U.S. Census, there were 28,321 housing units in Jonesboro in 2010. Between 2005 and 2010, building permits were issued for 2,592 new single-family homes. These data are illustrated in Chart 3 on page 20. Permitting activity peaked in 2003 at 258 units. The highest point during the five-year period was in 2008 at 514 units. Recent activity, however, shows an average of 30 new permits per month over the last 24 months. According to the 2005-09 ACS 5-Year estimates, Jonesboro had 427 vacant units for sale and 1,125 vacant units for rent (all housing types).

The average cost data provided on the chart shows the highest average construction for single family housing cost was \$133,436 recorded in 2010 during the six year period. The lowest construction cost per unit during the period was \$78,236 occurring in 2007.

Chart 3: Construction Permits (2005-2010)



Source: U.S. Census

HOUSING TYPE

According to the 2006 - 2008 American Community Survey 3-Year Estimates, provided in Table 6 to the right, 69.7 percent of all housing units in Jonesboro were designated as single-family homes. Approximately 25.4 percent were multifamily units, with the remaining 4.9 percent other types, which include mobile/manufactured homes.

Table 6: Housing Type

Housing Type	Number	Percent
Single-Family	18,754	69.7%
Multifamily	6,828	25.4%
Other	1,315	4.9%
Total	26,897	100.0%

According to the 2000 Census, over 68 percent of the city's housing units were single-family homes. Table 7 on page 21 shows the number of single-family units increased by 3,542 or 1.4 percentage points between 1990 and 2000. Of the 24,317 housing units, 2,044 units or 8.4 percent were vacant in 2000. Of the total 19,537 units in 1990, 8.0 percent or 1,561 units were recorded as vacant units. The 2000 Census data showed that renters occupied 22.8 percent of single-family housing units in 2000. Map 5, on

page 26, provides an analysis of the concentrations of single-family rental housing in Jonesboro. As the map shows, some census tracts have 30 to 70 percent renter occupied single-family housing stock. Map 6, on page 27, shows vacant housing by census tract.

Table 7: Units in Structure

Units in Structure	1990	Percent	2000	Percent
1, detached	12,662	64.8%	16,207	66.6%
1, attached	413	2.1%	410	1.7%
2	1,104	5.7%	1,055	4.3%
3 or 4	1,174	6.0%	1,282	5.3%
5 to 9	1,131	5.8%	1,477	6.1%
10 to 19	683	3.5%	1,355	5.6%
20 to 49	383	2.0%	451	1.9%
50 or more	85	0.4%	493	2.0%
Mobile home	1,743	8.9%	1,531	6.3%
Boat, RV, van, etc.	159	0.8%	56	0.2%
Total:	19,537	100.0%	24,317	100.0%

Table 8: Age of Housing Stock

AGE OF HOUSING STOCK

Table 8, to the right, provides a look at the age of housing stock in Jonesboro. Over 13 percent of the housing stock was built in the 2000s, over 24 percent in the 1990s, and over 14 percent in the 1980s. This means that approximately 52 percent of the housing stock is less than 30 years old. Over 17 percent however is more than 50 years old, having been built prior to 1960. Over 29 percent of

Housing Built	Number	Percent
Built 2005 or later	1,119	4.2%
Built 2000 to 2004	2,523	9.4%
Built 1990 to 1999	6,492	24.1%
Built 1980 to 1989	3,826	14.2%
Built 1970 to 1979	5,027	18.7%
Built 1960 to 1969	3,293	12.2%
Built 1950 to 1959	2,089	7.8%
Built 1940 to 1949	1,287	4.8%
Built 1939 or earlier	1,241	4.6%
Total:	26,897	100.0%

the housing stock was built prior to 1970. Housing built prior to 1970 is statistically more likely to be in poor condition, given its age, than newer housing stock, having a longer period for the effects of neglect and deferred maintenance to negatively impact conditions. While age does not indicate housing condition, correlations exist. Map 7, on page 28, provides a look at the geographic concentrations of older housing units.

SINGLE-FAMILY HOUSING DEMAND

According to the 2000 Census, the median housing sale price in the city was \$66,500. As per the data provided by the Jonesboro Association of Realtors, the average sale price in the city almost doubled increasing to \$129,365 in 2011. Single-family housing demand, as measured by existing home sales, is illustrated in Table 9 below. Between January 2009 and August 2011, 3,671 units sold, and the home sales were almost equal over the preceding two years. Table 9, below, shows the average housing sale price in the city, was \$117,505 in 2009, \$121,944 in 2010, and \$129,365 in August 2011. The average price per square foot was \$69.74 in 2011 and the average size of the homes sold increased by 171 square feet during the past three years.

Chart 4 and 5 describe the type of home loans originated in the city between 2004 and 2009. Chart 4, provides a look at the percentage of loans originated by the loan types: conventional, FHA, and VA. About 76 percent of the homes between 2004 through 2009 were financed through conventional loans and the remaining 24 percent were originated from government insured loans.

Table 9: Single Family Housing Demand

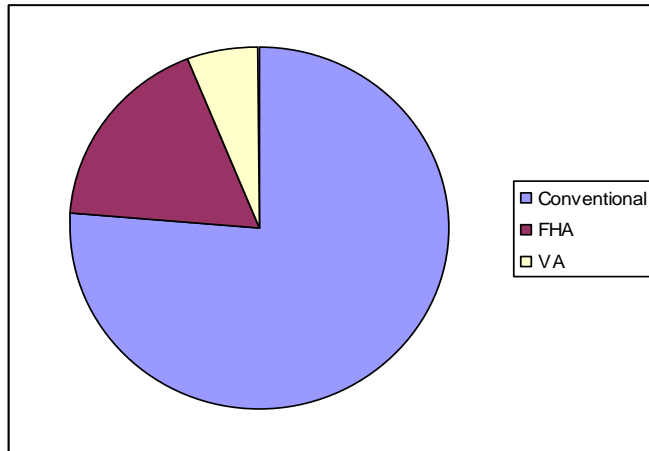
Year	2009	2010	2011
Average Sale Price	\$117,505	\$121,944	\$129,365
Average sft	1,684	1,795	1,855
Average Price/sft	\$69.78	\$67.94	\$69.74
Number of Sales	1,378	1,384	909

Source: Jonesboro Board of Realtors

Chart 5, provides a look at the percentage of loans originated by the loan purpose. This chart shows that about 43 percent of the home loans originated were for home

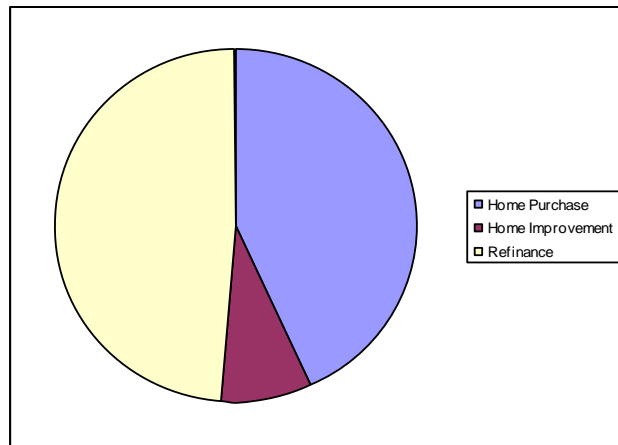
purchase, about eight percent for home improvement, about 48 percent refinance loans, and less than one percent for multifamily dwellings.

Chart 4: Type of Home Loans Originated, Jonesboro, AR (2004-2009)



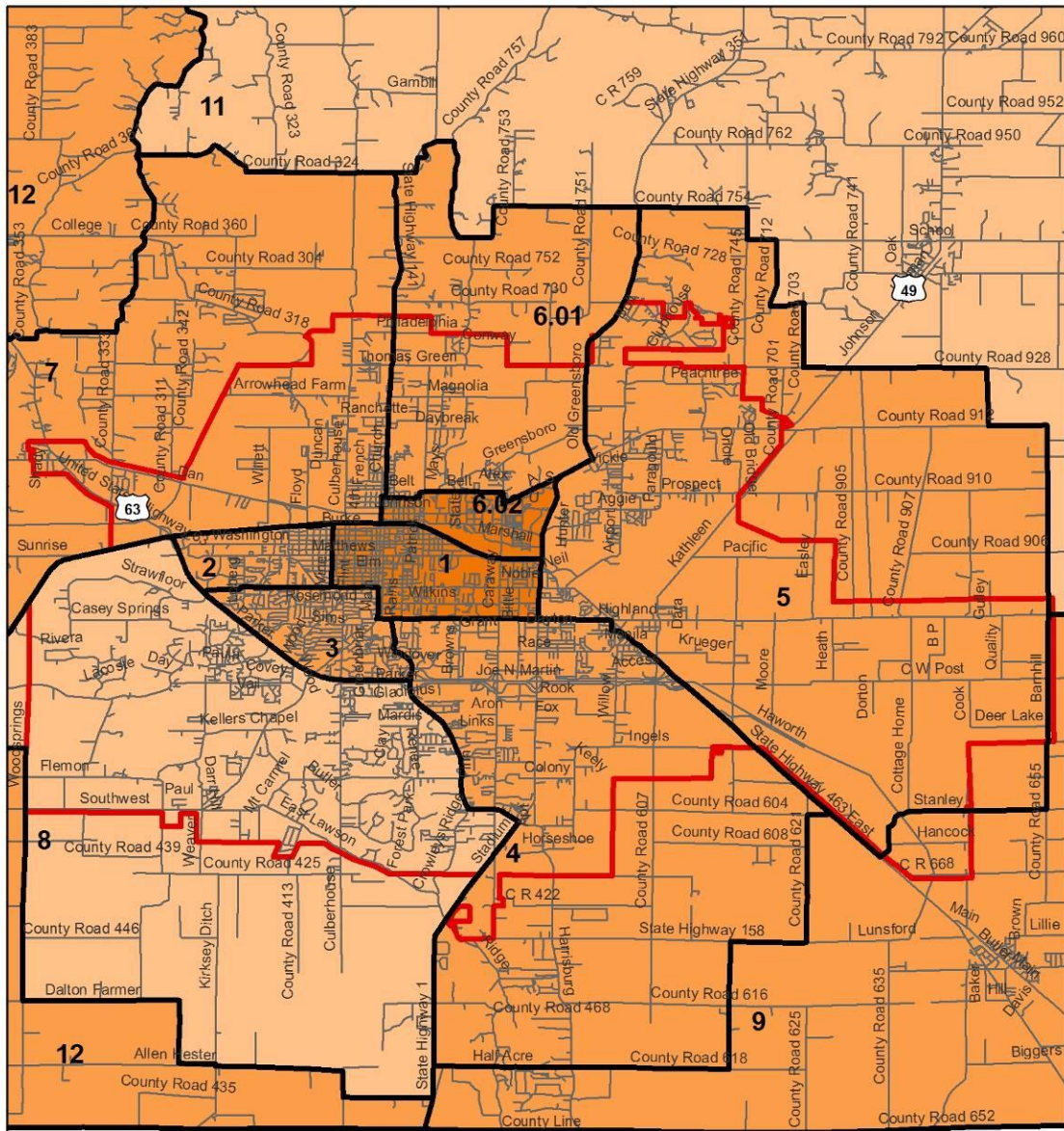
Source: Home Mortgage Disclosure Act data

Chart 5: Type of Home Loans Originated, Jonesboro, AR (2004-2009)



Source: Home Mortgage Disclosure Act data

Map 5: Percent Rental in Single-Family Housing, 2005-09



Legend

- Jonesboro City Limits
- Streets

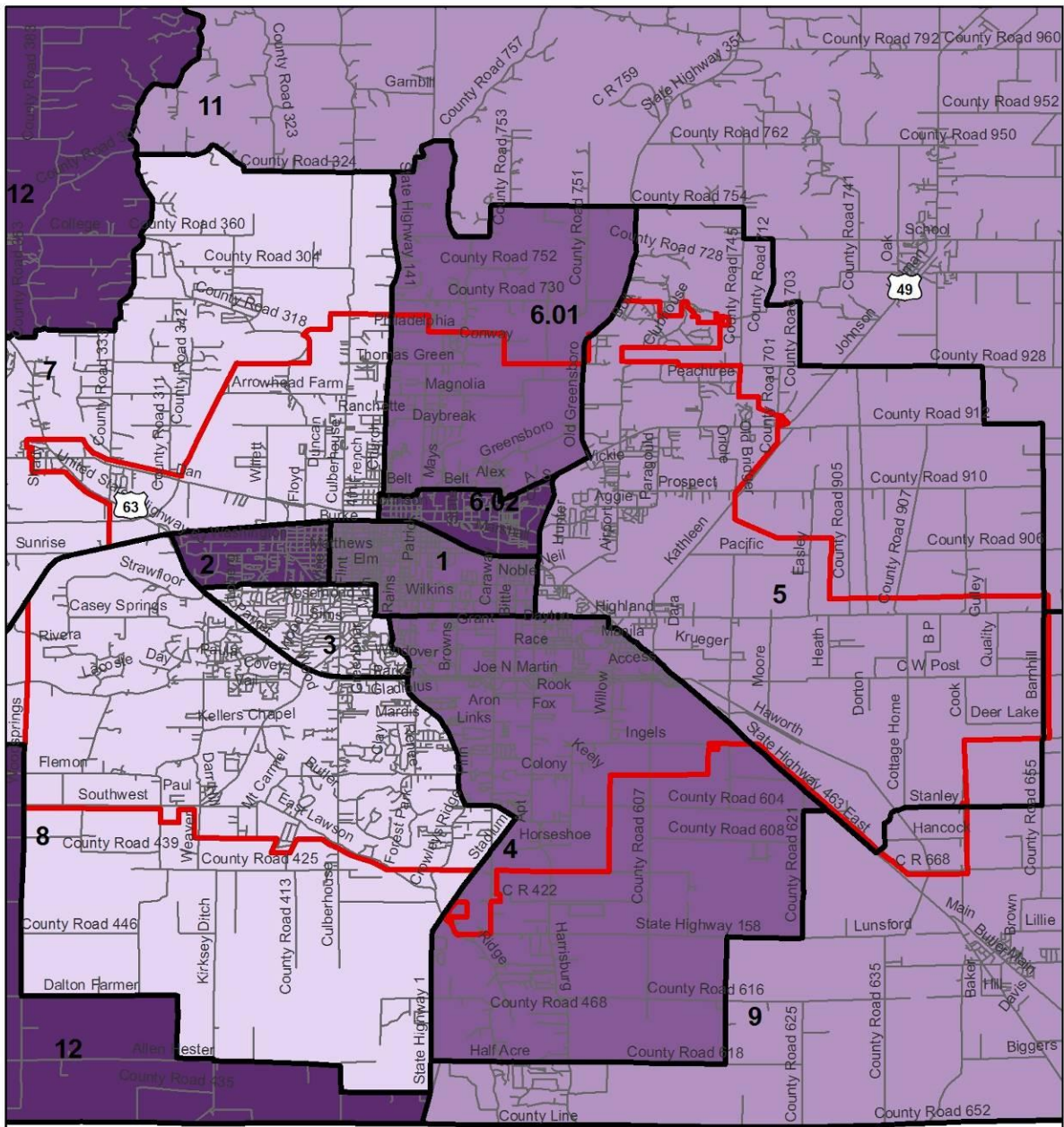
Percent Rental in Single-Family Units

- 8.2% - 1.0%
- 1.1% - 20.0%
- 20.1% - 30.0%
- 30.1% - 72.3%



Source: 2005-09 American Community Survey (U.S. Census)

Map 6: Percent Vacant Housing Units, 2005-09



Legend

- Jonesboro City Limits
- Streets

Percent of Vacant Housing Units

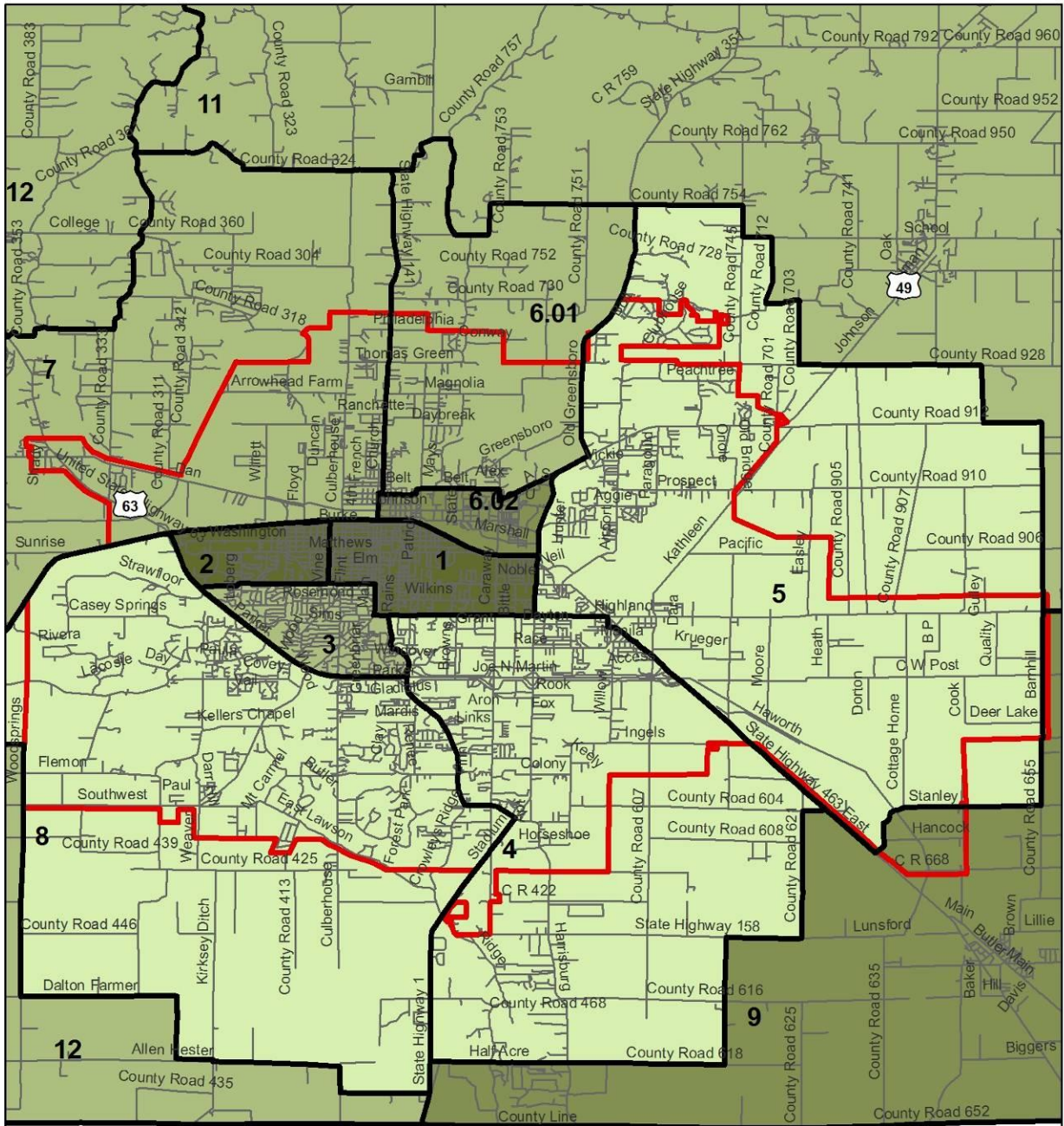
- 3.0% - 5.0%
- 5.1% - 10.0%
- 10.1% - 15.0%
- 15.1% - 27.2%



0 0.01250.025 0.05
Miles

Source: 2005-09 American Community Survey (U.S. Census)

Map 7: Percent Pre-1960 Housing Stock



Legend

Jonesboro City Limits

Streets

Percent of Pre-1960 Housing Units

3.9% - 10.0%

10.1% - 20.0%

20.1% - 30.0%

30.1% - 39.6%



0 0.0125 0.025 0.05 Miles

Source: 2005-09 American Community Survey (U.S. Census)

HOMEOWNERSHIP

According to the 2005 - 2009 American Community Survey, 56.7 percent of Jonesboro residents own the home in which they reside; a decrease of 1.3 percentage points from 58.0 percent in 2000. Table 10, below, provides a comparison of homeownership rates among the three major ethnic groups in Jonesboro. The White homeownership rate stood at 64.5 percent between 2005 and 2009. The African-American homeowners represented 17.5 percent of all African-American households and the Hispanic homeowners represented 31.5 percent of all Hispanic households between 2005 and 2009. The Maps 8 and 9, on pages 32 and 33, provide a graphic representation of African-American and Hispanic homeownership rates by census tract.

Table 10: Homeownership

	Number	%	White	%	African-American	%	Hispanic	%
Owner-Occupied	13,731	56.7%	12,792	64.5%	605	17.5%	169	31.5%
Renter-Occupied	10,465	43.3%	7,031	35.5%	2,845	82.5%	367	68.5%
Total	24,196	100.0%	19,823	100.0%	3,450	100.0%	536	100.0%

Source: 2005–09 American Community Survey – U.S. Census

Housing affordability is an issue for those looking to become homeowners. Table 11, on the following page, provides examples of the income requirements for mortgage qualifications on homes of various values, based on current market conditions and basic assumptions concerning insurance and utility costs. The calculations were based on a 6.25 percent interest rate and a sliding scale for insurance and utilities, with the assumption that as values increase these expenses will increase as well. Taxes were estimated based on a minimum millage rate in the City of Jonesboro in the Westside School District at 41.27 in 2011. For example, the owner of a \$100,000 home would pay \$69 per month in property taxes. Income requirements assume that no more than 30 percent of gross income is needed to meet housing expenses.

Table 11 shows that with current interest rates, housing is relatively affordable, given that the housing stock within that price range is available. If interest rates were higher,

housing would be less affordable. At a 9.25 percent interest rate, the principal and interest payment (P&I) on a \$100,000 home would increase by approximately \$207 per month, requiring an additional \$8,262 per year in gross income to cover housing expenses. As a reference, \$42,062 per year is approximately \$20.22 per hour for a forty-hour workweek, 52 weeks a year for a single wage earner.

Table 11: Interest Rates

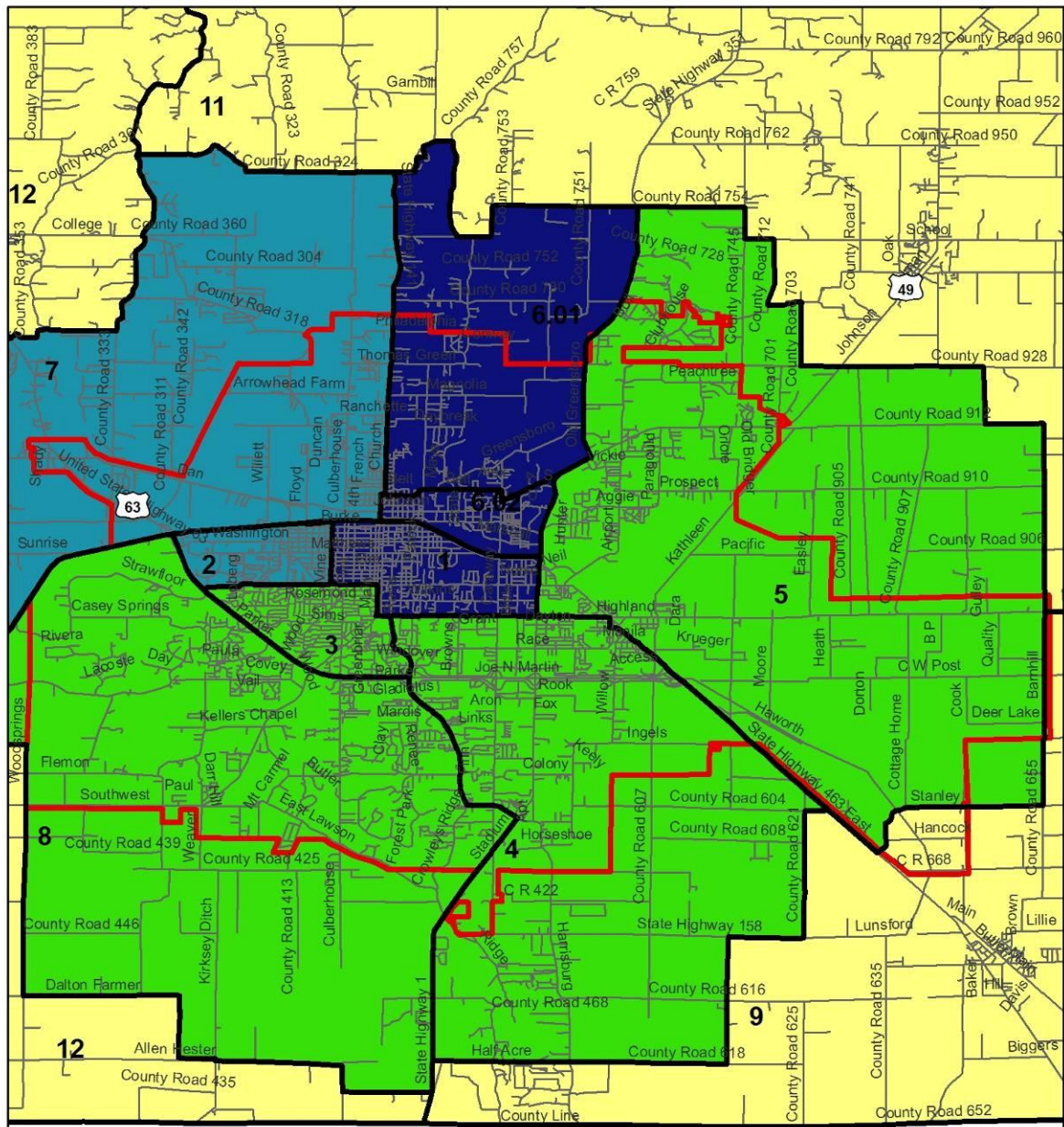
Housing Value	Monthly P&I	Monthly Tax	Monthly Insurance	Monthly Utilities	Monthly Total	Yearly Income Requirements
\$60,000	\$369	\$41	\$90	\$100	\$600	\$24,011
\$80,000	\$493	\$55	\$100	\$120	\$768	\$30,721
\$100,000	\$616	\$69	\$110	\$140	\$935	\$37,391
\$120,000	\$739	\$83	\$120	\$160	\$1,102	\$44,062
\$140,000	\$862	\$96	\$130	\$180	\$1,268	\$50,732
\$160,000	\$985	\$110	\$140	\$200	\$1,435	\$57,402

According to the 2006 -2008 ACS 3-Year estimates, the median housing value in the city was \$120,700. Map 10, on page 34, shows the median housing value by census tract between 2005 and 2009. Maps 11 and 12, presented on pages 35 and 36 show the percentage of the housing stock owner occupied for all races and the percentage of homeowners paying more than 30 percent of their household income on housing expenses, typically an indicator of problems with housing affordability.

FORECLOSURE

According to Jonesboro Board of Realtors, 139 homes in 2009, 290 homes in 2010 and 195 homes between January and August of 2011 were foreclosed upon. According to realtytrac.com, there are 326 bank-owned properties in Jonesboro as of September 2011, which represents one in every 843 units. In comparison Craighead County had 393 foreclosed homes, which represents 1 in every 854 homes overall. With foreclosed units being sold at a discount to move them out of bank ownership, the glut of these homes on the market has a depressing effect on market price. This rate of foreclosures is high compared to some other jurisdictions in Arkansas and when compared to Arkansas overall at 1 in every 1,747. Arkansas has a lower foreclosure rate compared to various other states in the U.S.

Map 8: Percent African-American Households in Owner-Occupied Housing Units, 2005-09



Legend

- Jonesboro City Limits
- Streets

Percent of African-American Households in Owner-Occupied Units

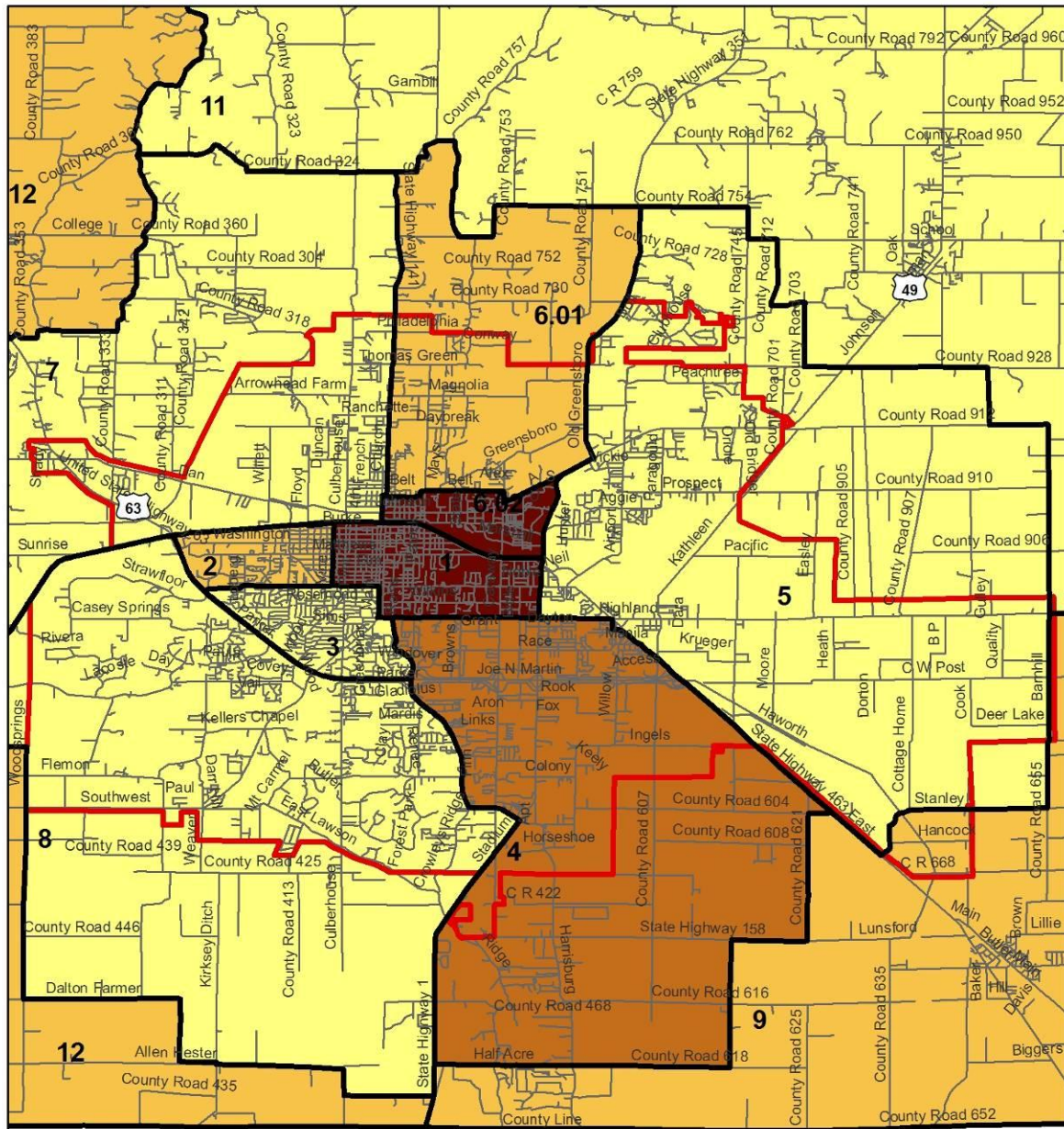
- 0.0% - 5.0%
- 5.1% - 10.0%
- 10.1% - 20.0%
- 20.1% - 38.4%



0 0.01250.025 0.05
Miles

Source: 2005-09 American Community Survey (U.S. Census)

Map 9: Percent Hispanic Households in Owner-Occupied Housing Units, 2005-09

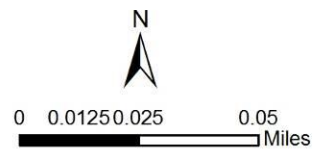


Legend

- Jonesboro City Limits
- Streets

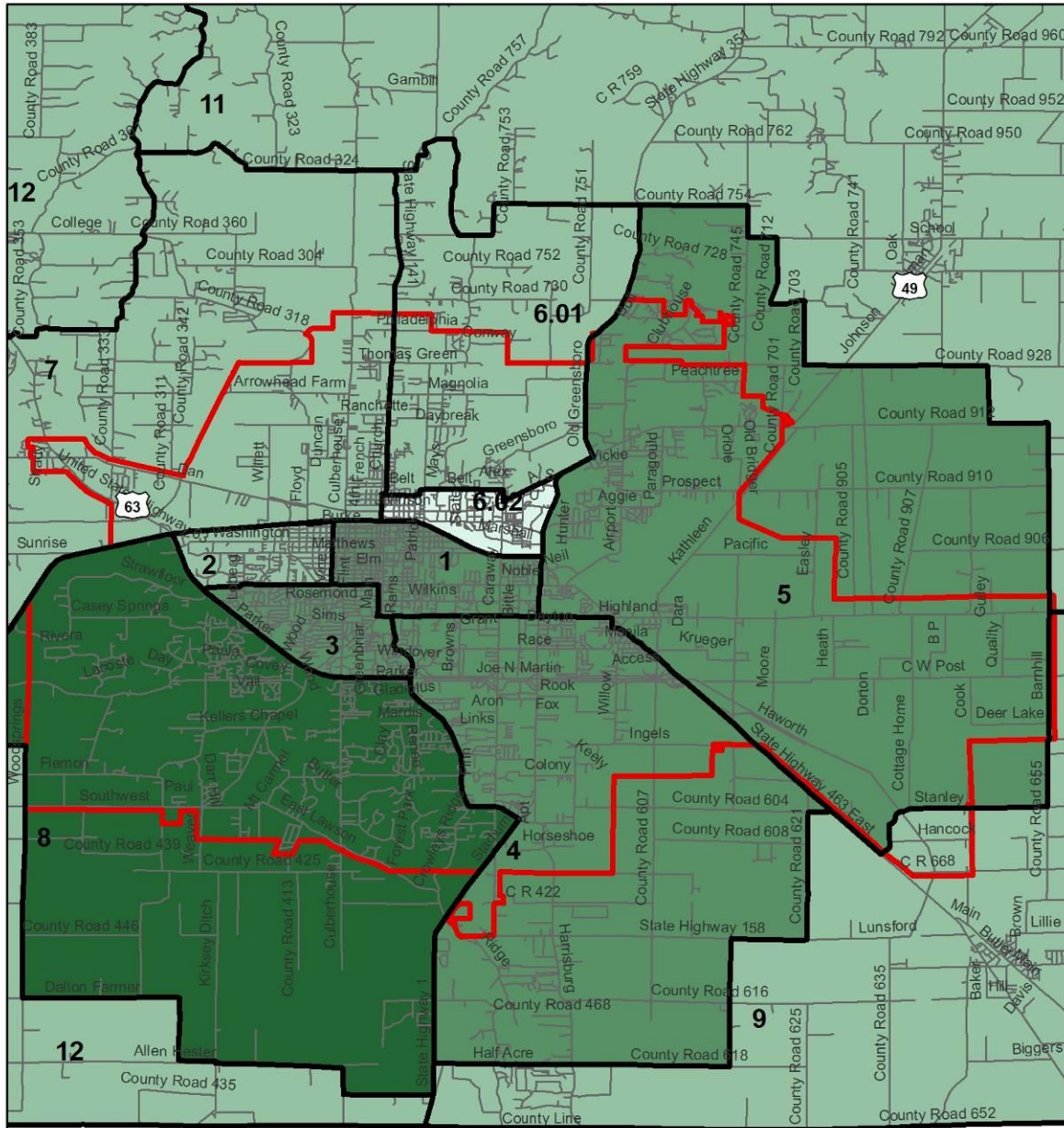
Percent of Hispanic Households in Owner-Occupied Units

- 0.5% - 2.0%
- 2.1% - 5.0%
- 5.1% - 10.0%
- 10.1% - 59.4%



Source: 2005-09 American Community Survey (U.S. Census)

Map 10: Median Housing Value 2005-09



Legend

Jonesboro City Limits

Streets

Median Housing Value

\$43,100.00 - \$50,000.00

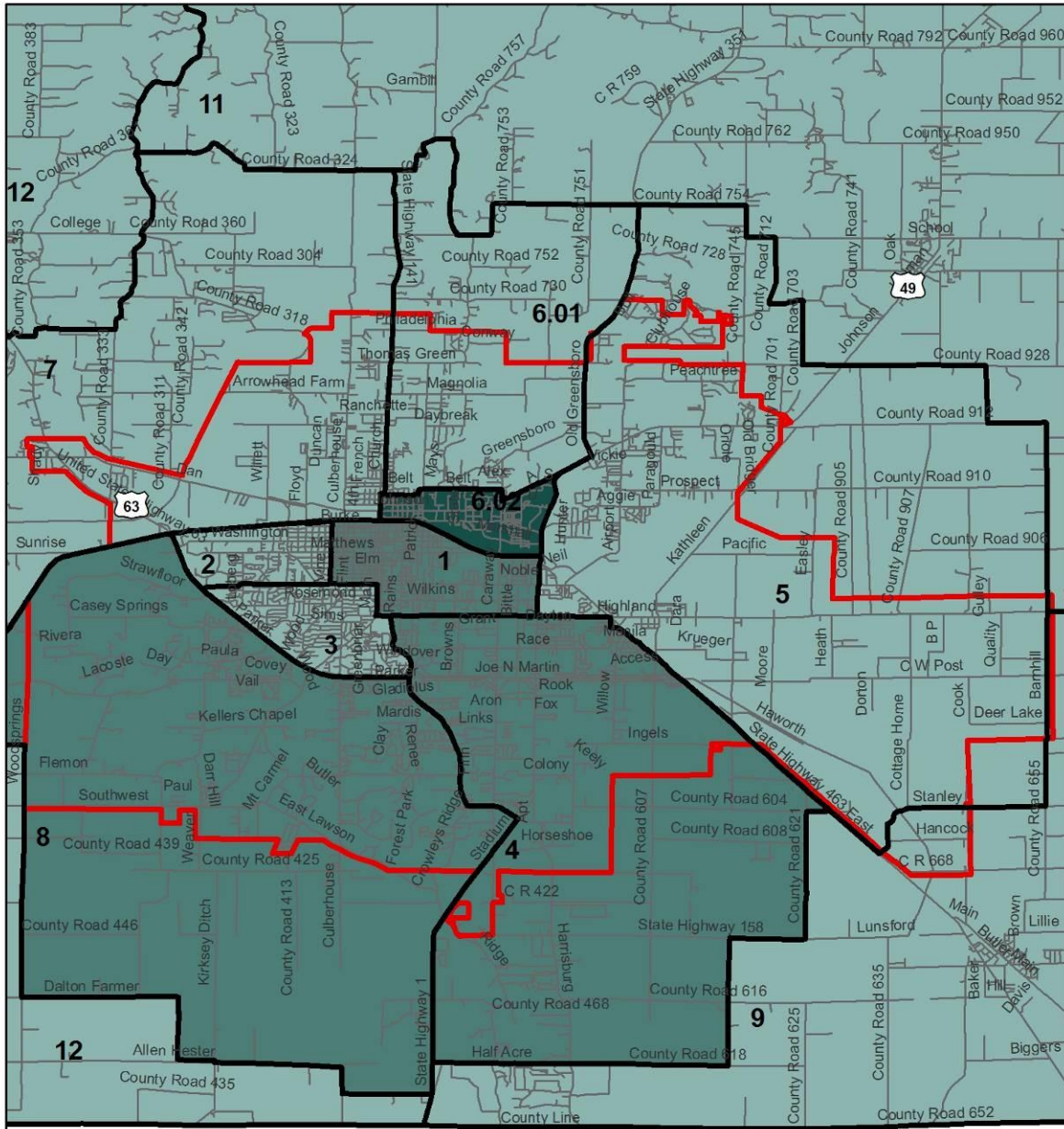
\$50,000.01 - \$100,000.00

\$100,000.01 - \$150,000.00



Map 11: Percent Owner-Occupied Units, 2005-09

Map 12: Percent Owners Paying more than 30% of Household Income on Housing Expenses, 2005-09



Legend

Jonesboro City Limits

— Streets

Cost Burden in Owner-Occupied Units

11.9% - 10.0%

10.1% - 20.0%

20.1% - 30.0%

30.1% - 46.5%



0 0.01250.025 0.05
Miles

Source: 2005-09 American Community Survey (U.S. Census)

MULTIFAMILY HOUSING SUPPLY

According to the Census data, multifamily permits were issued for 243 multifamily housing units in 23 buildings between 2005 and 2010. This figure represents approximately seven percent of the stock of multifamily housing units reported in the 2006 - 2008 American Community Survey which estimates 3,382 housing developments containing five or more units in Jonesboro.

RENTAL HOUSING

According to the 2006 - 08 ACS 3-Year estimates, Over 42 percent of rental housing in Jonesboro was single-family housing and over 53 percent was multifamily housing. Table 12, to the right, provides the distribution of rental units by the number of units in the structure between 2005 and 2009. Just over 28 percent of rental housing is found in apartment buildings (defined as five or more units in the structure).

DEMAND FOR RENTAL HOUSING

According to the 2005 - 2009 ACS 5-Year estimates, Jonesboro had 427 vacant units for sale and 1,125 vacant units for rent (all housing types). Chart 6, shows the number of vacant rental units by rent range during the period. Of the 1,125 units available for rent during the 3-year period, 30.3 percent were in the \$400 to 499 rent range, 27.3 percent were the \$500 to \$599 rent range, and 21.0 percent were \$300 to \$399 rent range. According to the ACS estimates, the median gross rent for the city was \$592 between 2005 and 2009.

Table 12: Units in Structure

Units in Structure in Renter Units	Number	%
1, detached	4,248	40.6%
1, attached	204	1.9%
2	1,255	12.0%
3 or 4	1,376	13.1%
5 to 9	1,116	10.7%
10 to 19	1,245	11.9%
20 to 49	265	2.5%
50 or more	340	3.2%
Mobile home and other	416	4.0%
Total:	10,465	100.0%

Source: 2005–09 American Community Survey – U.S. Census

Table 13: Number of Bedrooms by Gross Rent

	No bedroom		1 bedroom		2 bedrooms		3 or more bedrooms	
	Number	%	Number	%	Number	%	Number	%
With cash rent:	208	91.6%	1,865	98.0%	4,356	93.0%	3,406	93.3%
Less than \$200	48	21.1%	69	3.6%	126	2.7%	101	2.8%
\$200 to \$299	41	18.1%	108	5.7%	123	2.6%	57	1.6%
\$300 to \$499	0	0.0%	967	50.8%	985	21.0%	295	8.1%
\$500 to \$749	10	4.4%	602	31.6%	2,666	56.9%	1,259	34.5%
\$750 to \$999	0	0.0%	29	1.5%	428	9.1%	1,086	29.7%
\$1,000 or more	109	48.0%	90	4.7%	28	0.6%	608	16.6%
No cash rent	19	8.4%	38	2.0%	327	7.0%	246	6.7%
Total	227	100.0%	1,903	100.0%	4,683	100.0%	3,652	100.0%

Source: 2005–09 American Community Survey – U.S. Census

RENTAL AFFORDABILITY

According to the 2005 - 2009 ACS 5-Year estimates, 45.7 percent of renters in Jonesboro paid more than 30 percent of their household income on gross rent. Those paying more than 30 percent of their income are considered “cost burdened” by the U.S. Department of Housing and Urban Development (HUD).

Table 13, above, provides a look at gross rent by number of bedrooms in Jonesboro between 2005 and 2009. Table 13 shows that for studio units, the modal rent category was \$1,000 or more. For single-bedroom units the modal rent category was \$300 to \$499. For two-bedroom and three or more rental units, the modal category was \$300 to \$499. For three or more bedroom units, modal rent was \$500 to \$749. Map 13, on page 40, provides an analysis of the geographic distribution of rents. Map 14, on page 41, shows the distribution of renter occupied between 2005 and 2009.

AGE OF RENTAL HOUSING

Table 14 below compares the age of rental housing to the age of owner-occupied housing. The data show that the age of the housing stock tends to be marginally older for renter-occupied housing, with 31.2 percent of rental housing and 26.7 percent of owner-occupied housing built prior to 1970.

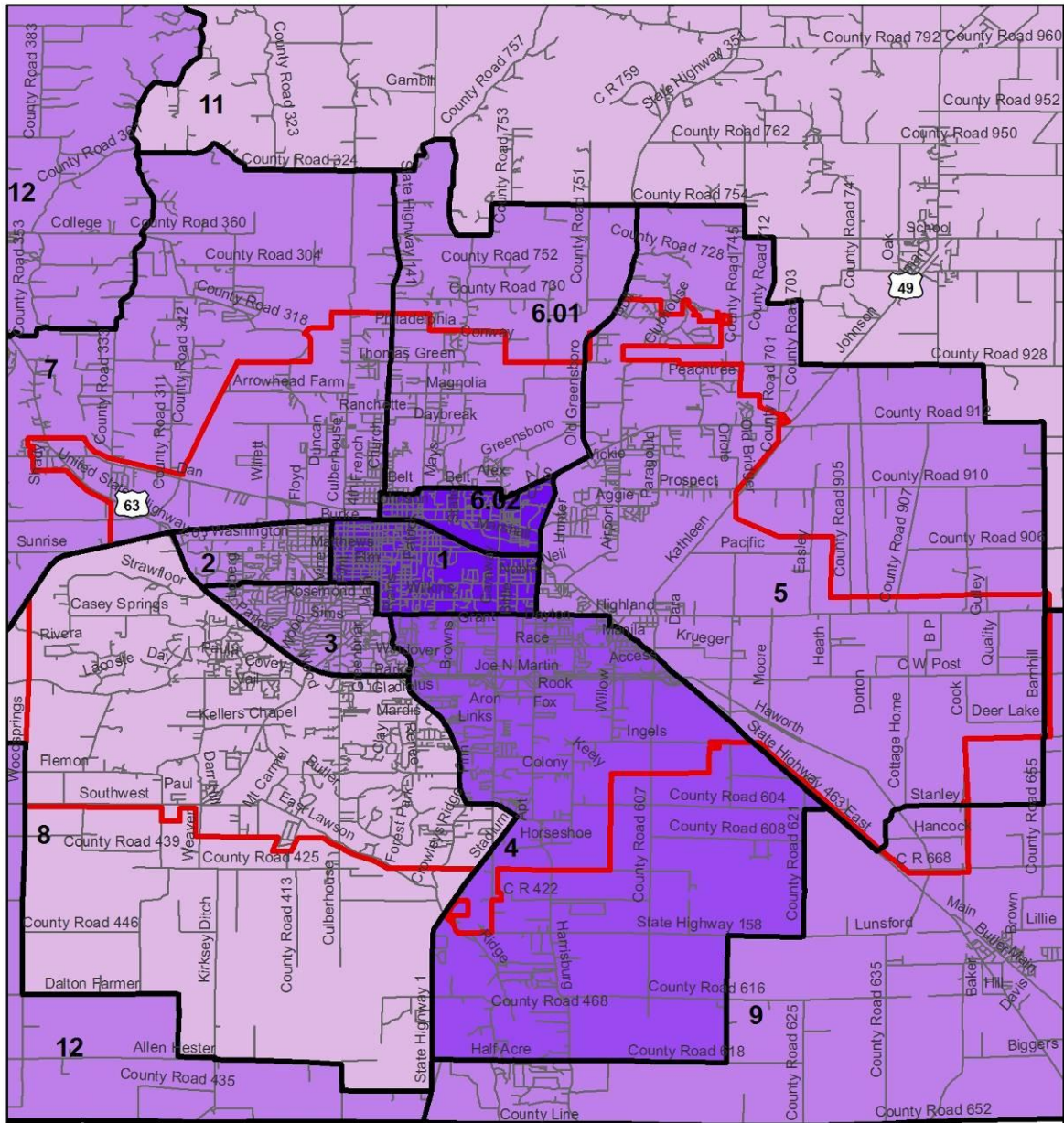
Table 14: Age of Rental and Owner-Occupied Housing

Year Built	Renter-Occupied		Owner-Occupied	
	Number	Percent	Number	Percent
Built 2005 or later	515	4.9%	604	4.4%
Built 2000 to 2004	740	7.1%	1,526	11.1%
Built 1990 to 1999	2,746	26.2%	3,157	23.0%
Built 1980 to 1989	1,390	13.3%	2,093	15.2%
Built 1970 to 1979	1,804	17.2%	2,681	19.5%
Built 1960 to 1969	1,298	12.4%	1,637	11.9%
Built 1950 to 1959	835	8.0%	1,034	7.5%
Built 1940 to 1949	653	6.2%	504	3.7%
Built 1939 or earlier	484	4.6%	495	3.6%
Total:	10,465	100.0%	13,731	100.0%


Source: 2005–09 American Community Survey – U.S. Census


Map 13: Median Contract Rent 2005-09

Map 14: Percent Renter-Occupied 2005-09





Legend


 Jonesboro City Limits


 Streets

Percent Renter-Occupied Units

 17.5% - 20.0%

 20.1% - 40.0%

 40.1% - 50.0%

 50.1% - 62.3%



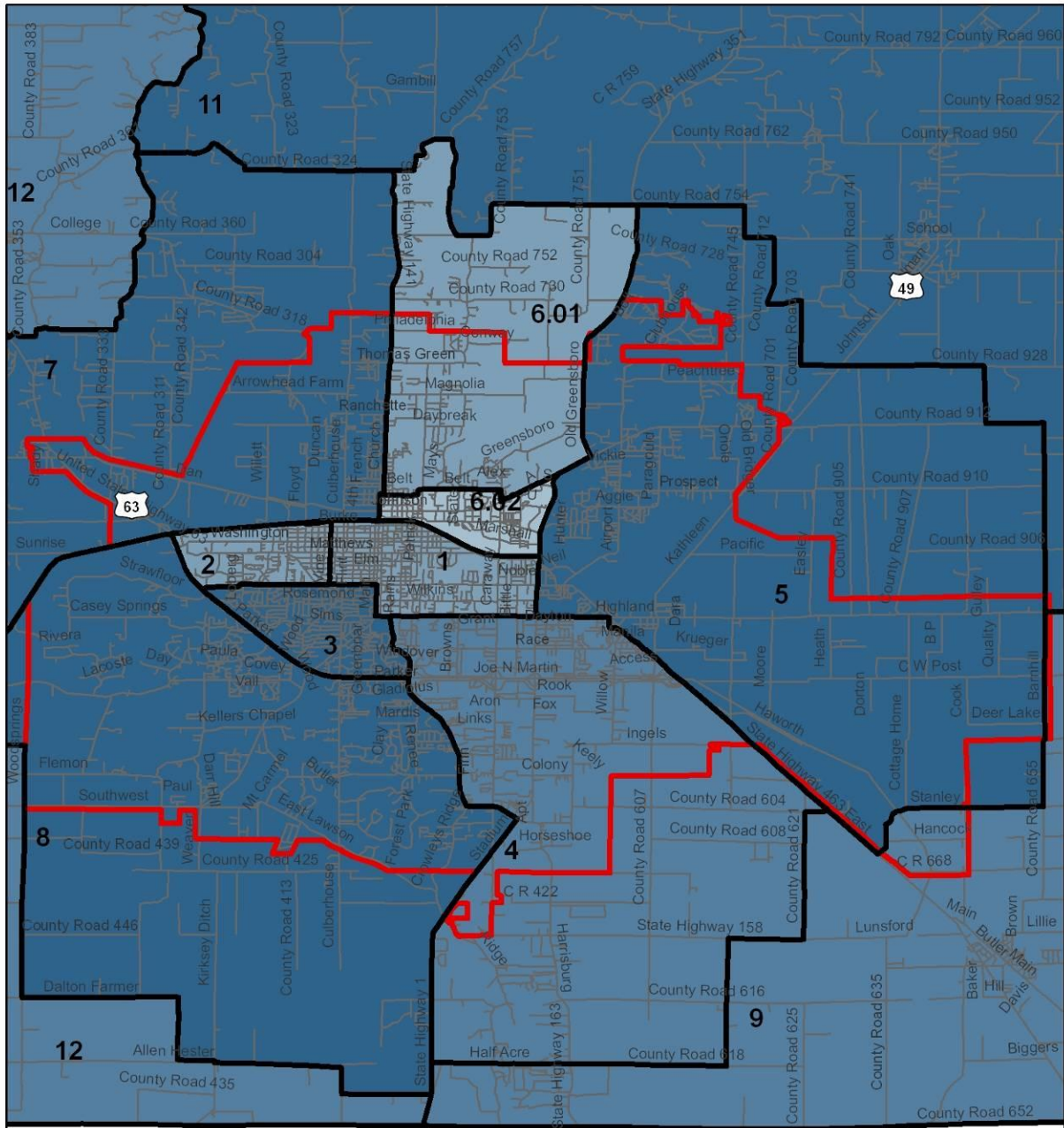
0 0.0125 0.025 0.05 Miles

Source: 2005-09 American Community Survey (U.S. Census)

CDBG ELIGIBLE CENSUS TRACTS

Income guidelines associated with the Community Development Block Grant and other federal housing programs specify that benefits be directed at households or communities where incomes are less than 80 percent of the household median. Based on the low-to-moderate income estimates provided by HUD in 2011, 80 percent of median income is \$32,650 for Craighead County and Jonesboro based on the median household income of \$40,813. Map 15, on the following page, presents the median household income data by census tract, broken down by typical eligibility requirements found in federal housing grant regulations: 0 to 30 percent MHI, 31 to 50 percent MHI, 51 to 80 percent MHI, 81 to 100 percent MHI, and greater than 100 percent MHI. These data are aggregated further on Map 16, on page 44, identifying those census blocks eligible for CDBG area benefit, where 50 percent of the residents earn less than 80 percent of the median household income. The green census block groups on Map 16 indicate the geographies with areas of low-income concentration and are therefore eligible for Community Development Block Grant funding according to the data provided by HUD in 2011. These block groups are concentrated in the central census tracts of the City of Jonesboro, which have higher concentration of minorities as indicated on Maps 1 and 2 on pages 17 and 18.

Map 15: Median Household Income, 2005-09

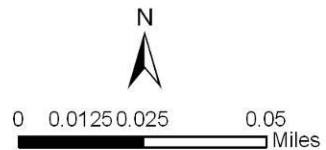


Legend

- Jonesboro City Limits
- Streets

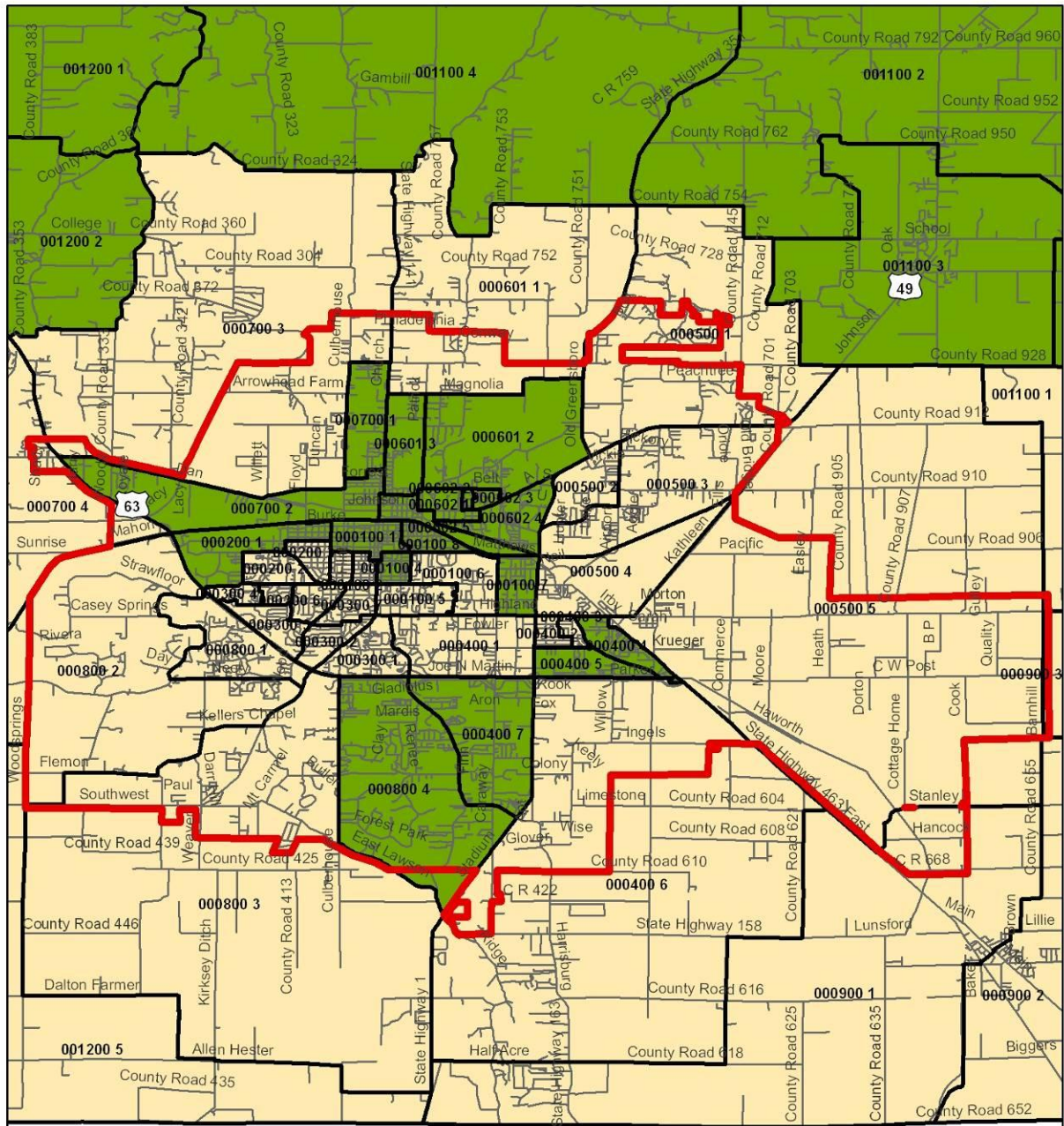
Median Household Income

- 0.0 -30.0 % MHI
- 30.1 - 50.0% MHI
- 50.1 - 80.0% MHI
- 80.1 - 100% MHI
- More than 100% MHI



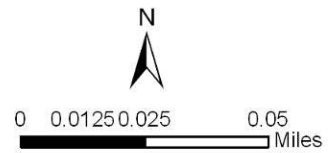
Source: 2005-09 American Community Survey (U.S. Census)

Map 16: CDBG Eligible Block Groups 2011



Legend

- Jonesboro City Limits
- Streets
- CDBG Eligible Block Groups
- Ineligible Block Groups



Source: HUD - FY11 Low to Moderate Income Estimates

PUBLIC AND ASSISTED HOUSING

The Jonesboro Urban Renewal and Housing Authority (JURHA) manage 151 public housing units throughout the City of Jonesboro. Most of these units are exclusively for lower-income seniors, while only 25 units are exclusively for lower-income families. According to the Jonesboro Housing Authority, the Public Housing Program has 151 units available of which eight units for low income families, 40 for very low income families, and 99 for extremely low income families. The Jonesboro Ecumenical Center has 69 units available, of which 17 units are for very low income families, and 47 units are for extremely low income families.

The 151 Public Housing Units, owned and operated by JURHA, consist of 1, 2, 3 & 4 - bedroom units with 24 Elderly units. The JURHA maintains an above 93 percent occupancy rate and provides a sense of community for their residents. In addition to well-maintained units, the housing developments have two on-site managers who provide resident services opportunities and security programs in an effort to continue to maintain safe and drug-free developments. The JURHA in its administration of the Low Rent Public Housing Program has always maintained a "High Performer Status" with the Department of HUD and has never received a score below 85 percent on its REAC uniform physical inspection standards of its developments, grounds, and systems. The most recent REAC physical inspection score was 92 percent.

The Jonesboro Housing Authority's Five-Year Strategic Plan and Annual Plan states the following goals:

1. Expand the supply of assisted housing.
2. Improve the quality of assisted housing.
3. Increase assisted housing choices.
4. Provide an improved living environment.
5. Promote self-sufficiency and asset development of assisted households.
6. Ensure equal opportunity and affirmatively further fair housing.
7. Continue to enhance the marketability of JURHA's Public Housing Units.

8. Maintain resident safety and community perception of safety and security in the JURHA's Public Housing complexes.
9. Expand the range and quality of housing choices available to participants in the JURHA's tenant-based assistance program
10. Deliver timely and high quality maintenance service that meet or exceed HUD guidelines to the residents of JURHA's Public Housing.
11. JURHA shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.
12. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
13. Enhance the image of public housing in our community.
14. Improve economic opportunity (self-sufficiency) for the families and individuals who are assisted in our housing programs.
15. The JURHA will continue to work diligently on case management to aid participants in successfully reaching their goals to become self-sufficient
16. Ensure applicants and tenants are fully informed of their protections and rights under the Violence Against Women Act, including their right to confidentiality.
17. Ensure owners and managers are fully informed of their rights and responsibilities under the Violence Against women Act.

The JURHA plans to meet the above goals through the following programs:

Public Housing Resident Initiative Programs:

In the early 90's the JURHA partnered with its Public Housing Residents to establish a Tenant Council Organization, which is a collaborative effort between residents and management to provide a better living environment for the Public Housing Residents. This collaboration promotes educational programs and recreational activities for children

in the developments by partnering with City Ministries, Deliverance Worship Center, St. John's Missionary Baptist Church, Central Baptist and other community churches, Craighead County Library, Girl Scouts and Craighead County Extension Office who provides life skills to the adults & children youth.

Public Housing Tenant Patrol:

For the safety of its' residents the JURHA public has implemented a Volunteer JURHA Neighborhood Watch Program, with resident volunteers that perform neighborhood watch activities to watch, listen and report unusual or possible criminal activity on JURHA sites. The Neighborhood Watch's mission is to develop and nurture an on-going network of resident volunteers in order to promote a safe and peaceful neighborhood for all residents of the JURHA owned developments.

Public Housing Modernization Program:

The JURHA continues to implement a very successful modernization program, funded through HUD's Capital Funding Program (CFP); these funds maintain, update and improve the 150 units of public housing owned and administered by JURHA.

Resident Opportunity and Self-Sufficiency (ROSS) Program:

The JURHA was one of only two Arkansas agencies to be awarded this grant to fund the salary and benefits of a Service Coordinator to coordinate supportive services and other activities designed to help public housing residents attain economic and housing self-sufficiency. One of the main goals of the program is to assess the needs of residents living in public housing through interviews and link them with public and private resources in the community that already exist.

Home Instruction for Parents of Pre-School Youngsters (HIPPY) Program:

The JURHA administers the Arkansas Better Chance Program (ABC) HIPPY program within its' Public Housing Development. HIPPY is a home based early childhood education program that actively engages parents in teaching age and developmentally appropriate learning activities to their three and/or four year-old children.

SECTION 8 HOUSING CHOICE VOUCHERS

The Jonesboro Housing Authority administers the Section 8 rental voucher program countywide. Under the Section 8 Program, eligible households earning 50% or less of the City of Jonesboro median income are provided a voucher which pays the difference between the market rent of an apartment (up to fair market rent) and 30 percent of the household's income. Subsidy payments are made by JURHA directly to the landlord on behalf of the assisted household. This program allows low-income tenants to afford market rate housing by having their rent subsidized. The demand for this program greatly exceeds the available vouchers.

Currently, 1,312 Jonesboro households receive tenant-based rental assistance through the voucher program. There are another 781 applicants from Jonesboro on the waiting list.

NEED FOR PUBLIC HOUSING AND SECTION 8 VOUCHERS

Table 15, to the right, provides details on waiting lists for public housing and Section 8 tenant based assistance. As shown in the PHA's Annual Plan for FY 2011, there were 756 families on the

	Public Housing		Section 8	
	# of families	%of Total Families	# of families	%of Total Families
Waiting list total		100%	1,229	100%
Extremely Low Income <=30%AHI	626	83%	959	78%
Very Low Income >30% but <=50%	127	17%	269	22%
Low Income >50% but <80%	2	Less than 1%	1	Less than 1%
Families with children	475	63%	833	68%
Elderly families	9	1%	42	3%
Families with disabilities	52	7%	122	10%
White	289	38%	529	43%
Black	460	61%	690	56%
American Indian, Asian, and Other	4	Less than 1%	7	Less than 1%

Source: Housing Authority of the city of Jonesboro – 2008 and 2009 Annual Plan

waiting list for public housing. Table 15 shows that 83 percent of the families on the waiting list earn 30 percent or below the AMI. Of the total families on the waiting list 63 percent are families with children, one percent are elderly families, 38 percent are White, 61 percent are African-American, and less than one percent are American Indian and other races. Of the 755 families on the waiting list for public housing, 37 percent requested for one-bedroom units, 40 percent for two-bedroom units, 19 percent for three-bedroom units, and four percent for four-bedroom units. As shown in the PHA's Annual Plan for FY 2011, there were 1,229 families on the waiting list for a Section 8 voucher. Table 15 shows that 78 percent of the families on the waiting list earn 30 percent or below the AMI. Of the total families on the waiting list 68 percent are families with children, three percent are elderly families, 43 percent are Caucasians, 56 percent are African-American, and less than one percent are American Indian and other races. The city has 344 subsidized units, which are affordable to very low income and low income households. Table 16, below, provides an inventory of various types of assisted housing in Jonesboro by program and target population. These properties are developed and supported by a number of different HUD assisted housing programs including Section 202, 221(d) (4) MKT, and Section 811. The total number of units was approximately 478 units, 180 of which were constructed or adapted for the elderly or disabled persons.

Table 16: Multi-Family Assisted Housing Inventory

Program	Developments	Total Units	Assisted Units	Target Population
223(a)(7)/231	Aspen Gardens	50	50	Disabled and Elderly
	Bel Aire Village	22	22	Family
221(d)(4)MKT	Cedar Manor Apartments	80	0	Family
811	East Oak Place Apartments	20	19	Disabled
	Garden Manor Estates	96	96	Family
202	Jonesboro Ecumenical Center	70	69	Disabled and Elderly
202/162	Oak Place Apartments	10	10	Disabled
223(a)(7)/207/223(f)	Pines Apartments	64	12	Family
202/162	Terrace Homes	10	10	Disabled
223(a)(7)/221	Walker Courts	20	20	Elderly
202	Wesley at Jonesboro	36	36	Elderly
Total		478	344	

Source: HUD – Multifamily Assisted Housing Inventory http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_13020.pdf

There is no loss of public or assisted housing units expected during this consolidated plan period, though units may go in and out of service due to maintenance, and as soon as repairs are complete the units will be placed back into service. Major obstacles to meeting underserved needs consist primarily of a lack of funding for the development of additional units and rental subsidies to support additional units. Additional units may be added if funds are secured.

HOUSING PROGRAMS AND SUPPORTIVE SERVICES FOR LOW-TO MODERATE-INCOME AND NON-HOMELESS SPECIAL NEEDS POPULATIONS:

The City of Jonesboro is in full support of placing an emphasis on housing programs and supportive services for low- to moderate- income and non-homeless special needs populations. The city believes neighborhood preservation and revitalization are an essential component of maintaining the sustainability of low income housing. The CDBG Program includes education, land acquisition for affordable housing, homeowner housing rehabilitation, new homeownership assistance, as well as assistance with transitional housing. The City of Jonesboro oversees

various programs to assist with housing and supportive services for non-homeless special needs populations:

Emergency Repair and Homeowner Rehabilitation:

The goal of this program is to remedy emergency health & safety issues for low-income homeowners. The City of Jonesboro Department of Community Development provides Homeowner Emergency Rehabilitation services to qualifying citizens of Jonesboro for emergency repairs that directly address immediate health and safety issues.

First Time New Homeownership Assistance:

This program is created to expand single-family home ownership opportunities to low income citizens of the city. Upon completion of the state certified homeownership counseling, the program assists lower income first time home buyers up to \$2,500 to purchase a detached dwelling within the city.

Neighborhood Revitalization - Demolition of Substandard Housing:

The goal of this program is to assist low income homeowners whose property is facing condemnation and/or poses a health or safety risk. This program provides funding for the demolition of the structure while allowing the owner to maintain ownership of the property without the standard condemnation lien.

Housing Opportunities for People with AIDS (HOPWA):

The city has no assigned HOPWA funds under any of the Programs.

HOUSING NEEDS ASSESSMENT

This portion of the Consolidated Plan describes the estimated housing needs projected for the ensuing five-year period. The housing data and the analysis included in the section utilize Comprehensive Housing Affordability Strategy (CHAS) data, ACS 2005 - 2009 5-Year estimates, 2000 and 2010 US Census data, data included in the Consolidated Plan for the Fiscal Year 2005 through 2010, and other sources.

The housing needs assessment gages areas in the housing market where the communities' needs are not currently being met. These needs include issues dealing with the cost of housing, appropriate housing, and housing conditions. The cost of housing is measured by cost burden – the percentage of a household's income needed to cover housing expenses (rent or mortgage payment plus utilities). Housing expenses exceeding 30 percent of a household's income is considered a cost burden and more than 50 percent is considered a severe cost burden.

Appropriate housing refers to a household residing in a housing unit that provides sufficient space for the number of occupants, without exceeding their capacity to maintain the unit. Overcrowding is the primary problem in the consideration of appropriate housing. HUD defines overcrowding as more than one person per room. Another issue with appropriate housing pertains to being over-housed. This problem manifests itself mainly with elderly households where the children have all moved out and the remaining couple or individuals have more space than is required for just themselves. While that is not typically a problem, as income becomes more limited and other demands become more pressing, home maintenance sometimes takes a backseat, being put off until later. Often, these deferred maintenance items become larger problems such as water damage from leaky roofs, wood damage from worn paint, or foundation problems resulting from neglecting to maintain appropriate moisture conditions. What should have been a \$2,000 roofing repair job can turn into a \$30,000 major rehabilitation project.

Physical housing problems included in this section refer to 2000 Census data concerning lack of complete plumbing and/or kitchen facilities and the age of the housing stock. The 2000 Census provides a general overview of conditions through the housing data, but it must be loosely interpreted. Older housing stock tends, generally speaking, to be in poorer condition than newer housing stock. Those without complete kitchen and/or plumbing facilities are likely to have other housing problems as well. Hence, these data are incorporated into this discussion as a substitute for an on-site housing condition evaluation.

Overcrowding

HUD defines overcrowding as more than one person per room. Table 17 to the right provides a comparison between owner-occupied and rental housing overcrowding based on the definition. Rental housing tends to be more overcrowded with 5.2 percent of total rental occupied housing compared with 0.8 percent of total owner-occupied housing. According to the 2000 Census, the average household size was 2.4 for rental housing and 2.5 for owner-occupied housing.

Table 18 below, provides the details on overcrowding by ethnicity. African-American and Hispanic households have higher levels of overcrowding compared to Caucasian households.

Map 17, on page 45, provides a look at the geographic dispersion of overcrowded households in Jonesboro.

Table 17: Occupants per Room

Occupants Per Room	Number	%
Owner occupied		
0.50 or less occupants per room	10,699	77.9%
0.51 to 1.00 occupants per room	2,922	21.3%
1.01 to 1.50 occupants per room	110	0.8%
1.51 to 2.00 occupants per room	0	0.0%
2.01 or more occupants per room	0	0.0%
Owner occupied Total	13,731	100.0%
Renter occupied		
0.50 or less occupants per room	6,585	62.9%
0.51 to 1.00 occupants per room	3,348	32.0%
1.01 to 1.50 occupants per room	456	4.4%
1.51 to 2.00 occupants per room	38	0.4%
2.01 or more occupants per room	38	0.4%
Renter occupied Total	10,465	100.0%

Source: Source: 2005-09 American Community Survey (ACS) – U.S. Census

Table 18: Overcrowding By Ethnicity

Race	Total	1.00 or less Occupants Per room	1.01 or more occupants Per room	Percent of Total Overcrowded
White	19,823	19,595	228	1.2%
African-American	3,450	3,211	239	6.9%
Hispanic	536	371	165	30.8%

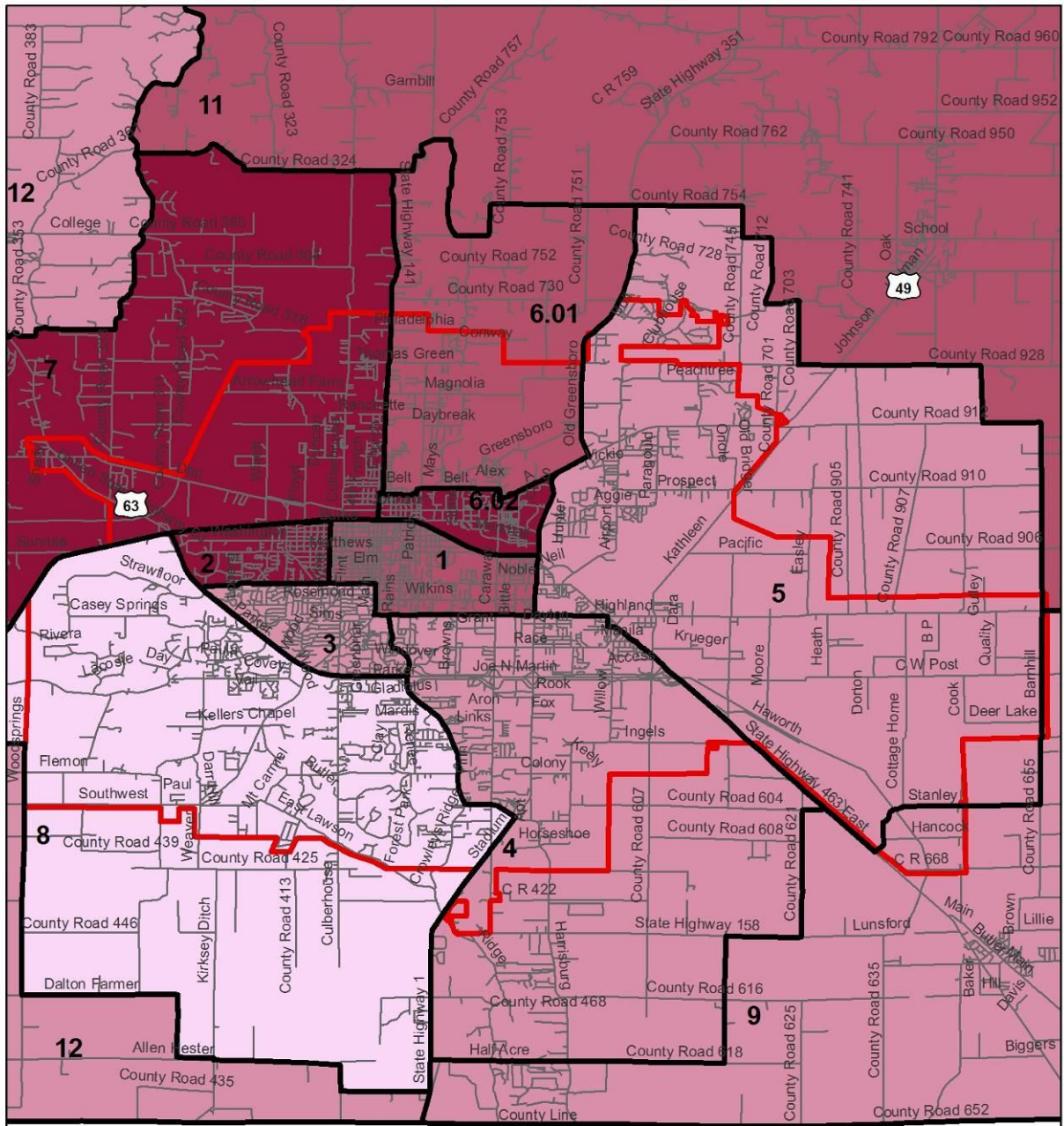
Source: U. S. Census 2000

Cost Burden

A significant indicator of housing affordability is the percentage of renters paying more than 30 percent of household income by census tract. Citywide, 32 to 37 percent of households pay more than 30 percent of their household income on housing expenses and of that group 45 to 48 percent pay more than 50 percent of their income for housing expenses. Maps 18 and 19, on pages 53 and 54 provide an illustration of these variables.

According to the 2005 - 2009 ACS data, about 82 percent of those earning less than \$10,000 per year paid more than 30 percent of their income on housing. In the income group \$10,000 to \$19,999 per year, over 83 percent of renters paid more than 30 percent of their income on housing expenses. In the next income category, \$20,000 to \$34,999 per year, 31 percent of households were cost burden. It is only in the upper income levels (household incomes of \$75,000 to \$99,000 and household incomes over \$100,000) that no households exceed the 30 percent level in housing expenses. Cost burden is further examined in the CHAS tables, starting on page 53.

Map 17: Percent Overcrowded Housing Units 2005-09



Legend

Jonesboro City Limits

Streets

Percent Overcrowded Units

0.8% - 1.0%

1.1% - 2.0%

2.1% - 3.0%

3.1% - 5.9%

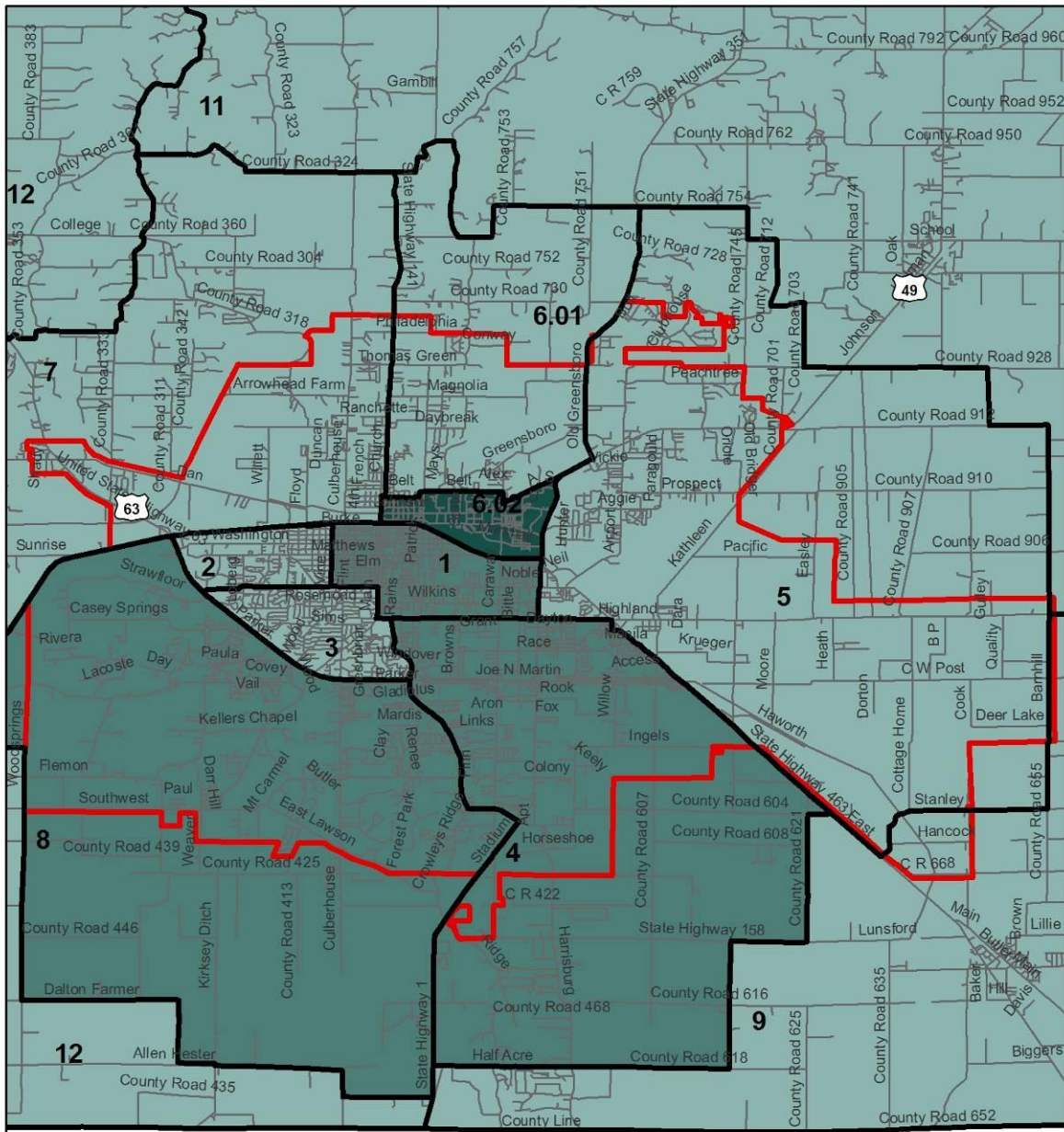


0 0.0125 0.025 0.05 Miles

Source: 2005-09 American Community Survey (U.S. Census)

Map 18: Percent Owner Households Paying More than 30% of Household Income

On Housing Expenses 2005-09



Legend

Jonesboro City Limits

Streets

Cost Burden in Owner-Occupied Units

11.9% - 10.0%

10.1% - 20.0%

20.1% - 30.0%

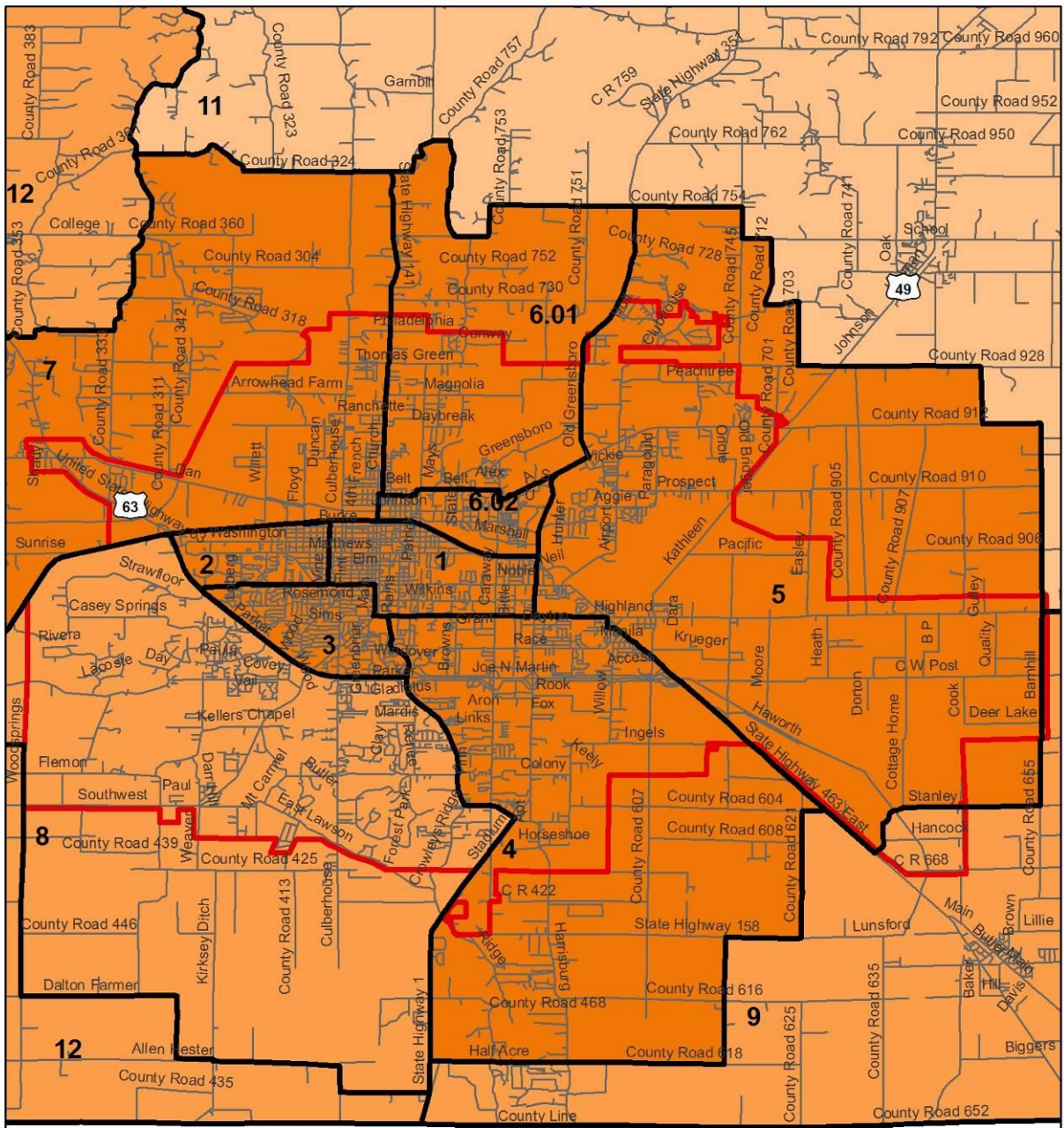
30.1% - 46.5%



0 0.01250.025 0.05
Miles

Source: 2005-09 American Community Survey (U.S. Census)

**Map 19: Percent Renter Households Paying More than 30% of Household Income
On Housing Expenses, 2005-09**



Legend

Jonesboro City Limits

Streets

Cost burden in Renter-Occupied Units

22.9% - 25.0%

25.1% - 30.0%

30.1% - 40.0%

40.1% - 55.3%



0 0.01250.025 0.05 Miles

Source: 2005-09 American Community Survey (U.S. Census)

HOUSING DATA – FAMILY NEEDS

The following section of the housing needs assessment summarizes the available data on the current need for:

- Housing assistance for low, moderate, and middle income households;
- Supportive housing for persons with special needs.

This assessment also considers the housing needs of persons living with disabilities, mental illness, and their families.

Housing Needs of Low, Moderate and Middle Income Households

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of a household's gross income. A household paying more than 30 percent of their total income towards their rent or mortgage is considered to be cost burdened. A household paying more than 50 percent of their income towards their rent or mortgage is considered to be severely cost burdened. The following discussion analyzes the housing problems and assistance needs of households by various income groups. For purposes of the discussion below, a household with a housing problem is described as:

Occupying a housing unit that meets the U.S. Census definition of having a physical defect (lacking complete kitchen or bathroom); or paying more than 30 percent of their income on housing expenses.

Table 19, to the right, presents comparison of households with 30 percent and 50 percent cost burdens among renters by ethnicity, which are calculated from 2000 Census data. About 53 percent of African-American households, about 40 percent of Hispanic households, and 39 percent of White Non-Hispanic households having a

Table 19: Cost Burden by Race

Race	% Cost Burden > 30%	% Cost Burden > 50%
White non-Hispanic	38.9%	18.3%
African-American	52.6%	29.5%
Hispanic	39.8%	31.9%

Source: 2000 Census.

cost burden of more than 30 percent. Also, about 30 African-American households, 32 percent of Hispanic households, and over 18 percent Caucasian households have a cost burden of more than 50 percent. 2010 CHAS data is not yet available but the trends are expected to continue.

Very Low-Income Households

The "Very Low Income" designation applies to those households whose incomes are at or below 50 percent of the adjusted family median income. Table 21, on page 54, indicates that 2,337 households of the 3,071 very low-income households in Jonesboro had a housing problem. More than 2,270 households are paying more than 30 percent of their income for housing. Among them 1,787 are renters and 493 are homeowners. Cost burdened low-income households can be further identified by household type: elderly, small family, large family, and all others. Of the 1,787 cost burdened very low-income renters, 233 were elderly households, 668 were small families, 115 were large families, and the remaining 771 households were in the "other" category.

Disproportionate Need, Very Low-Income

Disproportionate need is defined as one racial or ethnic group displaying a noticeably greater need for housing assistance than the population as a whole. For purposes of the Consolidated Plan, a difference of 10 percent in housing needs data between the population as a whole and a minority population is an indicator of disproportionate need.

Comparing Table 21A and Table 23 it can be noted that 90.9 percent of African-American households within the Very Low-Income group (31 to 50 % MFI) had housing problems compared to 69.4 percent for the population as a whole, in the category of elderly owners. Also, family households in this income category under Family Owner category with 100 percent housing problems had a disproportionate need.

Comparing Table 21A and Table 24 it can be noted that 100 percent of Hispanic households within the Very Low-Income group (0 to 30 % MFI) had housing problems compared to 82.3 percent for the population as a whole, in elderly renters. In the same income group, 100 percent of all other renters had housing problems compared to 76.8 percent for the population as a whole.

Other Low-Income

The "Other Low-Income" designation applies to those households whose incomes are greater than 50 percent, but less than or equal to 80 percent of the adjusted family median income. Table 21 indicates that 1,907 households of the 2,736 Other Low-Income households in Jonesboro had some sort of housing problem. It is estimated that 1,254 Other Low-Income renters and 595 Other Low-Income homeowners were paying more than 30 percent of their income towards their rent or mortgage (cost burdened). Of the 1,254 cost burdened "Other Low-Income" renters, 95 were elderly households, 405 were small families, 109 large families, and the remaining 644 were in the "Other" category. There is significant improvement in the cost burden data from the other low-income group, when compared with data for the Very Low-Income households.

Disproportionate Need, Other Low-Income

The following are the most obvious incidents from the CHAS data indicating disproportionate need, a difference of 10 percent in housing needs data between the population as a whole and minority population that show up for the other low-income population.

Comparing Table 21A and Table 23, 96.5 percent of African-American Households within the Other Low Income (51 to 80 % MFI) had housing problems compared to 81.6 percent for the population as a whole, in the all other renters category. In the same income category, 100 percent of African-American Family Owner Households had housing problems compared to 75.3 percent for the overall population in the income category and showed a disproportionate need.

Comparing Table 21A and Table 24, 100 percent of Hispanic households within the other low income (51 to 80 % MFI) had housing problems compared to 81.7 percent for the population as a whole, in the Family Renters category.

Moderate-Income

The "moderate-income" designation applies to those households whose incomes are greater than 80 percent but less than or equal to 95 percent of the adjusted family median income. Table 21 indicates that 1,265 households, or 34 percent, of the 3,721 Moderate-Income households, had some sort of housing problem. About 650 Moderate-Income renters and 529 moderate-income homeowners were paid more than 30 percent of their income towards their rent or mortgage (cost burdened). Of the 650 cost burdened moderate-income renters, 104 are estimated to be elderly households, 250 small families, 10 large families and the remaining 286 were in the "Other" category.

Disproportionate Need, Moderate Income

Comparing Table 21A and Table 23, 55.6 percent of African-American Households within the Moderate Income (81 to 95% MFI) had housing problems compared to 44.4 percent for the population as a whole, in the elderly renter's category. In the same income group, 82.5 percent of Hispanic households had housing problems compared to 17.5 percent for the population as a whole, in the elderly Renters category.

Table 20: Households by Type and Income

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or More)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or More)	All Other Owners	Total Owners	
Very Low Income (0 to 50% MFI)	553	1,353	313	1,805	4,024	945	507	57	274	1,783	5,807
0 to 30% MFI	403	853	129	1,015	2,400	360	168	19	124	671	3,071
31 to 50% MFI	150	500	184	790	1,624	585	339	38	150	1,112	2,736
Low-Income (51 to 80% MFI)	234	869	100	905	2,108	709	510	134	260	1,613	3,721
Moderate Income (81 to 95% MFI)	309	1,540	220	1,155	3,224	1,934	5,900	635	1,065	9,534	12,758
Total Households	1,096	3,762	633	3,865	9,356	3,588	6,917	826	1,599	12,930	22,286

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

Table 21: All Households

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	Small Related (2 to 4)	Large Related (5 or more)	All Other Owners	Total Owners	
1. Very Low Income (0 to 50% MFI)	553	1,353	313	1,805	4,024	945	507	57	274	1,783	5,807
2. 0 to 30% MFI	403	853	129	1,015	2,400	360	168	19	124	671	3,071
3. % with any housing problems	62.8	80.1	96.9	76.8	76.7	69.4	85.1	100	68.5	74.1	76.1
4. % Cost Burden > 30%	57.8	78.3	89.1	75.9	74.4	69.4	82.7	100	68.5	73.5	74.2
5. % Cost Burden > 50%	34.2	64.5	65.9	69	61.4	34.7	71.4	78.9	44.4	46.9	58.2
6. 31 to 50% MFI	150	500	184	790	1,624	585	339	38	150	1,112	2,736
7. % with any housing problems	70	84	75.5	81.6	80.6	39.3	74.9	78.9	56.7	53.9	69.7
8. % Cost Burden > 30%	63.3	81	59.2	81.6	77.2	39.3	73.7	78.9	56.7	53.5	67.6
9. % Cost Burden > 50%	26.7	15	7.6	21.5	18.4	20.5	35.4	52.6	33.3	27.9	22.3
10. Other Low-Income (51 to 80% MFI)	234	869	100	905	2,108	709	510	134	260	1,613	3,721
11. % with any housing problems	44.4	29.2	70	32.6	34.3	17.5	48	47.8	42.3	33.7	34
12. % Cost Burden > 30%	44.4	28.8	10	31.5	30.8	17.5	48	37.3	42.3	32.8	31.7
13. % Cost Burden > 50%	12.8	4.6	0	1.1	3.8	5.5	15.7	7.5	17.3	10.8	6.8
14. Moderate Income (81 to 95% MFI)	309	1,540	220	1,155	3,224	1,934	5,900	635	1,065	9,534	12,758
15. % with any housing problems	9.4	5.5	31.8	2.2	6.5	2.8	6.2	21.3	11.7	7.1	7
16. % Cost Burden > 30%	8.1	2.3	0	2.2	2.6	2.8	5.5	7.1	11.7	5.8	5
17. % Cost Burden > 50%	4.9	0	0	0	0.5	0.2	0.8	1.6	0.9	0.7	0.7
18. Total Households	1,096	3,762	633	3,865	9,356	3,588	6,917	826	1,599	12,930	22,286
19. % with any housing problems	44.8	38.3	63.8	45.1	43.6	18.3	14.6	30	25.3	17.9	28.7
20. % Cost Burden >30	41.7	36.1	37	44.6	40.3	18.3	13.9	17.4	25.3	16.8	26.7
21. % Cost Burden >50	20.3	17.7	15.6	22.8	20	8	5.3	6.7	10	6.7	12.3

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

Table 21A: All Households

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly	Family Households	All Other Owners	Total Owners	
1. Very Low Income (0 to 50% MFI)	553	1,666	1,805	4,024	945	564	274	1,783	5,807
2. 0 to 30% MFI	403	982	1,015	2,400	360	187	124	671	3,071
3. % with any housing problems	62.8	82.3	76.8	76.7	69.4	86.6	68.5	74.1	76.1
4. % Cost Burden > 30%	57.8	80	75.9	74.4	69.4	84	68.5	73.5	74.2
5. % Cost Burden > 50%	34.2	65	69	61.4	34.7	72	44.4	46.9	58.2
6. 31 to 50% MFI	150	684	790	1,624	585	377	150	1,112	2,736
7. % with any housing problems	70	81.7	81.6	80.6	39.3	75.3	56.7	53.9	69.7
8. % Cost Burden > 30%	63.3	75	81.6	77.2	39.3	74	56.7	53.5	67.6
9. % Cost Burden > 50%	26.7	13	21.5	18.4	20.5	37	33.3	27.9	22.3
10. Other Low-Income (51 to 80% MFI)	234	969	905	2,108	709	644	260	1,613	3,721
11. % with any housing problems	44.4	33	32.6	34.3	17.5	48	42.3	33.7	34
12. % Cost Burden > 30%	44.4	27	31.5	30.8	17.5	46	42.3	32.8	31.7
13. % Cost Burden > 50%	12.8	4	1.1	3.8	5.5	14	17.3	10.8	6.8
14. Moderate Income (81 to 95% MFI)	309	1,760	1,155	3,224	1,934	6,535	1,065	9,534	12,758
15. % with any housing problems	9.4	9	2.2	6.5	2.8	8	11.7	7.1	7
16. % Cost Burden > 30%	8.1	2	2.2	2.6	2.8	6	11.7	5.8	5
17. % Cost Burden > 50%	4.9	0	0	0.5	0.2	1	0.9	0.7	0.7
18. Total Households	1,096	4,395	3,865	9,356	3,588	7,743	1,599	12,930	22,286
19. % with any housing problems	44.8	42	45.1	43.6	18.3	16	25.3	17.9	28.7
20. % Cost Burden >30	41.7	36	44.6	40.3	18.3	14	25.3	16.8	26.7
21. % Cost Burden >50	20.3	17	22.8	20	8	5	10	6.7	12.3

Table 22: Caucasian Non-Hispanic Households

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 member Households	Family Households	All Other Owners	Total Owners	
1. Household Income <=50% MFI	475	1,040	1,330	2,845	895	500	265	1,660	4,505
2. Household Income <=30% MFI	330	545	680	1,555	310	170	115	595	2,150
% with any housing problems	62.1	78	77.2	74.3	66.1	85.3	73.9	73.1	74
3. Household Income >30 to <=50% MFI	145	495	650	1,290	585	330	150	1,065	2,355
% with any housing problems	69	79.8	79.2	78.3	39.3	69.7	56.7	51.2	66
4. Household Income >50 to <=80% MFI	215	690	770	1,675	695	560	205	1,460	3,135
% with any housing problems	44.2	34.1	35.1	35.8	17.3	49.1	51.2	34.2	35.1
5. Household Income >80% MFI	305	1,425	1,005	2,735	1,900	6,190	975	9,065	11,800
% with any housing problems	11.5	7.4	2.5	6	2.9	7.2	10.3	6.6	6.5
6. Total Households	995	3,155	3,105	7,255	3,490	7,250	1,445	12,185	19,440
% with any housing problems	43.7	36.8	43	40.4	17.5	15.1	26	17.1	25.8

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

Table 23: African-American Non-Hispanic Households

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 member Households	Family Households	All Other Owners	Total Owners	
1. Household Income <=50% MFI	65	545	339	949	44	55	10	109	1,058
2. Household Income <=30% MFI	65	385	225	675	44	10	10	64	739
% with any housing problems	69.2	85.7	75.6	80.7	90.9	100	0	78.1	80.5
3. Household Income >30 to <=50% MFI	0	160	114	274	0	45	0	45	319
% with any housing problems	N/A	84.4	96.5	89.4	N/A	100	N/A	100	90.9
4. Household Income >50 to <=80% MFI	10	205	110	325	4	55	20	79	404
% with any housing problems	100	31.7	13.6	27.7	100	27.3	0	24.1	27
5. Household Income >80% MFI	10	250	95	355	15	250	80	345	700
% with any housing problems	0	4	0	2.8	0	16	18.8	15.9	9.3
6. Total Households	85	1,000	544	1,629	63	360	110	533	2,162
% with any housing problems	64.7	54	54.2	54.6	69.8	30.6	13.6	31.7	49

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

Table 24: Hispanic Households

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 member Households	Family Households	All Other Owners	Total Owners	
1. Household Income <=50% MFI	0	60	25	85	0	0	0	0	85
2. Household Income <=30% MFI	0	45	25	70	0	0	0	0	70
% with any housing problems	N/A	100	100	100	N/A	N/A	N/A	N/A	100
3. Household Income >30 to <=50% MFI	0	15	0	15	0	0	0	0	15
% with any housing problems	N/A	100	N/A	100	N/A	N/A	N/A	N/A	100
4. Household Income >50 to <=80% MFI	0	60	4	64	0	30	4	34	98
% with any housing problems	N/A	41.7	0	39.1	N/A	50	0	44.1	40.8
5. Household Income >80% MFI	0	50	20	70	4	40	10	54	124
% with any housing problems	N/A	70	0	50	0	50	0	37	44.4
6. Total Households	0	170	49	219	4	70	14	88	307
% with any housing problems	N/A	70.6	51	66.2	0	50	0	39.8	58.6

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

HOUSING NEEDS FOR NON-HOMELESS SPECIAL NEEDS POPULATIONS

Table 25 - Disabilities

As shown in Table 25, to the right, the number of people with various types of disabilities in Jonesboro is significant. Some of these disabilities may not require any particular special housing modifications, while many do. Typically, special home modification must be made to accommodate a resident when specified modifications are not already available in a unit, with the exception of new apartments that are required to comply with Americans with Disabilities Act (ADA) standards before receiving a certificate of occupancy from the building official. Accommodations are often expensive to provide in an existing unit. Universal design ordinances require that all new housing units be built with future accommodations in mind, minimizing the cost of future changes. These include larger doors to allow for wheelchair access, blocking in walls to facilitate the installation of grab bars, and larger space in closets and bathrooms to allow turning room for a wheelchair. While no data exist that indicate the extent to which the housing stock in Jonesboro accommodates persons with disabilities, it isn't very likely to be a significant number, beyond the recently built multifamily units that comply with ADA standards.

Total disabilities tallied for people 5 to 15 years:	651
Sensory disability	93
Physical disability	61
Mental disability	405
Self-care disability	92
Total disabilities tallied for people 16 to 64 years:	13,770
Sensory disability	1,122
Physical disability	2,691
Mental disability	1,766
Self-care disability	776
Go-outside-home disability	2,275
Employment disability	5,140
Total disabilities tallied for people 65 years and over:	6,169
Sensory disability	1,045
Physical disability	2,102
Mental disability	904
Self-care disability	687
Go-outside-home disability	1,431
Total disabilities tallied:	20,590

Source: 2000 U.S Census

Table 2A, presented on the following page, establishes the priority need for housing in Jonesboro. The priorities were based on public input and the extent of the need identified in terms of the number of households and income level. The estimated number of units was derived from Comprehensive Housing Affordability Strategy (CHAS) Table 1C data provided from 2000 since 2010 CHAS data is not yet available. These data were combined to use the percentage of households within each income category with a 30 percent or 50 percent cost burden from the 2000 table with the household count within each income category.

While the lowest income households are not the highest priority on Table 2A on the following page, responsibility for addressing the needs of this group are divided between the city and other organizations. The Jonesboro Urban Renewal and Housing Authority administer the low rent public housing and the Section 8 Rental Assistance programs, primarily to address housing issues among low and very low-income households (households with incomes at 50% or below the median income). In fact JURHA bears most of the responsibility for serving very low income persons, persons earning 30% or below the median income. Non-profit organizations also assume some of the responsibility for meeting these needs. In contrast, the city's entitlement funded housing programs typically address the needs of low- and moderate- income households (moderate defined as households with incomes at 80 percent or below the median income) needing help with home repairs or those looking to realize the dream of homeownership.

Table 1A

Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	L	403
		31-50%	M	150
		51-80%	H	234
	Large Related	0-30%	L	853
		31-50%	H	500
		51-80%	H	869
	Elderly	0-30%	H	129
		31-50%	H	184
		51-80%	H	100
	All Other	0-30%	M	1,015
		31-50%	L	790
		51-80%	L	905
Owner	Small Related	0-30%	L	360
		31-50%	H	585
		51-80%	H	709
	Large Related	0-30%	L	168
		31-50%	H	339
		51-80%	H	510
	Elderly	0-30%	H	19
		31-50%	H	38
		51-80%	H	134
	All Other	0-30%	M	124
		31-50%	L	150
		51-80%	L	260
Non-Homeless Special Needs	Elderly	0-80%	H	7,194
	Frail Elderly	0-80%	H	6,169
	Severe Mental Illness	0-80%	H	3,075
	Physical Disability	0-80%	M	4,854
	Developmental Disability	0-80%	M	1,555
	Alcohol/Drug Abuse	0-80%	L	6,479
	HIV/AIDS	0-80%	M	247
	Domestic Violence	0-80%	L	500

NEEDS OF PUBLIC HOUSING

Jonesboro has 151 units of public housing, over 340 units of assisted housing, and 1,312 households receive Section 8 Rental vouchers. As described under the Public and Assisted Housing Section on page 38, the 2011 PHA Plan prepared for the Jonesboro Urban Renewal and Housing Authority showed the waiting list for public housing at 755 and Section 8 vouchers at 1,229. Approximately 83 percent of the families on the waiting list earn 30 percent or below the AMI. Of the total families on the waiting list 63 percent are families with children, one percent are elderly families, 38 percent are Caucasian, 61 percent are African-American, and less than one percent are American Indian and Other races. Of the 755 families on the waiting list for public housing, 37 percent requested for one-bedroom units, 40 percent for two-bedroom units, 19 percent for three-bedroom units, and four percent for four-bedroom units. As shown in the PHA's Annual Plan for FY 2011, there were 1,229 families on the waiting list for a Section 8 voucher. Table 15 shows that 78 percent of the families on the waiting list earn 30 percent or below the AMI. Of the total families on the waiting list 68 percent are families with children, three percent are elderly families, 43 percent are Caucasian, 56 percent are African-American, and less than one percent are American Indian and other races.

Jonesboro has 344 subsidized units, which are affordable to very low income and low income households. Table 16, below, provides an inventory of various types of assisted housing in Jonesboro by Program and target population. These properties represent a number of different housing HUD programs and including Section 202, 221(d) (4) MKT, and Section 811. The total number of units was approximately 478 units, 180 of which were constructed or adapted for the elderly or disabled persons.

There is no loss of public or assisted housing units expected, though units may go in and out of service due to maintenance, and as soon as repairs are complete the units will be placed back into service. Major obstacles to meeting underserved needs consist primarily of a lack of funding for the development of additional units and rental subsidies to support additional units. Additional units may be added if funds are secured.

PUBLIC HOUSING 504 NEEDS ASSESSMENT

The Jonesboro Urban Renewal and Housing Authority have 52 families with disabilities on waiting list for public housing, which represents seven percent of the total families on waiting list in FY 2011. Through the Resident Opportunities and Self Sufficiency (ROSS) Service Coordinators program enables JURHA to keep or hire a service coordinator to work directly with its public housing residents to assess their needs to connect them with education, job training and placement programs, as well as computer and financial literacy services available in their community to promote self-sufficiency. For the elderly or disabled, the service coordinator arranges supportive services that allow their independent lifestyle.

ABANDONED STRUCTURES; DEMOLITION; SECTION 104(d) COMPLIANCE -

The City of Jonesboro may utilize CDBG funding for clearance and or demolition/removal of dilapidated and/or unsafe structures and the elimination of slum and blighted conditions. These structures are located in CDBG eligible low and moderated income census tracts. The city demolished and cleared 6 homes in 2010 in order to eliminate slum and blight from the neighborhoods and allows the homeowner to maintain their property free of liens.

BARRIERS TO AFFORDABLE HOUSING

Numerous documents were collected and analyzed to determine the affect public policies have on affordable housing. The key documents were the Consolidated Plan, Analysis of Impediments to Fair Housing Choice; the city's zoning ordinances, Annual Action Plans, Consolidated Annual Performance Reports (CAPERS) and documentation on various housing programs and projects. City staff also provided information on its various efforts.

A significant barrier to affordable housing remains the financial ability of the low to moderate income families to provide necessary funding for acquisition or for major or minor homeowner repairs, so acquisition and repair programs implemented by the city help address this obstacle. Another obstacle the city continues to face is the rising cost of materials and labor for rehabilitation projects in the community and the negative impact of that escalation on the existing program limits. The city currently administers minor repair programs that enable low and moderate income homeowners to stay in their

homes in a safe and decent environment. The city continues to assist the low-income community by offering the First-Time New Homeownership Assistance program to eligible participants. This program continues to be very successful.

The city enforces various zoning, permit, and parking requirements, which restricts 'free' use of land, but the city considers these regulations as being necessary to regulate safety and traffic issues for residential areas. The city has provided for more affordable housing by allowing for relaxed lot standards; smaller lots with reduced setbacks (RS-8 Single Family District). This district allows reduced 15 foot, setbacks in front and back yards, as well as 7.5 foot, side setbacks with a lot as small as, 5,445 square feet at 50 foot, in width. The city's Zoning Code requires two parking spaces per single-family or duplex unit.

The city operates CDBG entitlement funded housing programs providing financial assistance for the acquisition of affordable housing to qualifying participants. Programs include the First-Time New Homeownership Assistance program assisting with down-payment, Emergency Repair Homeowner Rehabilitation program, and Neighborhood Revitalization program.

FAIR HOUSING - The City of Jonesboro conducted a Fair Housing Analysis of Impediments in conjunction with the preparation of the 2012-2016 Consolidated Plan. The analysis provided a detailed look at the demographic data provided by the 2000 U.S. Census and Home Mortgage Disclosure Act (HMDA) data from 2005 through 2009. The study identified various impediments to the fair housing and recommends remedial activities to address those impediments. The process of identifying impediments to fair housing includes data analysis efforts combined with community input through focus group sessions and key person interviews. Through these methods, the following important impediments or barriers to fair housing choice were identified:

HOMELESS NEEDS ASSESSMENT

The definition of "homelessness" used in this Consolidated Plan is derived from the Stewart B. McKinney Homeless Assistance Act. According to this definition, the term "homeless" or "homeless individual or homeless person" includes—:

1. an individual who lacks a fixed, regular, and adequate nighttime residence; and
2. an individual who has a primary nighttime residence that is —
 - a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - an institution that provides a temporary residence for individuals intended to be institutionalized; or
 - a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Regardless of their other difficulties, the lack of means or resources to meet their basic needs, housing, food, clothing, and medical care, is common to all homeless people. Some homeless people require limited assistance in order to regain permanent housing and self-sufficiency. Others, especially people with physical or mental disabilities, will require extensive and long-term supportive services.

EXTENT OF HOMELESSNESS

The Arkansas Homeless Coalition states that there are a variety of problems that cause homelessness. The main cause is unaffordable housing for the impoverished. Secondary causes include loss of employment, mental illness, physical illnesses, substance abuse, lack of incentives to work, poor work ethics, and lack of decent education. The National Law Center for Homelessness and Poverty reports that over 3 million men, women, and children were homeless over the past year – about 30 percent of them chronically and the others temporarily. In many cases, people are in and out of the homeless system, which includes shelters, hospitals, the streets, and prisons.

On top of the 3 million who were homeless or marginally homeless, there are an additional 5 million poor people that spend over half of their incomes on housing, leaving them on the verge of homelessness. A missed paycheck, a health crisis, or an unpaid bill can easily push poor families over the edge into homelessness. A special enumeration survey was conducted through the Arkansas Department of Human Services, Office of Community Services. The data reflect that on any given night, the estimated homeless count in the State of Arkansas is 7,400.

The Salvation Army shelter figures in Jonesboro increased from 278 in 2009 to 441 in 2010. Housing availability can be summed up with the statement listed under public housing: Although the Jonesboro Urban Renewal and Housing Authority (JURHA) currently administers 1312 Voucher with a 100% lease up utilization, the number of applicants waiting for a rental voucher is currently at 1,280, with approximately a 12-17 month wait. According to the CHAS data, 20.0 percent of the city's renters, or 2,457 households, and 6.7 percent of homeowners, or 2,737 households, were severely cost burdened, and as such, may be at-risk of homelessness in 2012.

HOMELESS SHELTERS AND SERVICES

Mission Outreach NEA, Inc. is the lead agency for the Northeast Arkansas Continuum of Care Plan (CoC) process. Mission Outreach NEA is a non-profit organization providing shelter and food to the homeless and indigent people of Northeast Arkansas and Southeast Missouri. The City of Jonesboro participates in the CoC process and provides information and assistance in the development of the CoC. The following is a list of the public housing facilities, agencies and entities, which provide housing and housing related activities within the City of Jonesboro: the City of Jonesboro, the Jonesboro Urban Renewal and Housing Authority, Jonesboro Ecumenical Center, Inc., Christopher Homes of Jonesboro, Aspen Gardens, Walker Courts, North Acres Apartments, Bel-Aire Village, Crowley's Ridge Development Council, Mid-South Health Systems, Consolidated Youth Services, Jonesboro Human Development Center, Habitat for Humanity, Abilities Unlimited, Mission Outreach NEA, Inc., Wesley on the Ridge, St. Bernard's Village. Homeless service providers in Jonesboro include: Mission Outreach NEA, Salvation Army, Consolidated Youth Services, Women's Crisis Center, Mid South

Health Systems, Jonesboro Human Development Center, Crowley's Ridge Development Center, Abilities Unlimited, Pathfinders, and David E. Puryear Center.

Since homelessness is a regional issue, data presented in this section is based on statistics for Craighead County. Characterization of the homeless population by jurisdiction, the availability of facilities and services, and gaps in services are based on the countywide data as presented in the County's 2004 Continuum of Care application to HUD and data generated under the County's Homeless Management Information System (HMIS) as of November 30, 2004. The HMIS is a federally-required collaborative database that tracks homeless clients by last reported permanent place of residence.

HOMELESS FACILITIES

Inventory of Facilities and Services for the Homeless and Persons Threatened with homelessness

Following is a list of the facilities, which provide services for the homeless and persons threatened with homelessness:

Emergency Shelters

Salvation Army: This facility is Jonesboro's only general shelter providing emergency housing assistance for the men (16) and women (5). The services are for a limited time. The maximum length of stay is five (5) nights. The facility has only 21 beds and they stay full. During the winter months they are filled to capacity and must turn people away. They provide two meals a day to the needy that range from 20-50 persons a day. In 2006, 20,995 meals were served to shelter clients and the community. There is a need to develop a larger facility to assist the people they can't help. They have implemented a Pay and Stay Employment and Assistance Program that helps their clients find jobs and work with job related skills. The stay is up to 90 days. In 2006, the shelter served 864 persons which consisted of 590 men and 274 women.

Consolidated Youth Services: The agency serves the youth in our community as a temporary shelter and help facility. It serves a nine (9) county area, and served 310

children in 2006. They provide food services, and shelter for 24 boys and 9 girls from the ages of 8 to 17 years old. The children served are those that have no home who have gotten into trouble either through drugs, alcohol or adolescence problems. This transitional program determines the length of stay based on the need of the client.

Women's Crisis Center of Northeast Arkansas: The Women's Crisis Center is Jonesboro's only domestic violence shelter providing housing, transportation, counseling, support groups, in-person or telephone consultation, safety planning, legal advocacy, prevention education, and other support services. WCC is looking at building a new facility that would allow the organization to service children with more educational programs. Lack of funding has limited the program from growth.

Inventory of Supportive Housing for Non-homeless Persons with Special Needs

The following agencies provide services that assist special population groups such as non-homeless individuals with special needs.

Mid-South Health Systems: Mid-South Health Systems, a non-profit corporation Community Mental Health Center provides housing, in crisis-including crisis mobile team services that is available 24 hrs and 7 days each week for needed assessments, rehabilitation services for mentally ill, medical detoxification, school based services providing a therapist on site to various schools in the area, 22 therapeutic foster care units, 30 apartments for mentally ill, two group homes for severe mentally ill and two lodges of five beds each for men and women.

Jonesboro Human Development Center: Opened in 1974, the Jonesboro Human Development Center is nationally accredited, state-operated residential service for people with developmental challenges. The JHDC can house up to 120 people and is licensed by the state of Arkansas to provide adult services as an Intermediate Care Facility. The center teaches basic life and employment skills to individuals with a primary diagnosis of mental retardation. An array of services is provided by the facility including crisis intervention, training in behavioral control, medical care, and assistance in coordinating the transition of people served at the center back into community living arrangements. The goal of the facility is to help those being served reach their maximum potential while providing them respect, dignity, training, and support.

Because of the nature and focus of their service everyone who is admitted is potentially a transition candidate. Each person who lives there is evaluated annually to determine if he or she has advanced to the point where transition is a route to take. For some it may take several years, for others a matter of a few months. But everyone has the potential to go from being a long-term resident to transitioning back to a community setting. They directly served approximately 250 people in 2006 and another 20 indirectly through assistance in coordinating services with other providers.

Crowley's Ridge Development Council: Crowley's Ridge Development Council is a multi-service, Community Action agency. It provides housing for mental illness patients and housing for low-income homeowner's. They have 40 one-bedroom apartments for the mentally ill. They have 12 three-bedroom units for the low to moderate-income families through ADFA. They have elderly services, substance abuse treatment and prevention services, transitional living home for adult males, emergency food and shelter programs, weatherization and housing preservation programs, and home ownership opportunities and housing counseling services. Also provided are day care referrals, daycare food programs for persons with private in-home day care centers. Family services consist of utility assistance, job training and budgeting skills, resume training, and a family enrichment program.

Additional funds are needed to help supplement all programs. The program also needs transportation services to help the low income persons travel to jobs and to centers throughout the area. A computer system that is networked is needed by the Agency. Lack of funding caused CRDC to turn away 60 persons in 2006.

Abilities Unlimited, Inc.: Abilities Unlimited Inc. provides work and housing for handicapped persons. They have 20 one-bed apartments at 510 Walnut (supported living for severe disabilities) and 5 one-bed apartments at 410 Huntington (independent living for severe disabilities) and employ 150 persons in work training through their woodshop retail thrift store production center and apartment complexes and the community. In addition there are 175 participants receiving work training and skilled development. They have extended their service area to include Paragould, AR.

Pathfinders: Pathfinders is a housing facility for developmentally disabled adults. Presently they have a 10-bed residential facility and are interested in growing. They

opened a new workshop to assist clients with job development skills. Also, they are looking to build an eight (8) unit apartment complex to assist more clients.

David E. Puryear Center: This housing facility is similar to Pathfinders. They are responsible for developmentally disabled adults. Presently they have a 10-bed residential facility. This transitional program has a waiting list of 50 people. There is only enough funding to support the current load.

CHARACTERISTICS AND NEEDS OF THE HOMELESS

Table 1A, on page 70 details estimates of the sheltered homeless sub-populations in shelters in Jonesboro. Homeless persons are sub-categorized by HUD into a number of special needs categories. These include the seriously mentally ill, chronic substance abusers, dually diagnosed, veterans, persons with AIDS/HIV, victims of domestic violence, and youth. Each sub-category has its own special circumstances around which services are offered.

Over 860 chronically homeless persons were identified through the homeless service organizations. Ten persons were seriously mentally ill, 30 persons admitted to substance abuse, 180 had HIV/AIDS, 267 persons were victims of domestic violence, and 99 individuals were youth.

GAPS IN HOUSING SERVICES FOR HOMELESS

Table 1A, on the following page, provides details on gaps in the continuum of housing services. There is a need for an additional 200 beds for individuals and 150 beds for families in Jonesboro including 300 emergency shelter beds and 50 permanent supportive housing beds.

The city funds other organizations that assist persons who are homeless or at-risk of homelessness. An important aspect of addressing homeless needs is the city's continuing support and participation in the development of the County Continuum of Care. Several organizations also provide homeless prevention services in Jonesboro and are also funded, in part, with CDBG funds.

Table 2A

Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
--	--------------------------	--------------------------	----------------------------

Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	43	0	150
	Transitional Housing	320	0	0
	Permanent Supportive Housing	253	0	50
	Total	616	0	200

Persons in Families With Children

Beds	Emergency Shelter	4	0	150
	Transitional Housing	0	0	0
	Permanent Supportive Housing	0	0	0
	Total	4	0	150

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	2	0	75	75
1. Number of Persons in Families with Children	4	0	150	154
2. Number of Single Individuals and Persons in Households without children	43	0	200	243
(Add Lines Numbered 1 & 2 Total Persons)	47	0	350	397
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	864			
b. Seriously Mentally Ill	10			
c. Chronic Substance Abuse	30			
d. Veterans	0			
e. Persons with HIV/AIDS	180			
f. Victims of Domestic Violence	267			
g. Unaccompanied Youth (Under 18)	99			

Source: Salvation Army, Consolidated Youth Services, Women’s Crisis Center, Mid South Health Systems, Jonesboro Human Development Center, Crowley’s Ridge Development Center, Abilities Unlimited, Pathfinders, and David E. Puryear Center.

CHARACTERISTICS AND NEEDS OF LOW INCOME HOUSEHOLDS AT RISK OF BECOMING HOMELESS

The CHAS data shown in Table 21, on page 54, indicates that 2,337 households of the 3,071 very low-income households in Jonesboro had a housing problem. More than 2,270 households are paying more than 30 percent of their income for housing. Among them 1,787 are renters and 493 are homeowners. Cost burdened low-income households can be further identified by household type: elderly, small family, large family, and all others. Of the 1,787 cost burdened very low-income renters, 233 were elderly households, 668 were small families, 115 were large families, and the remaining 771 households were in the "other" category. The very low-income renters and homeowners that experience 30 percent and 50 percent cost burdens are at risk of becoming homeless.

Jonesboro's Public Housing Authority gives preference to persons who are homeless. According to the estimates provided by the JURHA, Jonesboro has 151 units of public housing, over 340 units of assisted housing, and 1,312 households receive Section 8 Rental vouchers. As described under the Public and Assisted Housing Section on page 38, the 2011 PHA Plan prepared for the Jonesboro Urban Renewal and Housing Authority showed the waiting list for public housing at 755 and Section 8 vouchers at 1,229. Approximately 83 percent of the families on the waiting list earn 30 percent or below the AMI. Of the total families on the waiting list 63 percent are families with children, one percent are elderly families, 38 percent are Caucasian, 61 percent are African-American, and less than one percent are American Indian and Other races. Of the 755 families on the waiting list for public housing, 37 percent requested for one-bedroom units, 40 percent for two-bedroom units, 19 percent for three-bedroom units, and four percent for four-bedroom units. As shown in the JURHA's Annual Plan for FY 2011, there were 1,229 families on the waiting list for a Section 8 voucher. Table 15 shows that 78 percent of the families on the waiting list earn 30 percent or below the AMI. Of the total families on the waiting list 68 percent are families with children, three percent are elderly families, 43 percent are Caucasian, 56 percent are African-American, and less than one percent are American Indian and Other races.

HOMELESS NEEDS FOR SERIOUSLY MENTALLY ILL

As shown in Table 1A, on page 74, 10 homeless persons were estimated to be seriously mentally ill in Jonesboro. The homeless mentally ill are typically unable to work and are often not connected to entitlement programs. They usually benefit from the availability of supportive services, such as outreach, medication, case management, representative payee, specialized crisis services, and, often, substance abuse treatment. With housing placement, the mentally ill are often only successful if case management is available to help them manage their affairs.

Schizophrenia, major depression, and bi-polar disorder are the primary forms of mental illness that impact the ability of homeless individuals to meet their own needs. These illnesses differ in their causes, course, and treatment, and their symptoms can differ dramatically as well. Some people with major depression, for instance, may be too exhausted and overwhelmed to seek food, shelter, and medical care. People with other conditions may be talkative, fidgety, and wildly energized by mania. Some are tortured by delusions, fantasies, suspicion, and fear and may avoid human contact. Homeless conditions may also exacerbate the disorientation and mistrust that can accompany severe mental illness. It is important to note that severe mental disorders tend to endure, often for life, although they frequently follow a cyclical course that is unlike mental retardation or physical disabilities and, often, can be controlled with medication when consistently administered.

People who are severely mentally ill and homeless often have a weak social support system. Due to their conditions, they do not have or cannot use the informal social networks that might help them overcome homelessness. Minority homeless mentally ill persons may also have a variety of special needs resulting from their cultural background. For those who cannot speak English, navigating a complex social welfare system can be even more difficult. Multi-lingual, multi-cultural outreach workers and treatment staffs are generally more successful in assisting ethnic and minority homeless individuals.

Based on the 2000 census, 1,766 persons between the ages of 16 to 64 and 904 persons age 65 years and older were classified as having mental disabilities. These

figures represent a total of 2,670 or 4 percent of the city's total population. Over 400 persons between the ages of 5 to 15 showed mental disability. Also, 2,752 persons between the ages of 5 to 64 and 2,102 persons age 65 years and older were classified as having a physical disability in 2000. These figures represent 4,854 or 7.2 percent of the city's population that indicated a physical disability.

Supportive Services for this population group will generally focus on the following needs:

- Group housing,
- Mobility assistance in normal daily activities,
- Physical rehabilitation and medical care,
- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Special transportation needs due to medical and physical condition, and
- Assistance in meal preparation, housekeeping and shopping (depending on the stage of the disease).

ALCOHOL/DRUG ABUSE

Alcohol and drug abuse are defined as excessive and the impairing use of alcohol or other drugs. The National Institute of Alcohol Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent and that of adult women at 6 percent. These percentages, applied to Jonesboro, would yield a population total of 6,735 persons. As shown in Table 1A, on page 63, there were 30 homeless people who admitted receiving treatment for substance abuse in Jonesboro.

Supportive Services for this population group generally focus on the following needs:

- Temporary group housing,
- Extensive medical care and treatment,
- Rehabilitation programs,
- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,

- Temporary assistance in meal preparation, housekeeping and shopping (based upon the stage of the problem), and
- Physical rehabilitation, in case of injuries.

Persons with HIV/AIDS

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15 percent of all homeless people are infected with HIV. Within Craighead County, 247 persons reported having HIV/AIDS. Based on the City of Jonesboro's percentage of the County's population, we estimate over 180 homeless persons affected by HIV/AIDS living in the city.

Supportive Services for this population group will generally focus on the following needs:

- Hospice care of the advanced stages of the disease,
- Counseling/support groups to deal with the debilitating effects of the disease,
- Unemployment and the resulting loss of income/insurance coverage due to inability to perform job functions,
- Special transportation needs due to medical and physical condition, and
- Assistance in meal preparation, housekeeping and shopping (depending on the stage of the disease).

Elderly Households

The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2010, the population of over 65 years of age has increased over 21 percent in the city. The 2010 Census estimated the city's population of 65 and over at 7,968 which is 21.5 percent of the total population. The 2000 Census estimated that 1,431 or about seven percent of city residents over the age of 65 had a "go-outside-home disability" (a condition that made it difficult to go outside the home), restricting them to services they could receive at home.

It is anticipated that supportive services for the elderly will increase locally, as well as nationwide, as the “baby boomer” generation approaches retirement age.

Table 26, below, shows the number of households by income group for the elderly population as derived from CHAS data. Very Low income elderly households may be at-risk of becoming homeless due to limited or lack of income.

Table 26: Households by Income Group for Elderly Population

Elderly Renters and Owners	Very Low Income			Low-Income (51 to 80% MFI)	Moderate Income (81 to 95% MFI)	Total Elderly Households
	0 to 50% MFI)	0 to 30% MFI	31 to 50% MFI			
Renters 1 & 2 member households	553	403	150	234	309	1,096
Owners	945	360	585	709	1,934	3,588

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

The needs to be addressed for this population group can be summarized as follows:

- Fixed incomes, limiting their ability to secure/ maintain housing and pay utilities,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping, and
- Physical rehabilitative care due to injury/falls.

Lead Based Paint

The use of lead-based paints was banned in 1978. As a result, only housing built before 1978 typically presents a lead hazard, and then only if any coat of paint contains lead. The presence of lead itself is not a hazard, but the exposure to lead through dust or paint chips can have a detrimental effect on young children, who may be exposed by inadvertently ingesting dust contaminated with lead through the course of normal activities. Children may also be exposed to these hazards during remodeling or repair of older homes. Exposure to lead through ingestion of paint dust or chips can cause developmental problems in young children.

Children in all income levels are susceptible to lead poisoning. Because low-income families are typically housed in older housing stock, they are disproportionately affected. As the housing stock ages, inadequate maintenance can potentially create a hazardous environment for children less than 7 years of age, through the chipping, peeling, or flaking of lead-based paint. Older housing stock in deteriorated condition is what is typically available to low-income families.

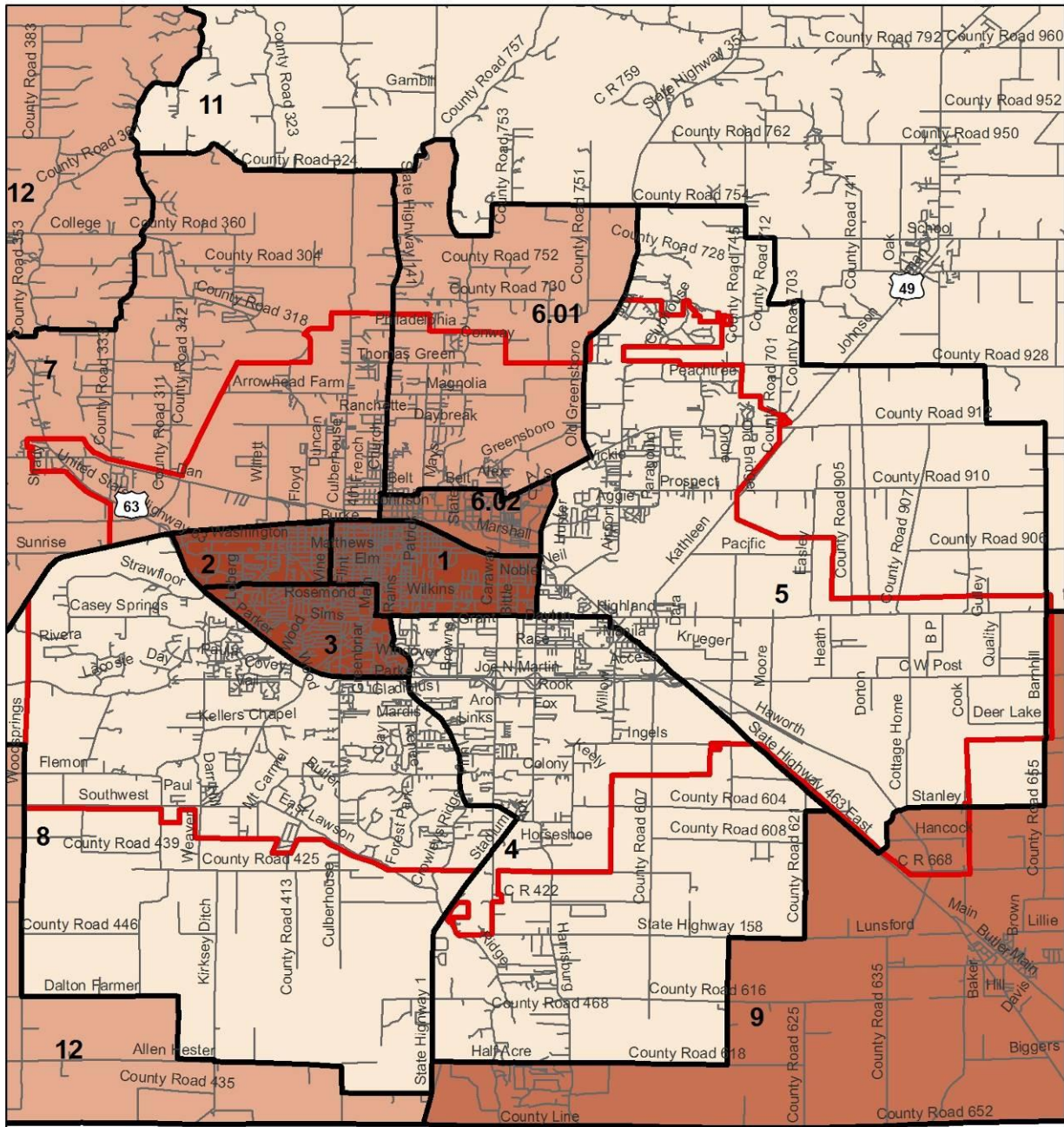
The lead hazard is particularly important in the City of Jonesboro since it has a significant number of older housing units. According to the 2005 - 2009 ACS data, over 17 percent of housing stock in the city was built prior to 1960. Over 29 percent of the housing stock was built prior to 1970. Over 31 percent of rental housing and 26.7 percent of owner-occupied housing built prior to 1970.

According to the Comprehensive Housing Affordability Strategy (CHAS) data, among Very Low-Income (0-30%) households, 497 owner-occupied households and 1,841 renter households were living in units with some type of problem related to housing condition in the city. Among Other Low-Income (31-50%) households, 599 owner-occupied households and 1,309 renter households fall in this category. Among moderate low-income (51-80%) households, 544 owner-occupied households and 723 renter households fall in this category. Among low- to moderate income households fall in this category. A total of 1,640 owner-occupied households and 1,357 renter-occupied households had housing problems. The figures from this estimate likely to have high overlap with the pre-1970 unit estimates of 3,670 owner-occupied households and 3,270

renter-households. This represents about 29 percent of the total housing stock. Based on this estimate, as many as 1,307 low- to moderate-income homeowners and 2,249 low- to moderate-income renter households in Jonesboro could be at risk of lead- based paint hazards.

Map 20, on page 90, shows the census tracts throughout the city with the highest concentrations of housing units that might contain lead-based paint.

Map 20: Percent Pre-1970 Housing Stock



Legend

- Jonesboro City Limits
- Streets

Pre-1970 Housing Units

- 8.8% - 20.0%
- 20.1% - 30.0%
- 30.1% - 40.0%
- 40.1% - 58.2%

N

0 0.0125 0.025 0.05 Miles

Source: 2005-09 American Community Survey (U.S. Census)

Five Year Strategic Plan:

The Five-Year Strategic Plan brings needs and resources together in a coordinated housing and community development strategy. This section outlines the city's plans and priorities to be pursued over the five-year period of the Consolidated Plan (January 1, 2012 through December 31, 2016), for addressing the identified housing, homeless and community development needs. The Strategic Plan focuses on activities to be funded with the entitlement grant that the city receives from the federal government (CDBG).

Community Development Block Grant (CDBG):

The CDBG Program was established by the Housing and Community Development Act of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment and economic opportunities, principally for lower income persons (defined as 80% or less of the City of Jonesboro area median household income).

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. Funds can be used for a wide array of activities, including: housing rehabilitation, affordable housing or community development projects, public supportive services such as medical care, and removal of architectural barriers to the mobility of the elderly or disabled. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80 percent of median)
- Aid in the prevention or elimination of slums and blight; or
- Meet an urgent need (such as earthquake, flood or hurricane relief)

A project may qualify as benefiting low income persons in one of several ways:

- Provide direct services to lower income persons (earning up to 80 percent of the area median income) and document that a minimum of 51 percent of the clients served qualify as lower income.
- Provide area-wide benefits (such as parks, street improvements, etc.) to a service area that has a minimum of 38.2 percent lower income residents (attached Figure 8

shows the city “planning areas” based on census tract boundaries and identifies those areas with 38.2% or more lower income residents).

- Serve a client group that is “presumed low income” per the CDBG regulations, such as seniors and disabled persons. Projects involving the installation of curb ramps and other accessibility improvements in the community can qualify for funding under this category.

Priorities for Allocating Resources:

This section describes the priorities and objectives the city will pursue to address the community’s housing and community development needs. A priority ranking of needs has been established based on an assessment of demographic and housing information, the city Capital Improvement Program, as well as consultation with other public and private agencies, and input from the public and local service providers.

The city’s Five Year Strategy is intended to be flexible in order to take advantage of opportunities that may become available. However, the following are the priority objectives. The types and number of projects that are carried out will also depend on the amount of CDBG funding the city receives over the next five years.

HUD Objectives:

- Suitable Living Environment
- Decent Housing
- Creating Economic Opportunities

City of Jonesboro CDBG Priority Objectives:

Improve the livability and quality of life in the City of Jonesboro.

Housing - Rehabilitation/Homeownership
Neighborhood Revitalization/Beautification
Economic Development/Job creation/Business Development
Public Services - Non-Housing Special Needs

Housing Strategy:

Housing costs remain high and overall housing affordability continues to be a major problem for low income families. Recent trends in home prices have led to an increasing number of people being priced out of the homeownership market. One consequence has been a shift in tenure trends, with increasing number of people remaining in the rental market, intensifying the competition for scarce affordable housing units. Increasing the supply of affordable housing, and maintaining the current housing stock is a primary goal of the Consolidated Plan.

The city will continue to work with the Housing Authority in maintaining its current level of assisted rental units for low-income households over the next five years. The Housing Authority will attempt to increase its number of assisted rental units as additional HUD funding allows. However, we do not expect any significant increases in HUD funding for rental assistance or new construction in the next five years. In 2012, the city will apply for HOME funds through the Arkansas Development Finance Authority. These funds will be used to expand the housing program while allowing the city to use CDBG funds in non-housing areas.

In addition to addressing the city's current assisted rental units, increased new homeownership and homeowner rehabilitation assistance will have a substantial impact on deteriorating neighborhoods. Owner occupants tend to be more invested in their neighborhoods, are less likely to move, and have a greater incentive to maintain their properties than their renter counterparts. The city will continue to make a substantial commitment to providing homebuyer assistance and homeowner rehabilitation assistance for low income households, especially those willing to purchase homes in the older, declining neighborhoods.

Goal: Improve livability and availability of affordable housing and assist in improvement of housing opportunities:

Objective 1: Stabilize, preserve, and improve existing affordable housing stock

- Provide funding to address low and very low income homeowner rehabilitation repair needs - working toward the goal of 20 units.
- Explore the possibility of partnering with volunteer organizations for minor repairs, and
- Apply for HOME funds through ADFA

Objective 2: Increase new homeownership opportunities

- Continue to fund first time new homeownership program for low and very low income persons - 10 units per year, and
- Assist with new homeownership, credit repair, and foreclosure education - 250 graduates.

Objective 3: Increase affordable housing stock

- Assist developers in determining incentives and financial partnerships to promote more affordable housing projects,
- Encourage the development of rental housing for very low and low income families and individuals throughout the city (especially for large families and seniors),
- Explore opportunities to work with property owners and/or non-profit developers to acquire, rehabilitate and convert to affordable housing units - should appropriate properties be identified by the city, and
- Work with nonprofit agencies on approaches to provide housing for persons with physical or mental disabilities.

Homeless Strategy:

The City of Jonesboro intends to assist, the current shelter and service providers addressing homelessness and services to those at risk of becoming homeless. These organizations strive to guide families effectively out of the generational poverty cycle and public assistance dependency and into self sufficiency.

- Continue to support programs that protect people from becoming homeless by providing shelter and supportive services,
- Take part in efforts to support and develop programs that provide emergency rent and utility payments and security deposit assistance,
- Take part in efforts to fund or support programs that provide short-term shelter to persons who are homeless or at risk of homelessness, including homeless and runaway

youth., and

- Assist efforts to support local emergency homeless shelters and services.

Community Development Strategy:

The city's Community Development Strategy involves focusing on neighborhoods with the highest concentrations of lower income households in order to maintain public facilities, provide adequate recreational opportunities in the form of parks and activities, improve neighborhood appearance and safety, and improve accessibility for disabled residents.

The community development strategy also involves providing a variety of public services to those most in need in order to prevent homelessness, provide shelter and support those who are homeless, assist low income households with basic needs and the means through supportive services to break the poverty cycle, assist at-risk and homeless youth and help seniors survive on their limited incomes and continue living in their homes. The city intends to carry out the following actions over the next five years.

Goal: Improve livability, create better functioning, and more attractive neighborhoods, and provide support to public services addressing low income needs

Objective 1: Improve appearance and eliminate blight in low income neighborhoods

- Demolition and Clearance
- Neighborhood revitalization

Objective 2: Address needs of low income neighborhood public facilities

- Public facilities maintenance and repair - Fund 1 Project
- Improve Parks and Recreation Facilities - Fund 3 Projects

Objective 3: Economic Development/Job creation

- Encourage the development of new business and job creation ventures
- Encourage employment education programs
- Assist in the creation of low income neighborhood-based collaborations to build capacity and sustain long term viability for existing businesses in low income areas

Objective 4: Provide funding and/or support to a variety of public services to help low income persons meet basic needs, to prevent them from becoming homeless, provide shelter and support services to those who are homeless, and help seniors survive on their limited incomes and continue living in their homes.

- Fund needed services for qualified low income citizens -Fund 15 Projects

Objective 5: Improve low-income neighborhood livability through citizen participation in neighborhood revitalization.

- Explore the advantages of creating neighborhood revitalization strategy areas
- Investigate the need and public interest in local neighborhood networks
- Make City facilities accessible per the requirements of the Americans with Disabilities Act (ADA), based on the availability of CDBG funds after housing, poverty, and public service priorities have been addressed.
- Increase public outreach to inform the community about available programs and services. Explore new avenues for outreach such as schools, Post Offices, neighborhood action networks.

Special Needs Groups:

The senior population increased by 25.8percent from 1990 to 2000. It is expected that this trend will continue in the future. The 2000 Census shows there are 2,417 lower income senior households, representing about 9.94 percent of the total City population. Affordable senior housing continues to be a current and future need, as this population group continues to increase.

Based on 2000 Census data, extremely low income, representing 24 percent of low income households, 63 percent reported housing problems. Of the very low income (26 percent of low income households) 70 percent reported housing problems, indicating that this population group may currently be underserved by housing programs.

Additionally, affordable housing continues to be a need for persons with disabilities, female headed households (38 percent below poverty level), persons with HIV/AIDS, and persons with alcohol or other drug addictions.

Neighborhood Revitalization Strategy Area

A Neighborhood Revitalization Strategy Area is established under the Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program to enhance a community's ability to engage in comprehensive revitalization strategies. The focus of the NRSA will be economic empowerment of the LMI population of the area, defined as those earning less than 80% of area median income. CDBG regulations permit certain regulatory flexibilities and better coordination of resources in these areas. Partnerships among local government, the private sector, community organizations, and neighborhood residents are formed to collectively pursue innovative ways to "reinvest" in human and economic capital to empower low-income residents. Successful neighborhood revitalization strategies are those that bring together neighborhood stakeholders to forge partnerships that:

- Obtain commitments to neighborhood building
- Make neighborhoods attractive for investments, thereby creating a market for profit
- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development
- Support the use of neighborhood intermediary institutions to bridge the gaps between local government agencies, the business community, community groups, and residents
- Foster the growth of resident-based initiatives to identify and address their housing, economic, and human services needs.

This area is comprised of some of the most distressed residential neighborhoods in the city and qualifies for a NRSA based on the high percentage of low- to moderate-income (LMI) residents. Currently, there is no NRSA designation in the city.

The North Jonesboro NRSA (Second and Third Wards) is a result of a collaborative effort by the Department of Grants and Community Development, the Department of Planning and Zoning, and the NJNI Advisory Board, along with the north Jonesboro residents and a broad range of community stakeholders. These participants have worked steadfastly to revitalize North Jonesboro neighborhoods within the proposed NRSA. These efforts have resulted in the following comprehensive neighborhood plans and studies:

- North Jonesboro Strategic Plan (2012)
- Comprehensive Housing and Neighborhood Study (2012)
- 2012-2016 Consolidated Plan (2012)
- Vision 2030 Comprehensive Plan (2012)

Many of the goals and objectives cited in this plan are currently being addressed or have been carried out through the implementation of several short- and long-term targeted programs and projects. The NRSA designation will enhance these efforts by developing complementary strategies that prioritize the use of CDBG resources.

The NRSA designation will encourage the development of innovative services and projects eligible for CDBG support, since a community with an approved NRSA is relieved of some regulatory requirements when undertaking economic development, housing, and public service activities with those funds. Future activities will function with fewer administrative requirements over the course of the five-year NRSA designation. City divisions, for-profit, and non-profit groups will embark on programs and projects to improve neighborhood cohesion by alleviating economic and social disparity. Each activity will address one of the CDBG national objectives:

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

In this strategy area, performance benchmarks are determined based on need and the feasibility of reaching goals in the near- and short-term. Performance will be monitored over the five-year duration of the NRSA designation to ensure that satisfactory progress is made toward meeting the benchmarks. The implementation of certain strategies may continue beyond the five-year period and performance will be monitored accordingly. Nevertheless, it is imperative that program initiatives have lasting effects.

Finally, the NRSA strategy will be integrated into the One Year Action Plans and Consolidated Annual Performance and Evaluation Reports as a component of the city's Grants and Community Development Department's activities.

Anti Poverty Strategy

The Anti Poverty Strategy describes Jonesboro's programs and policies to reduce the number of households with incomes below the poverty line. The poverty line is the level of income below which one cannot afford to purchase all the resources one requires to live. The official Census poverty thresholds do not vary geographically, but are only adjusted annually for inflation using the Consumer Price Index. In high cost areas the poverty line may, in fact, be much less than what a household would need in a particular area to pay for all essential needs. In 2006 the U.S. Census poverty line threshold for a one-person household was \$10,488 for persons under the age of 65 and \$9,669 for persons 65 and over. For a four-person household that includes 2 children under the age of 18, the poverty line threshold was \$20,444. Persons living below the poverty line are the most at risk of becoming homeless.

According to the 2000 Census, 17.4 percent of the population and 12.9 percent of families in Jonesboro had incomes below the poverty line in 1999. Out of the total population, 22 percent of those under the age of 18 and 12.3 percent of those 65 and older were living below the poverty line. The data also shows that between 1989 and 1999 there was an increase in the number of persons living below the poverty line from 16.5 to 17.4 percent.

There are three components to the city's anti-poverty strategy:

- Support services to prevent homelessness
- Job training and support services
- Affordable housing.

Each of these aspects of the anti-poverty strategy is discussed below:

Support Services to Prevent Homelessness

The first goal is to prevent persons from becoming homeless, since most households living below the poverty line survive paycheck to paycheck and any unforeseen event can result in their becoming homeless. Support services such as emergency rental assistance, assistance with utilities, financial education, foreclosure resolution programs, and other such services are

critical. Survival services needed to enable households to survive on their limited incomes are also critical. The city funds a number of such services and will continue to do so, as long as CDBG funds are available.

Job Training and Support Services

The second goal of the anti-poverty strategy is to assist in the provision of job training and support services. The Community Development Department is exploring a partnership between NEA Baptist Hospital and the ASU Economic Development Center to recruit LMI citizens to participate in technical training classes to fill positions at the hospital. The city will also seek out additional opportunities for creating jobs and business opportunities.

Affordable Housing

Increasing the supply of affordable housing is the final aspect of the anti-poverty strategy. Since housing costs typically take up a major portion of a household's income, the provision of affordable housing is critical to ending the cycle of poverty. The city intends to continue its strong efforts to increase and maintain the affordable housing supply. Currently, the City of Jonesboro plans to apply for the HOME Program in order to promote more affordable housing projects.

Lead Based Paint Strategy

According to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), lead based paint hazard is defined as any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil or lead contaminated paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. As required by Title X, the City of Jonesboro is carrying out CDBG funded activities in tandem with our Inspection Department.

The city requires lead based paint testing and hazard reduction in properties that are rehabilitated using CDBG funds. Owners of properties to be rehabilitated are informed of the risks of lead based paint. As part of the rehabilitation process, the property is inspected for signs of defective paint. Defective paint in older homes that is suspected to be lead based is removed following the lead based paint standards. If there are children in the home, the parents are provided information regarding the benefits of having the children tested for lead based

paint and also where they can go to get this done.

Institutional Structure/Coordination

The institutional structure for implementation of the Consolidated Plan includes non-profit organizations, other public agencies, and educational institutions. The City of Jonesboro Department of Community Development is responsible for implementation of the Consolidated Plan.

The city provides funding and coordinates with nonprofit organizations that provide public services that benefit Jonesboro residents. The city also works with non-profit housing developers in the development of affordable housing in the city. Non-profit organizations are therefore critical to achieving the Consolidated Plan goals.

The city assists with the Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funding for affordable housing or services in the city. The city coordinates its activities with other public agencies and regularly participates in JURHA, and non-profit meetings, focus groups, and activities. Outreach and public information will significantly expand with added personnel.

The city assists non-profit agencies in securing other State and Federal funding by writing letters of support and assisting agencies in completing applications for funding. The city is also active in lobbying for continued funding of the Section 8 Program and other programs that are crucial for affordable housing programs and public services.

The major strengths of the city's institutional structure is in the access to the various City departments, and to a large number of very capable non-profit organizations who are highly competent in using available resources and leveraging funding in order to achieve the desired housing and services.

The major obstacle in the institutional structure is the need to rely on a variety of different funding sources, all with different requirements and time lines. It typically takes 1 to 2 years to secure all the funding for a project. Some funding sources are so competitive that all planning approvals must be in place by the time the project funding is requested. The cost of holding land for 1 or more years more while financing is secured can be prohibitive.

Performance Measurement

Recipients of Fiscal Year 2012 CDBG funds will be required to comply with a performance measurement system to measure performance, as requested by HUD. Recipients will be responsible for complying with productivity performance goals as well as quantifiable project impact goals that reflect the extent to which funded activities yield the desired outcomes in the community or in the lives of the persons assisted. Sub-recipients will be required to submit quarterly reports detailing their progress in meeting performance goals. The city will report the results in its Consolidated Annual Performance Report to HUD.

Capped Incomes

The City of Jonesboro will continue to use the federal capped incomes for all CDBG Program activities. Due to the limited amount of CDBG funds that the city receives, there are insufficient funds available to expand services to persons earning up to 80 percent of the city median income. As a result, the CDBG funds are used primarily to assist persons earning 50 percent or less of the median income or up to the capped income level for the low income category.

Monitoring of Funded Activities

The City of Jonesboro has a monitoring plan that involves an annual on-site monitoring of CDBG funded activities. CDBG funded activities that are being carried out by experienced agencies with past monitoring reviews showing no major issues will be monitored every other year. CDBG activities where there is inexperienced new staff, new programs or programs where there have been issues identified during past reviews, will be monitored annually. The on-site monitoring involves review of assisted client/tenant files, review of agency administration, fiscal management and program management. Sub-recipients of federal funds are required to maintain a financial audit trail for inspection by City, consisting of original invoices and timecards to document expenses all the way to cancelled checks to document payment of expenses. On-site monitoring of housing projects also involves inspection of the housing units to ensure they meet housing quality standards.

In addition to on-site monitoring, the city conducts quarterly desk reviews of each funded activity. Sub-recipients are required to submit clients' reports detailing the Jonesboro clients served during the quarter, as well as, the income and race/ethnicity of each client. Agencies are also required to submit quarterly budget reports showing expenses and revenue and a detailed

invoice specifying what expenses are being charged to the CDBG funds. Agencies must also submit an annual independent audit report regarding their financial accounting.

The Community Development Department prepares an annual performance report to HUD detailing the progress made in achieving the goals in the Consolidated Plan. The city also prepares detailed agreements with sub-recipients outlining goals and objectives to be met. The city's annual report to HUD includes an analysis of any problems or obstacles encountered by the sub-recipients in meeting their goals and objectives.

Each new affordable housing project that is developed (and other projects with long-term affordability restrictions) results in on-going monitoring responsibilities for the city. As a result, the city is faced with an increasing need for resources each year in order to meet its monitoring obligations. The number of projects will continue to increase as the projects continue to be funded and developed. The increasing need for monitoring resources has become a challenge for the city as the CDBG entitlement continues to decrease.

The following are the specific Goals, Objectives, and Strategies to be addressed during the 2012-2016 program years.

AFFORDABLE HOUSING & PUBLIC HOUSING - GOALS, OBJECTIVES, AND STRATEGIES

- 1 Goal: Improve livability and availability of affordable housing and assist in improvement of housing opportunities.**
 - 1.1 Objective 1: Improve low income homeowner housing conditions
 - 1.1a Provide funding for emergency homeowner rehabilitation repairs
 - 1.1b Explore the possibility of obtaining volunteer assistance in repairs
 - 1.1c Determine the availability of volunteer organizations, funding, and donations to assist in painting and minor repairs
 - 1.2 Objective 2: Increase new homeownership opportunities
 - 1.2a Continue First Time New Homeownership Program
 - 1.2b Assist in the expansion of homeownership, credit repair, foreclosure education to create new homeowners and retain current homeownership
 - 1.2c Apply for HOME funds to build affordable housing.
 - 1.3 Objective 3: Assist developers in determining incentives and financial partnerships to promote more affordable housing projects

- 1.4 Objective 4: Support and assist existing emergency shelters and transitional living housing
- 1.4a Provide support for rehabilitation /expansion of current shelters

BARRIERS TO AFFORDABLE HOUSING - GOALS, OBJECTIVES, AND STRATEGIES

2 Goal: Address barriers to affordable and fair housing

- 2.1 Objective 1: Increase the number of qualified new homeowners through homebuyer education
- 2.2 Objective 2: Include fair housing resolution information on city website
- 2.3 Objective 3: Create fair housing and resolution information for public distribution

LEAD-PAINT HAZARDS - GOALS, OBJECTIVES, AND STRATEGIES

3 Goal: Increase lead safe housing stock

- 3.1 Objective 1: Maintain standards for lead-based paint abatement in all housing rehabilitation projects
- 3.2 Objective 2: Increase the number of safe housing units through housing initiatives
- 3.3 Objective 3: Provide the public with Lead Based paint hazard information on the city website

SUITABLE LIVING ENVIRONMENT-NON HOUSING COMMUNITY DEVELOPMENT GOALS, OBJECTIVES, AND STRATEGIES

4 Goal: Improve Livability, create better functioning, and more attractive neighborhoods

- 4.1 Objective 1: Improve appearance and eliminate blight in low income neighborhoods
 - 4.1a Demolition and Clearance
 - 4.1b. Beautification of area through gardens, and other beautification projects
- 4.2 Objective 2: Address needs of low income neighborhood public facilities
 - 4.2a Public Facilities maintenance and repair
 - 4.2b Improve Parks and Recreation Facilities (Community Centers)
- 4.3 Objective 3: Provide public services to address the needs of low income citizens
 - 4.3a Fund needed services for qualified low income citizens

- 4.4 Objective 4: Improve low-income neighborhood livability through citizen participation in Neighborhood Revitalization
- 4.4a Explore the advantages of creating neighborhood revitalization strategy areas
- 4.4b Support the sustainability and capacity of local neighborhood networks
- 4.5 Objective 5: Economic Development and job creation for low income areas.
- 4.5a Encourage the development of new business and job creation ventures.
- 4.5b Encourage employment training programs.
- 4.5c Assist in the creation of low income neighborhood-based collaborations to build capacity and sustain long term viability for existing businesses in low income areas.

SPECIAL NEEDS - HOMELESSNESS GOALS, OBJECTIVES, AND STRATEGIES

5 Goals: Increase housing and service opportunities extended to homeless persons

- 5.1 Objective 1: Support and assist existing emergency shelters and transitional living housing
 - 5.1a Provide support for rehabilitation and/or services for existing shelters
- 5.2 Objective 2: Address homeless prevention activities
 - 5.2a Provide technical assistance for and/or actual funding assistance to non-profits addressing homeless prevention activities
- 5.3 Objective 3: Collaborate with homeless providers
 - 5.3a Provide staff assistance for homeless counts
 - 5.3b Develop partnerships with non-profits to expand current services
 - 5.3c Attend quarterly meetings with service providers in Jonesboro

NEIGHBORHOOD REVITALIZATION STRATEGY AREA – GOALS, OBJECTIVES, AND STRATEGIES

6 Goals: Increase decent housing, foster suitable living environment, and develop economic opportunity

- 6.1 Objective 1: Weatherize ten (10) housing units
- 6.2 Objective 2: Provide enhanced code enforcement for five hundred (500) rental units annually
- 6.3 Objective 3: Return three (3) real-estate-owned (REO) properties back to productive use

- 6.4 Objective 4: Support improvements to three (3) retail facades
- 6.5 Objective 5: Provide technical assistance to stabilize one (1) rental association
- 6.6 Objective 6: Locate two (2) businesses in newly vacant or recently developed space
- 6.7 Objective 7: Support job training/social enterprises that provide transitional employment for five (5) persons annually
- 6.8 Objective 8: Create three (3) jobs
- 6.9 Objective 9: Provide technical support or entrepreneurial training to five (5) businesses/entities annually
- 6.10 Objective 10: Develop (2) housing units for large (5+ members) low-to moderate-income families

ANTI-POVERTY STRATEGY

7 Goal: Assist in the reduction of households with incomes below the poverty line.

- 7.1 Objective 1: Support services to prevent homelessness.
- 7.1a Support services such as emergency rental/utility assistance, financial education, foreclosure resolution programs, and other services.
- 7.1b Survival services to enable households to survive on their limited incomes.
- 7.2 Objective 2: Assist in the provision of job training and supportive services
- 7.2a Support services such as transportation, so individuals can find and maintain employment.
- 7.3 Objective 3: Increase the supply of affordable housing for low income persons
- 7.3a Assist developers to promote affordable housing projects for low income persons

OTHER SPECIAL NEEDS - GOALS, OBJECTIVES, AND STRATEGIES

8 Goal: Explore the possibility of expanding services and/or access to services for our special needs population.

- 8.1 Objective 1: To work with services providers to assist special needs groups' access needed services.

CITY OF JONESBORO
OFFICE OF COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CITIZEN'S PARTICIPATION PLAN

The City of Jonesboro's Office of Community Development coordinates the planning and administration of the city's Community Development Block Grant (CDBG). The purpose of the CDBG is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities.

The Community Development Office provides structure and facilitates the delivery of programmatic services for low-to-moderate income households. In order to leverage capacity, the Community Development Office partners with local non-profits, other city departments, contractors, faith-based organizations, charities, and others. The Department of Housing and Urban Development (HUD) requires each CDBG grantee to provide for citizen involvement in the planning and implementation of the city's CDBG funds. This plan has been developed in compliance with written guidelines in 24 CFR 570.431: *Citizen Participation*.

Purpose

The Citizen Participation Plan serves as a guide for managing public input, suggestions, and complaints regarding the Consolidated Planning process, including the development of the Consolidated Plan, Annual Action Plan, Analysis of Fair Housing Impediments, and Performance Management. The primary goal of the Citizen Participation plan is to encourage the participation of citizens in defining housing, community development, and public service needs (services to be provided by community-based organizations), funding priorities, target populations, and amendments that may be required by HUD or otherwise. The citizen participation plan encourages the participation of citizens, neighborhood groups, community-wide citizen organizations, non-profit organizations, for profit organizations and private entities.

Participation

This plan has been reviewed by citizens and input and comments have been taken into consideration in the development of this plan. All phases of the citizen participation plan are conducted in an open manner. Access to all information will be available at the Community Development Office, and/or the Community Development website (www.jonesboro.org/cdbg). In addition to word of mouth, public hearings will be publicized via database emails, print, and broadcast media.

Low and moderate income persons are especially encouraged to participate in the planning and implementation process. CDBG-area pastors will be informed of activities affecting their congregants. Additionally pastors will be encouraged to announce public hearings and other meetings during morning worship service. Announcements of public hearings are mailed to

non-profits, faith-based groups, neighborhood organizations, and others who serve/work with low and moderate income individuals.

Summary of Comments

Public hearing participants expressed concern for their community and neighbors. Top priorities included: Childcare, Housing, Economic Development, and life-skills/job training opportunities. Parks and playground equipment was also rated as a high priority among participants.

Use of Funds

The Community Development Office will provide timely notice of local meetings and actual use of CDBG funds.

- (a) The City of Jonesboro anticipates receiving approximately \$505,998 in CDBG funds for 2012. No program income is expected from 2012 CDBG funds at this time. In addition to the anticipated \$505,998 appropriation, the Community Development Office has an additional \$385,790.81 in unspent funds from 2006-2010. For a total of \$891,788.81 to be spent during the 2012 program year.
- (b) Activities anticipated include:
 - a. Housing: Homelessness and Affordable Housing
 - b. Quality of Life/Public Services:
 - c. Economic Development
 - d. Neighborhood Revitalization
- (c) The City of Jonesboro stipulates that its CDBG funds will be used to benefit low and moderate income households. While no displacement is anticipated because of CDBG activities, provisions will be made for households who are displaced through no fault of their own.

Technical Assistance

The Community Development Office provides a technical assistance workshop for those responding to the Request for Proposals for funding public service activities. Technical assistance is also available in group settings and a one-on-one basis to program participants and potential participants in our New Homeowner Assistance Program, Housing Rehabilitation Program, and Demolition program.

Public Hearings

In addition to allowing citizens an opportunity to voice input to the process and funding decisions; public hearings provide an opportunity for the Community Development Office to provide an overview of CDBG anticipated funding, guidelines, regulations eligible activities, and address national and local objectives. A minimum of 2 public hearings will be held. The first public hearing will be held at the beginning of the planning process. This input will be used when preparing the Annual Action Plan and the Consolidated Plan. Additionally, citizen input surveys are made available on the Community Development website.

The second public hearing will be held upon completion of the Plan. This hearing is an opportunity for the community to view the information in the Plan. After a 30-day response period, the plan is submitted to the Mayor and City Council for approval before submission to HUD.

Hearings will be held during times and accessible locations convenient to low and moderate income individuals. Additionally, hearings will be held in handicap accessible buildings and provisions made for non-english speaking residents where a significant number of non-english residents are expected to attend.

Timely Notice

Prior to any public hearing, a 2-week (14 days) public notice will be published in appropriate print media and announced via appropriate broadcast media.

Access to Information

A hard copy of the Consolidated Plan, 2012 Action Plan, and Citizen Participation Plan is available at the Community Development Department, 519 W. Washington, Jonesboro, Arkansas. In addition, each document will be posted on the Community Development web page.

Complaints and Grievances

Citizen complaints should be in writing whenever reasonably possible. Complaints and Grievances should be mailed or hand-delivered to the Community Development Office located at 519 W. Washington St., Jonesboro, AR 72401. Complaints should address (1) The nature of the complaint; (2) A process-related complaint/grievance should suggest a remedy; (3) A complaint/grievance involving an act should specify the date and location the act occurred and a suggested remedy. Complaints will receive a written response with 15 days of the complaint. If a response cannot be provided within 15 days, an interim update will be provided.

IMPEDIMENTS TO FAIR HOUSING ANALYSIS

EXECUTIVE SUMMARY

The City of Jonesboro is required to submit certification to HUD that it is affirmatively furthering fair housing. In order to receive this certification, the city is required to:

1. Complete an analysis of impediments to fair housing choice (AI),
2. Take actions to overcome the effects of any impediments identified through the analysis, and
3. Maintain records reflecting the analysis and actions taken

The Community Development Department is the lead agency for HUD housing and community development for the City of Jonesboro, and is responsible for conducting the AI.

HUD defines impediments to fair housing choice in terms of their applicability to federal law as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin, which restrict housing choices or the availability of housing choice. These classes are considered the protected classes or basis.
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choice on the basis of race, color, religion, sex, disability, familial status, or national origin.

The AI is a thorough examination of a variety of sources related to housing, affirmatively furthering fair housing, the fair housing delivery system, and housing transactions affecting people who are protected under fair housing law. AI sources include census and home mortgage industry data, surveys of housing industry experts and stakeholders, and public fair housing forums.

This AI was created through an active and involved public input and review process, via direct contact with stake holders, mass distribution of announcements about opportunities for public involvement, public forums to collect input from citizens, distribution of draft reports for citizen review, and a formal presentation of findings. The Community Development Office is available to receive perspective, commentary, and input from all walks of life and citizens in the City of Jonesboro.

IDENTIFIED IMPEDIMENTS TO FAIR HOUSING CHOICE

The 2012 Analysis of Impediments for the City of Jonesboro uncovered several issues that could be considered barriers to affirmatively furthering fair housing and, consequently, impediments to fair housing choice. These issues are as follows:

1. Insufficient system capacity has resulted in:
 - A. Inadequate outreach and education efforts that have led to:
 - i. Insufficient community awareness of fair housing;
 - ii. Insufficient understanding of what constitutes affirmatively furthering fair housing; and
 - iii. Inadequate understanding of the complaint process.
 - B. Ineffective processing and resolution of fair housing complaints
2. Rental markets in the city appear to demonstrate discriminatory actions by housing providers, including:
 - A. Failure to make reasonable accommodation or modification
 - B. Discriminatory terms, conditions, privileges, services, or facilities
3. Home purchase loan denial rates are disproportionately high in lower income areas.
4. Results from the fair housing survey shows some respondents believe that land use and development practices may not be in the spirit of affirmatively furthering fair housing.

SUGGESTED ACTIONS TO CONSIDER

In response to these listed impediments, the City of Jonesboro should consider taking the following actions:

1. Consider initiating a Fair Housing Board to hear complaints and monitor adherence to fair housing policies and regulations.
2. Increase knowledge and understanding of fair housing and affirmatively furthering fair housing through outreach and education:
 - A. Offer meeting space and set up educational schedule for both consumers and providers of housing to be carried out by the Arkansas Fair Housing Commission (AFHC),
 - i. Assist in coordinating local delivery of educational services to local renters,
 - ii. Assist in coordinating local delivery of professional training services to landlords, program managers or other rental housing providers.
 - B. Prominently display posters, flyers, and fair housing educational printed materials.
 - C. Distribute printed materials regarding:
 - i. Definitions of reasonable accommodation and modification,
 - ii. Examples of discriminatory terms and conditions in rental markets,
 - iii. Differences between affirmatively furthering fair housing, affordable housing production and preservation, and landlord/tenant rights and responsibilities.
 - D. Consider updating the Jonesboro Fair Housing Resolution to be consistent with current state and federal fair housing laws and enhance the accessibility and awareness of this resolution.
 - E. Create improved referral system by distributing information about fair housing including how to file a complaint,

- F. Create fair housing outreach e-mail distribution list for fair housing materials that might be distributed quarterly to all those who may be interested in fair housing.
 - G. Request technical support from the state's Little Rock HUD office for outreach and education activities that might be targeted to racial and ethnic minority consumers of housing.
3. Establish baseline of the actual level and types of discrimination occurring in the community through audit testing activities:
- A. Request city to track complaint data more closely and use complaint data to compare year-to-year changes in fair housing activities. While more complaints are likely to be filed if educational efforts are successful, the goal of this action is to increase the *percentage* of complaints found to be without cause, and increase the percentage of those that are amicably reconciled. An additional goal is the decrease the number of persons who abandon the complaint process without resolution.
4. Coordinate renter, homebuyer and homeowner credit trainings with local bankers and realtors,
- A. Enhance understanding of credit, behaviors that lead to poor credit and the attributes of predatory Lending,
 - B. Enhance the understanding of poor real estate business practices, such as steering, red-lining, and blockbusting.
5. Broadly inform the public of recent land use changes to exclusionary zoning and land use policies,
- A. Consider how the public currently perceives zoning and land use policies.
 - B. Determine the best way to improve the public's understanding of zoning and land use.

COMMITMENT TO FAIR HOUSING

In accordance with the applicable statutes and regulations governing the consolidated plan, the City of Jonesboro Community Development Department certifies that it will affirmatively further fair housing. An AI has been conducted within the city, and appropriate actions will be taken to overcome the effects of any impediments identified through that analysis, and records reflecting that analysis will be maintained and appropriate actions taken. While the Community Development Department takes seriously the responsibility for the above, it currently lacks the authority to solve these problems alone, but is committed to facilitating a resolution.

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Legislation Details (With Text)

File #:	ORD-12:063	Version:	1	Name:	Rezoning by James & Ina Gossett
Type:	Ordinance	Status:		Status:	First Reading
File created:	11/26/2012	In control:		In control:	City Council
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO PD-RM PLANNED DEVELOPMENT RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 4306 & 4310 AGGIE ROAD AS REQUESTED BY JAMES & INA GOSSETT				
Sponsors:					
Indexes:	Rezoning				
Code sections:					
Attachments:	Plat MAPC Report Appeal Letter				

Date	Ver.	Action By	Action	Result
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title
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES

body
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE - FAMILY MEDIUM DENSITY DISTRICT TO (PD-RM) PLANNED DEVELOPMENT - RESIDENTIAL - MULTI-FAMILY CLASSIFICATION, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, RUN THENCE SOUTH 660 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 198 FEET, RUN THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT 660 FEET TO THE NORTH LINE OF SAID TRACT, RUN THENCE WEST ALONG SAID NORTH LINE OF SAID TRACT 198 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, LESS THE WEST 198 FEET THEREOF, AND LESS THE EAST 254 FEET THEREOF.

SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY, OFF AND ACROSS THE SOUTH SIDE THEREOF;
BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD

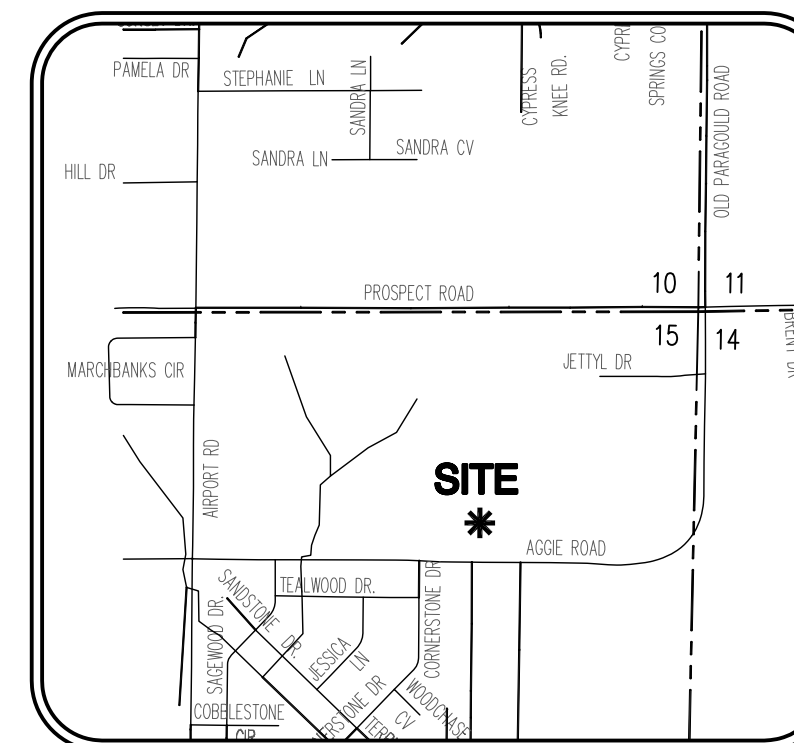
SECTION II: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

REZONING APPLICATION

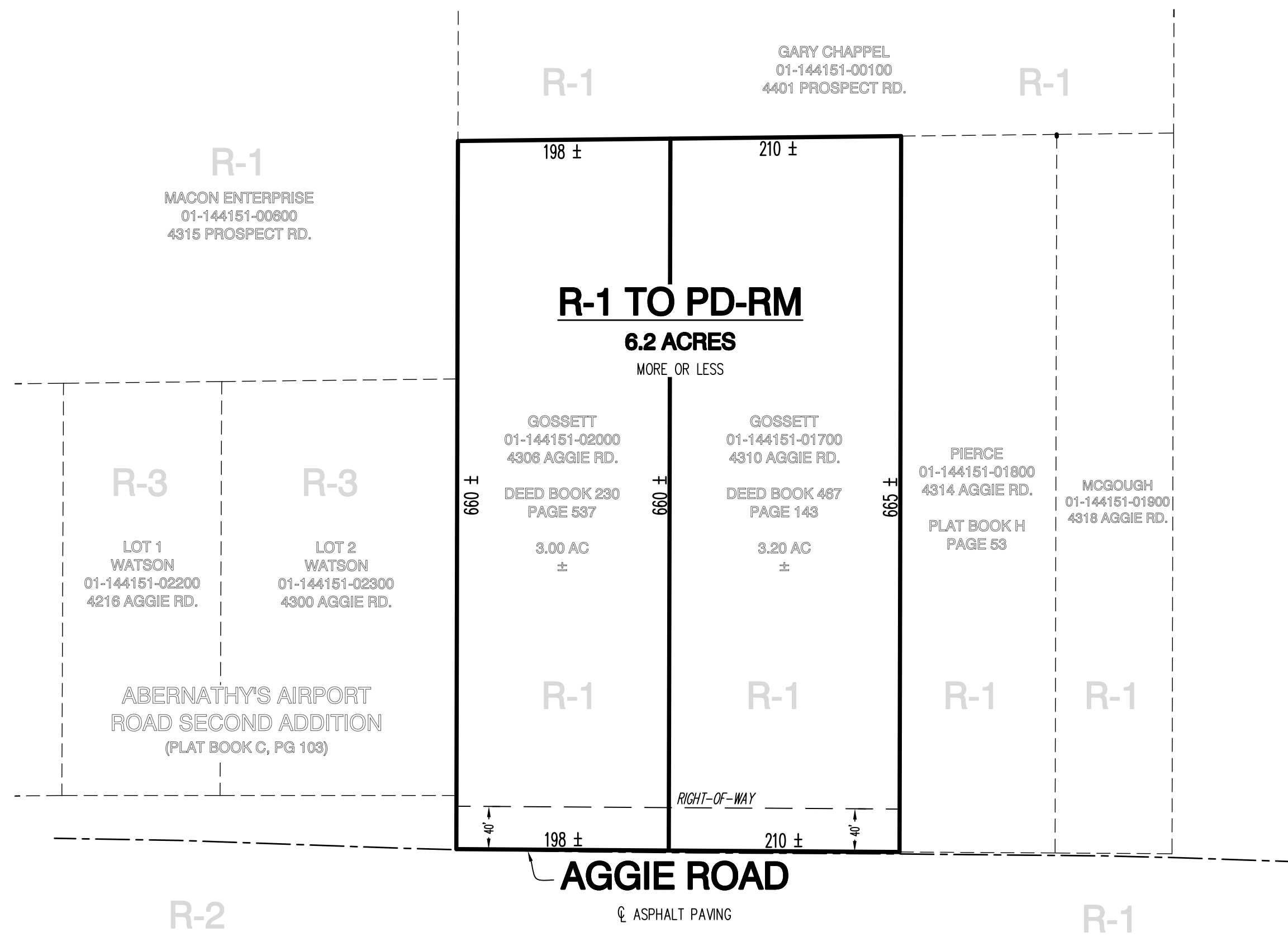
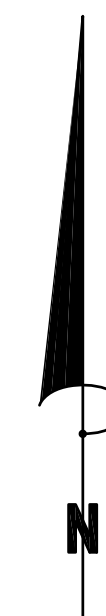
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**Haywood, Kenward, Bare
AND ASSOCIATES, INC.**
Civil Engineering, Surveying & Planning Services
1801 Latourette Drive, Jonesboro, AR, 72404

TEL. 870-932-2019 FAX 870-932-1076



VICINITY MAP
(NOT TO SCALE)



OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (PD-RM) MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT

SIGNED THIS 17th DAY OF SEPTEMBER, 2012: *James H. Gossett by Ina P. Gossett RA*
JAMES H. GOSSETT
Ina P. Gossett
INA P. GOSSETT

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, RUN THENCE SOUTH 660 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 198 FEET, RUN THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT 660 FEET TO THE NORTH LINE OF SAID TRACT, RUN THENCE WEST ALONG SAID NORTH LINE OF SAID TRACT 198 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, LESS THE WEST 198 FEET THEREOF, AND LESS THE EAST 254 FEET THEREOF.

SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY, OFF AND ACROSS THE SOUTH SIDE THEREOF; BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

GENERAL NOTES:

- HAYWOOD, KENWARD, BARE & ASSOCIATES, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. **SUBJECT TO AN "ON-THE-GROUND" SURVEY TO VERIFY ANY AND ALL DIMENSIONS OF THE PROPERTY SHOWN**
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS COMPILATION MAP:
 - WARRANTY DEED, FREEMAN TO GOSSETT, DEED BOOK 230, PAGE 537, DATED MARCH 11, 1976 .
 - WARRANTY DEED, FREEMAN TO GOSSETT, DEED BOOK 467, PAGE 143, DATED SEPTEMBER 15, 1994.
 - PLAT OF SURVEY, BY TROY SHEETS, PS 596, RECORDED IN BOOK H, PAGE 53, FILED ON DECEMBER 9, 1986.
 - ABERNATHY'S AIRPORT ROAD SECOND ADDITION, BY TERRY BARE, PS 1048, RECORDED IN BOOK C, PAGE 103, FILED ON FEBRUARY 5, 2001.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0044C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS:
25' STREET SETBACK
7.5' SIDE SETBACK
25' REAR SETBACK
- PROPOSED ZONING PD-RM, MULTI-FAMILY RESIDENTIAL - PLANNED DEVELOPMENT, INCLUDES ALL FORMS OF UNITS, DUPLEXES, TRI-PLEXES, QUADS, AND HIGHER.



REZONING APPLICATION

JASON H. BRANCH - SURVEYOR ARKANSAS - 1596	
Haywood, Kenward, Bare, and Associates, Inc ARKANSAS - 234	
CLIENT: TRIPLE W INVESTMENT	
COPYRIGHT 2011, ALL RIGHTS RESERVED	
REVISIONS	
DATE	DESCRIPTION
PROJECT NO. W039-0001-12	
DRAWN BY JHB	CHECKED BY JHB
SHEET 1 OF 1	SCALE 1"=100'
DATE 09/17/12	DRAWING NO. 57-362



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-20: 4306 & 4310 Aggie Rd.- No.2
Huntington Building - 900 W. Monroe
For Consideration by the Commission on November 15, 2012

- REQUEST:** To consider a rezoning of a parcel of land containing 6.2 acres more or less.
- PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1 Single Family Residential to PD-RM Planned Development District- (48 Duplex Units- 32 1-BR/16 2-BR: 24 Duplex buildings).
- APPLICANT/ OWNER:** Skip Mooney Sr., Atty. for Owners/Applicants:
James H. & Ina P. Gossett, 4306 East Aggie Rd. Jonesboro AR 72401
- LOCATION:** 4306 and 4310 Aggie Rd.(North side of Street), East of Airport Road, West of Paragould Dr.
- SITE DESCRIPTION:** Tract Size: Approx. +/- 6.2 acres, +/- 270,330 sq. ft.
Frontage: 410 ft. +/- along Aggie.
Topography: Slightly sloping
Existing Development: Existing House
- | | | |
|--------------------------------|-------------|-------------------------|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: R-1 | Single Family |
| | South: R-1 | Mobile Home Park |
| | East: R-1 | Single Family |
| | West: R-3 | Multi-Family/Apartments |
- HISTORY:** Request for RM-8 Multi-family denied by the MAPC on June 12, 2012; case later appealed to Council and withdrawn on September 4, 2012; matter postponed indefinitely by Council.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Single Family Residential. The proposed rezoning is inconsistent with the land use map with the proposed multi-family.

Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan

- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served Aggie Rd. the Master Street Plan defines the road as a collector which has a right of way totaling 80 ft. (proposed right of way is shown on plat).

Zoning Code Compliance Review:

The applicant is now requesting a change as a PD-RM Planned District. The property is surrounded by a varying housing stock, an apartment complex to immediate west and a mobile home park to the south, which is a non-conforming use situated just across Aggie Rd. from the subject site. Another non-conforming trailer

park is located northwest of the subject site.

If approved, the development will net 48 attached duplex units, including an onsite openspace park setting and buffering provided along property boundaries. Current R-1 Density will allow approximately 33 single family homes (66 potential vehicles) to be built under the gross density calculation (5.4 units per acre allowed under R-1). The applicant is proposing a PD-RM Planned District Development on the site with a single private driveway for access.

Chapter 117 of the Code of Ordinances lists specific standards for Planned District Developments such as the open space requirement of 20% (54,126 s.f.). The applicant has demonstrated compliance with such open space amenities as: play ground and park-like setting with park furniture and gazebos including a vast amount of interior landscaping. Each unit has 6'-0" privacy fence patio screening. A 40' radius bus turn-around is provided onsite.

Parking Spaces required: 1.75 spaces per 1-bedroom units (32 @ 56 spaces); 2.25 spaces per 2-bedroom units (16 @36 spaces); 92 required, 132 spaces provided.

Buffering/Screening:

All parking areas shall be screened or buffered. All dumpster locations shall be properly shielded per Section 117-326 of the Jonesboro Code of Ordinances. Perimeter privacy fencing or solid landscaped buffering should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding properties.

MAPC RECORD OF PROCEEDINGS: MEETING OCTOBER 9, 2012

Mr. Terry Bare, HKB, Inc., presented the case to the Commission. Gave the history of the former petition and appeal to Council. The owners were advised in good faith at the Council level that they should change the Zoning to a Planned Development to show that they would build duplexes and not apartment structures. There were comments by the opponents that the plan did not require the builder to build what he said he would.

Mr. Bare: Noted the land use plan confusion that appeared to exist; stated that proposal is consistent with the Land Use Plan. Mr. Bare read inserts from the Land Use Narrative concerning needs for plan amendments. He noted the hospital development in the Northeast and requirements for employees as well as the new fairgrounds. Mr. Bare spoke of a rumor of a Wal-Mart in that area.

Mr. Bare went on to discuss the Land Use Plan: It is a guide, flexible and dynamic document. It is meant to change as the need comes about. Site constraints were also discussed. He added that the developer is not building apartments as defined in the Zoning code, which is 3 or more units. We had to go under the multi-family designation, because there is not duplex district.

Mr. Bare read references to education in the Land Use plan. He also read references to the value of property. The developer is proposing a plan to show duplex single-bedrooms and two-bedroom dwelling units with open space public-use amenities, with a play ground for children.

Mr. Bare: The opponents are against multi-family. The housing is not designated as multi-family. Mr. Bare noted that he and his team reviewed surrounding subdivisions and determined that there are 150 rental properties in the area as single family (non-scientific study using City's GIS data).

Mr. Bare discussed the Master Street Plan: Airport Road is a minor arterial. The subject site is served by Aggie Rd.; the Master Street Plan defines the road as a collector. The collector road is

designed to bring the traffic to the minor arterial; the minor arterial is to bring the traffic to its destination. It is by the City's designation, a high volume street. Mr. Bare went on to discuss vehicular volumes. Single Family housing will likely generate 10 average trips per weekday; while apartments generate 7 average trips per weekday.

Developer Mr. Mike Watson, 315 Leslie Ann Drive appeared before the Commission:

Mr. Watson: Presented to the MAPC photographic views of the duplex units; showing no parking on Aggie Road, with all parking behind the units. He recognized that Mr. Mooney is passing out information on Vision 2030.

Mr. Watson: Explained the unit details: There are 16 duplexes; 1- bedroom units at 810 sq. ft. and 8 duplexes, 2-bedroom units at 1,100 sq. ft. Two duplexes will be facing Aggie Rd. They are marketing the units to young professionals.

Mr. Watson quoted housing findings of homes being 20 to 30 percent of the homes are rent homes; 42% is single family 54% is multi-family housing. Transitional residents that will blend while having the mobile home there.

Mr. Watson added that there are different zonings there such as a trailer park across the street. There is a mixed zoning and this meets the criteria as it relates to the land use plan.

Mr. Bare commented on the notation that this is spot zoning. There were 6 acres rezoned by David Abernathy in 1997. He described other uses in the area. Development as R-1 is not feasible.

Staff:

Mr. Spriggs gave staff comments from the report and gave the history. Where-by the request for RM-8 Multi-family was denied by the MAPC on June 12, 2012; the case was later appealed to Council and withdrawn on September 4, 2012; matter postponed indefinitely by Council.

Mr. Spriggs commented on the references made to the Land Use Plan. Consistency is not achieved as staff has determined it as single family. References to Vision 2030 were made as well, as were copied in a handout by the applicant. Mr. Spriggs stated that the MAPC and Staff are asked to refrain from references to Vision 2030 and/or the Jonesboro Housing Study until such time the documents are reviewed and adopted by Council.

Mr. Spriggs: The applicant is now requesting a change to a PD-RM Planned District. The property is surrounded by a varying housing stock, an apartment complex to immediate west and a mobile home park to the south, which is a non-conforming use situated just across Aggie Rd. from the subject site. Another non-conforming trailer park is located northwest of the subject site.

If approved, the development will net 48 attached duplex units, including an onsite openspace park setting and buffering provided along property boundaries. Current R-1 Single Family Density will allow approximately 33 single family homes to be built under the gross density calculation (5.4 units per acre allowed under R-1). The applicant is proposing a PD-RM Planned District Development on the site with a single private driveway for access.

Mr. Spriggs: Chapter 117 of the Code of Ordinances lists specific standards for Planned District Developments such as the open space requirement of 20% (54,126 s.f.). The applicant has demonstrated compliance with such open space amenities as: play ground and park-like setting with park furniture and gazebos including a vast amount of interior landscaping. Each unit has 6'-0" privacy fence patio screening. A 40' radius bus turn-around is provided onsite.

“PD-RM Planned Development District: The following conditions are suggested:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall be limited to a maximum of 48 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.2 acres as PD- RM- Planned Development District.
4. The applicant agrees to comply with the Master Street Plan recommendations for Aggie Rd. right-of-ways.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

Mr. Tomlinson commented on the site plan in which they are considered apartments and have been for over 28 years. Otherwise, we would have been building duplexes on single family lots all through the years.

Mr. Bare: They are designed to look like single family homes.

The Commission requested to see the latest Land Use Plan: Mr. Spriggs showed the plan which showed the color “yellow” which recommends the site as single family residence. January 2010 is the effective adoption.

Mr. Bare stated that the map shown is showing the zoning.

Mr. Tomlinson: Part of your justification from deviating from the land use plan is that the NEA Baptist Memorial Hospital is being built; that is one. The building of a hospital doesn't mean that you can over-run your land use plan or your infrastructure, or your encroachment into single family housing. You can't use the hospital as a justification.

Mr. Bare: The hospital has created a commercial boom in that area.

Mr. Hoelscher: The Land Use Plan isn't documented the way they are zoned, but to recommend how they will be used. What you cited out the land use plan was the need for the City to amend the plan, but not rezoned a specific piece of property. It has been adopted for quite some times.

Mr. Bare stated that the Land Use Plan was to be a flexible dynamic tool and the previous plan was used in a similar manner. There were many meetings where it was said it was not cast-in-stone.

Mr. Bare asked that the City change the plan to a guide.

Mr. Scurlock: We let a rezoning go down the street. It was for 50 houses. Stated he would rather live next to this place than 1 house out of 50 on a 6 or 8 acre plot.

Public Input:

Mr. Todd Burton: Stated that he spoke with Mr. Tomlinson who also served on the Land Use Advisory Board in doing the map and plan. Stated that he has been fighting rezoning for his area for 15 years. Mr. Burton stated that they have pulled out some amendments in the Land Use Plan that we worked on as a community. Multi-family was to be out on the thoroughfares, where you could transition from the major uses. No way didn't we say you would put 48 units in R-1; there are

apartments already there. We are building a school right down the road. The Land Use Plan is suppose to be used as a guide. We said the infrastructure would not support apartments.

Mr. Micky Bridger, Chairman of the Country Wood Subdivision: Stated that there were question we don't have an association; Stated that he is the chairman. He commented on the traffic and his incident of bottle neck traffic at 7 or 8 o'clock in one morning and 4 o'clock in the evening. Traffic cuts through our neighborhood. Stated that there is a difference in living as a home owner and an apartment.

Debbie Devault: Home owner request that MAPC not change the zoning: it will devalue her home. Stated that she is a homeowner and teacher.

Mark Holding: Cypress Run Subdivision: Expressed his opposition. Commented on the new hospital reference is Vision 2030 and passed out handouts concerning the crime analysis report from July. Between 2010 and 2011, it shows that there is an increase in crime in that area. Basia Combs, Jonesboro Police Department Crime Analyst gave substantial data that linked crime to multi-family apartments.

Mr. Holding commented on the traffic issue and made reference to traffic counts from a 2010 study commissioned by the City. Aggie Road is a collector and it is design for 5,100 cars a day by the definition. In 2008 there were already 5,600 cars on Aggie Rd. per day. They estimated that it would increase by 211 cars per day, per year; which would be over 6,200 cars per day on that designed road.

Mr. Holding further commented on the congestion and the impact of the building of a school at Airport and Aggie Rd. He asked the MAPC to stand behind its original decision.

Mrs. Jerry McGough, 3700 Aggie Rd.: Stated that she owns 3 properties on Aggie Road and that she agreed with all of what has been said by these people. She referred to her letter previously submitted. She has lived there for 45 years. The traffic is a problem and with the new middle school being build across the street. Drugs and crime is a problem as stated. Adding more density will only add more to that crime.

Ms. McGough asked for consideration of the existing road conditions, and voiced her opposition and referred to her case from last year that was denied.

Denise Campbell, 4318 Aggie Rd.: She lives next to the Gossetts and her dad and brother lives there and are upset and opposed to this.

Dallas Spears, 4314 Aggie Road: Son of James Spears: He is taking care of his parents at 4314 Aggie. They are opposed to any new additions. Stated that it is cramped up; it will kill the value of his property.

Dawn Smith, 336 Country Wood Estates: Stated that her parents are the owners of this property. It has been for sale and no one wants this property. Spoke on property values, crime and traffic. Referred to the apartments across the street which have not caused adverse impact on the value of the homes. Ms. Smith referred to the traffic and her neighborhood being used as a cut-through. Stated that Mr. Bridger is not a spokesperson for the neighborhood. Stated that we have all lived in an apartment at some time in our lives and it didn't make us drug dealers nor criminals.

Ms. Gossett: Stated that they have lived there at 4306 Aggie Rd. for 36 years. She noted that the trailer park was there a long time ago when they moved there; and the apartments have never caused

them any problems. She noted that her husband is a stressed and is a war veteran who served in both the Korean and Vietnam war. Ms. Gossett stated that they need a handicap facility home. They bought property in Ridge Run and are planning to build a home there. She has no ill-will against her neighbors and respect the speakers. She added: Thirty six years ago, the road was gravel and the neighbors and her family paid to pave the road. She ended stating that she only wants a chance of getting what their property is worth by rezoning it.

Terry Bare: Referred to the information presented earlier, taken from the Land Use Plan. Mr. Bare stated that he has worked and provided information to the MAPC for 39 years and has never presented false information. The school is being built because there is a need. Stated that what he has seen is that the people that live in this area don't like change, unless it looks like what they live in. Please look at the property and what is surrounding it and the history. Stated that he is trying to provide the best information that is available today. No one goes before the Chamber of Commerce and say stop bringing new industry, because the traffic is killing us. They are saying bring more. This developer is trying to provide quality living in that area.

Mr. Tomlinson: stated that he has a problem with the increased density given the existing infrastructure.

A motion was made by Mr. Jim Scurlock to accept the proposal as stated with the stipulations of City Staff, seconded by Ms. Kim Elmore that this matter be recommended to Council. The motion failed by the following vote.

Aye: 2 - Jim Scurlock and Kim Elmore

Nay: 5 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton and Jerry Reece

Absent: 2 - Lonnie Roberts Jr. and Beverly Nix

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking West along subject property.



View looking East towards Paragould Dr. subject property to the left.



View of subject property.



View of property South of subject site (trailer park).



View of subject property rear yard.



View looking North of subject property (rear acreage).



View looking West of subject property (rear acreage).



View looking South towards the trailer park Intersection of Airport Rd. & Prospect Rd.

Haywood, Kenward, Bare

AND ASSOCIATES, INC.

Civil Engineering - Surveying - Planning

November, 6,2012

Donna Jackson, City Clerk
City of Jonesboro
515 W. Washington Avenue
Jonesboro, AR 72401

RE: Letter of Appeal for Rezoning Application

Ms. Jackson,

On behalf of the Applicants, James and Ina Gossett; Haywood, Kenward, Bare & Associates, Inc. (HKB) is writing to formally request an Appeal Hearing in regard to the Rezoning Application (R-1 to PD-RM) for the Property located at 4306 and 4310 Aggie Road. It is our contention the Metropolitan Area Planning Commission's (MAPC) decision was misguided on this particular case based on the City's current Land Use Plan.

If you have any questions regarding this letter, please do not hesitate to contact me at 870-932-2019.

Respectfully,



Terry Bare, President
Haywood, Kenward, Bare & Associates, Inc.



Legislation Details (With Text)

File #:	ORD-12:064	Version:	1	Name:	Waive bidding to purchase camera systems for the Police Department
Type:	Ordinance	Status:		Status:	First Reading
File created:	11/26/2012	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF DIGITAL CAR CAMERA SYSTEMS FOR THE POLICE DEPARTMENT FLEET; AND TO DECLARE AN EMERGENCY TO EXPEDITE THE PURCHASE OF THE EQUIPMENT IN ORDER TO HAVE THE NEWLY ORDERED POLICE CARS ON CITY STREETS AS SOON AS POSSIBLE				
Sponsors:	Finance				
Indexes:	Property purchase - other, Waive competitive bidding				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
11/27/2012	1	Finance & Administration Council Committee		

Title

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF DIGITAL CAR CAMERA SYSTEMS FOR THE POLICE DEPARTMENT FLEET; AND TO DECLARE AN EMERGENCY TO EXPEDITE THE PURCHASE OF THE EQUIPMENT IN ORDER TO HAVE THE NEWLY ORDERED POLICE CARS ON CITY STREETS AS SOON AS POSSIBLE

Body

BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas that:

SECTION ONE: That the Police Department of the City of Jonesboro, Arkansas needs to purchase 10 digital car camera systems.

SECTION TWO: That said equipment may be purchased from TCS Ware, an only source, for the sum of \$59,916.50 , freight and sales tax included to be paid from the General Fund - Police Department fixed assets.

SECTION THREE: That the City Council in accord with the terms of A.C.A. Section 14-58-302 hereby waives the requirement of competitive bidding and directs the Purchasing Agent to purchase the above described for the price set forth in Section 2 above.

SECTION FOUR: It is further found that due to immediate need to acquire this equipment and use on the City streets, an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.



Legislation Details (With Text)

File #: ORD-12:061 **Version:** 1 **Name:** Rezoning by Harrell & Jenna Mays
Type: Ordinance **Status:** Second Reading
File created: 11/14/2012 **In control:** City Council
On agenda: **Final action:**
Title: AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-4 LUO FOR PROPERTY LOCATED NORTH OF GREENSBORO ROAD AND EAST OF MAY'S LANE AS REQUESTED BY HARRELL & JENNA MAYS
Sponsors:
Indexes: Rezoning
Code sections:
Attachments: [Plat](#)
[Staff Report](#)

Date	Ver.	Action By	Action	Result
11/20/2012	1	City Council		

title
AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES

body
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117 KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATIONS AS FOLLOWS:

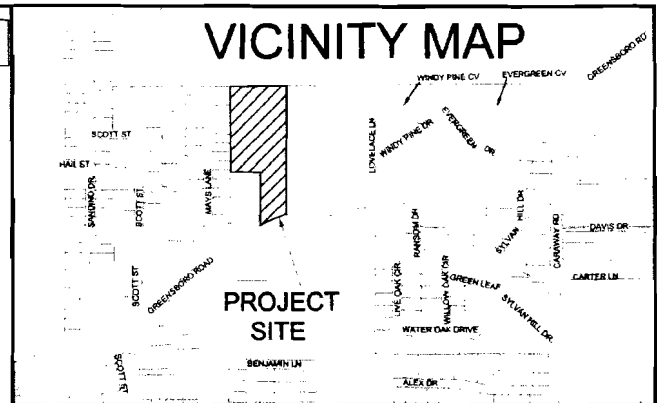
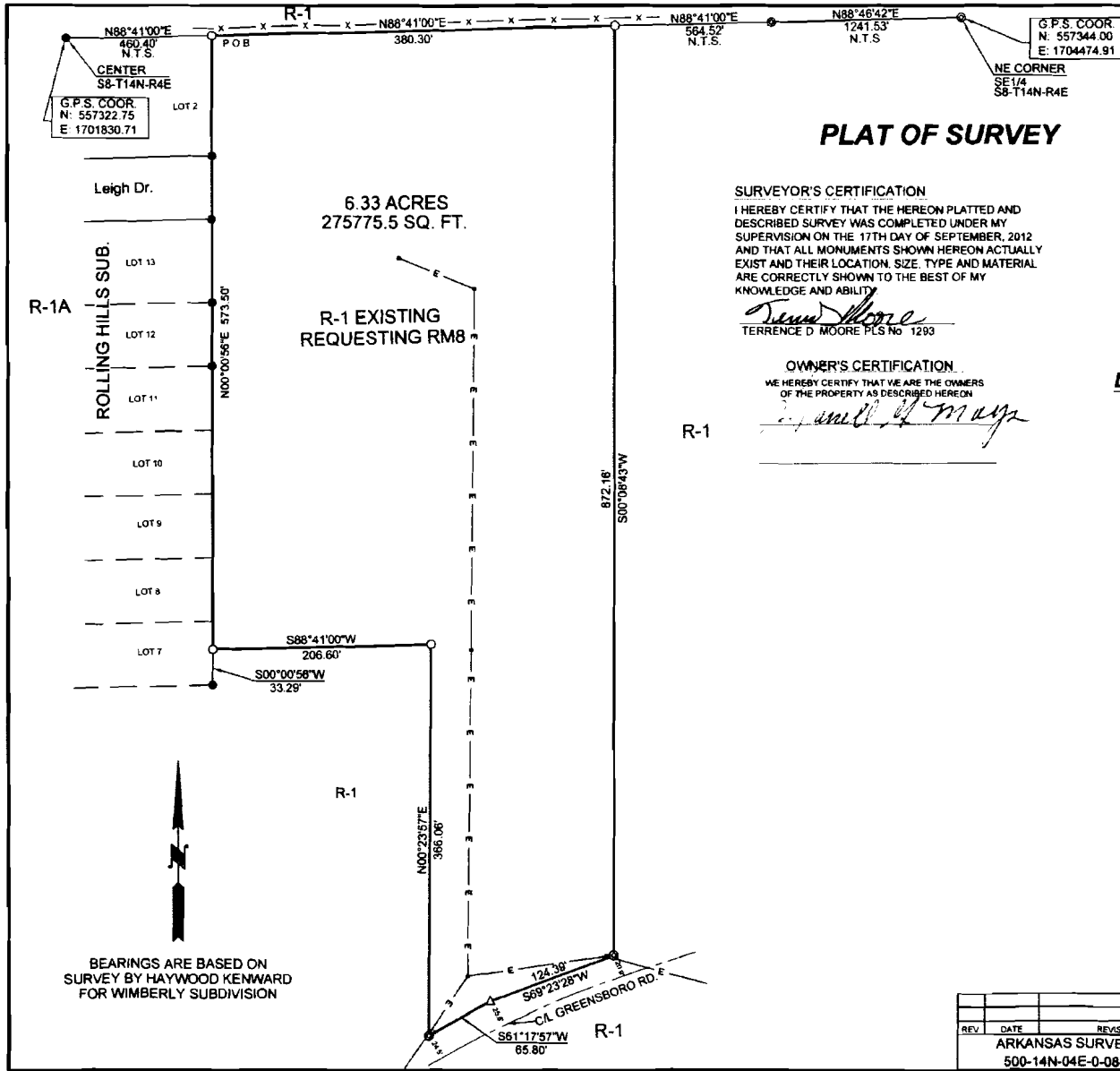
From Residential, R-1, to RM-4 L.U.O. the following described property:

That part of Wimberly’s Subdivision of the Northwest Quarter of the Southeast Quarter and that part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East; thence N88° 41’00”E along the North line of the Southeast Quarter of Section 8, 460.40 feet the true point of the beginning; thence continue N88°41’00”E, 380.30 feet; thence S00°08’43”W, 872.16 feet; thence S69°23’23”W, 124.39 feet, thence S61°17’57”W, 65.80 feet; thence N00°23’57”E, 366.06 feet; thence S88°41’00”W, 206.60 feet; thence N00°00’56”E, 577.50 feet to the true point of beginning proper, containing 6.33 acres more or less. Subject to road easement along the south side for Greensboro Road and any other easements that may affect said lands.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall satisfy all the requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the gross density shall not exceed 4 units per acre with a maximum of 24 units.

3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.33 acres as RM-4 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.



PLAT OF SURVEY

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 17TH DAY OF SEPTEMBER, 2012 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

Terrence Moore
 TERRENCE D MOORE PLS No 1293

OWNER'S CERTIFICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON

Terrence Moore

DESCRIPTION:

The following lands in Craighead County, Arkansas, to-wit: That part of the Wimberly's Subdivision of the Northwest Quarter of the Southeast Quarter and That part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East, more particularly described as follows: Beginning at the Center of Section 8, Township 14 North, Range 4 East; thence N88°41'00"E along the North line of the Southeast Quarter of Section 8, 460.40 feet the true point of beginning; thence continue N88°41'00"E, 380.30 feet; thence S00°08'43"W, 872.16 feet; thence S89°23'28"W, 124.39 feet; thence S61°17'57"W, 65.80 feet; thence N00°23'57"E, 366.06 feet; thence S88°41'00"W, 206.60 feet; thence N00°00'56"E, 577.50 feet to the true point of beginning proper, containing 6.33 acres more or less. Subject to Road easement along the South side for Greensboro Road and any other easements that may affect said lands.

LEGEND

- FOUND IRON PIPE
- FOUND IRON PIN
- SET IRON PIN
- △ COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- x - WIRE FENCE
- E - OVERHEAD ELECTRIC LINE



M² Surveying
 Doug Moore, Licensed Surveyor
 741 Greene Co. Rd. 710
 Paragould, Ar. 72450
 Office: 870-236-7701 Cell: 870-240-3589 VAL Cell: 870-450-5053

CLIENT: **Harrell Mays**

SCALE 1" = 100'	DRAWN: TDM	CHECKED: VMM	DATE: 9-17-2012
JOB# 12138	CRD# 12124	DWG# 12138-1	REV#

REV	DATE	REVISION	BY
ARKANSAS SURVEYOR'S CODE 500-14N-04E-0-08-200-16-1293			





City of Jonesboro City Council
Staff Report – RZ 12-19: Greensboro Rd. May’s Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the Council on November 20, 2012

- REQUEST:** To consider a rezoning of a parcel of land containing 6.33 acres more or less.
- PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1 Single Family Residential to RM-4 L.U.O., Multi-Family Residential District
- APPLICANT/OWNER:** Harrell G. & Jenna Z. Mays, 1816 Ellen Dr., Jonesboro 72404
- LOCATION:** North side of Greensboro Rd., East of May’s Lane, between 1824 & 1908 Greensboro Rd. (Wimberly Subdivision)
- SITE DESCRIPTION:** Tract Size: Approx. +/- 6.33 acres, +/- 275,775.5 sq. ft.
 Frontage: 190.2 ft. +/- along Greensboro Rd.; 60 ft. frontage on Leigh Dr.
 Topography: Slightly sloping
 Existing Development: Vacant Land with possible access from Sunset Estates and Greensboro Rd.
- | | | |
|--------------------------------|-------------|--|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| North: | R-1 | Vacant Single Family/Timber/Former Landfill |
| South: | R-1 | Single Family |
| East: | R-1A | Single Family |
| West: | R-1, R-3 | Single Family & S.F. Subsidized Rental Housing |
- HISTORY:** Note: Denied by MAPC on October 9, 2012; Reconsidered on November 13, 2012.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Residence Transitional. Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood.

Residence Transitional Category: Typically 1 and 2 story clustered single family, zero lot line, attached two and three family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development. The proposed rezoning is consistent with the land use map with the proposed rezoning if developed at 8 units per acre, as duplexes or triplex units.

Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served by Greensboro Road on the Master Street Plan which defines the road as a collector which has a proposed right of way totaling 80 ft. The survey’s plat submitted shows a right of way ranging from 20 ft. to 25 ft. +/- . The balance of the required 40 ft. from the centerline should be demonstrated. The property also fronts on a stub street in the rear Southwest corner: Leigh Drive.

Zoning Code Compliance Review:

The applicant originally requested a change in zoning to a RM-8 Multi-Family Residential District (See Record of Proceedings Below). The conceptual layout of the site is unknown at this point; no developer nor marketed product has been determined to our knowledge. Alternative ingress and egress should be considered for any future development of the subject site with coordinated access to the stub street on the southwest- Leigh Drive.

In reviewing the planning area of the immediate subject site, staff observed a number of low density apartments sparsely situated west of the subject site. The abutting R-1A district, which was intended for higher density single family residential, was recently developed for subsidized single family homes. Woodridge Place Subdivision is located west of the project site, which was zoned R-3 Multi-family, but was developed having single family homes. The vacant area east of that site and northwest of the subject site currently is zoned R-3 also, having the potential of 135 multi-family apartments as of right under the R-3 District standards (see vicinity/zoning map).

Staff has concerns that the needed infrastructural improvements in the area should be addressed such as road improvements to Greensboro Road, given the anticipated growth of this area, which will serve the ASU campus as well as the new NEA Baptist Memorial Hospital. Smaller lot single family developments are proving to be in demand in this area and have progressed well as of recent. Greensboro Road is proposed as a collector road on the Master Street Plan, but from the photographs, it is obvious that street improvements need to be prioritized in the future to offset anticipated city growth within the northwest sector.

RM-4 Zoning District Requirements:

Requires 10,890 s.f. per unit= Gross units permitted: **25 apartment units under the 6.33 acres.**

Front Setback: 20 ft.

Side: 7.5 ft.

Rear: 15 ft.

-Multi-family Structures over one story or 15ft in height shall have an additional 8-ft. side and rear setback for every additional story or 15ft. in building height.

Parking required formula: 1.75 spaces per 1-bedroom units; 2.25 spaces per 2-bedroom units.

Under the current R-1 Single Family District, it should be noted that the gross density of the subject site would accommodate approximately 34 homes/single family lots.

Buffering/Screening:

All parking areas shall be screened or buffered. All dumpster locations shall be properly shielded per Section 117-326 of the Jonesboro Code of Ordinances. Perimeter privacy fencing or solid landscaped buffering should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding properties.

Department/Agency	Reports/ Comments	Status
Engineering	Pending	No comments to date
Streets/Sanitation	Pending	No comments to date
Police	Expressed concerns regarding ingress	10/1/12

	and egress to the area for public safety. Also stated concerns regarding the ability of the existing road infrastructure to handle increased traffic; expressed the same concern for this property as others regarding those properties that have requested to rezone from single family to multi-family. The primary concern is that we do not have a plan in place by the City nor the existing resources to handle the increased public safety demands caused by the addition of multi-family housing.	
Fire Department	Pending	No comments to date
Utility Companies	Pending	No comments to date

MAPC RECORD OF PROCEEDINGS:

Public Hearing No. 1: Held Tuesday, October 9, 2012:

Applicant:

Mr. Harold Mays presented the case to the MAPC, requesting a rezoning from R-1 to RM-8 for multi-family housing. There are a many multi-family rentals in the area. Noted that neighbor contacts were made: Mr. Savors on SW corner, Mr. Gibson SE corner (now opposed), Mrs. Mildred Holt to the west, Mrs. Mary James Frazier. (opposed), Mr. James Holt all noted objections to the change, Dan Turner (no objections), Mike Ellis (Rich Smith Development Co. in Little Rock built Sunset, but couldn't speak for the current owner). Mr. Mays continued: The property on the north side in 1950 was the City dump. Noted that he doesn't think it will be developed because of the gas. Buyers lose interests of the property being R-1 because of the uses around it. The engineer put a note that it might accommodate 50 units. He stated that he can't see how they would do it. He anticipates that it will only accommodate 15 or 16 duplexes; which would be stretching it to meet the code requirements of the City.

Staff:

Mr. Spriggs gave Staff Comments: Described the conditions of Greensboro Road. The subject site is served by Greensboro Road on the Master Street Plan which defines the road as a collector which has a proposed right of way totaling 80 ft. The survey's plat submitted shows a right of way ranging from 20 ft. to 25 ft. +/- . The balance of the required 40 ft. from the centerline should be demonstrated. The property also fronts on a stub street in the rear Southwest corner: Leigh Drive.

Mr. Spriggs read reports: Police Chief Mike Yates expressed concerns regarding ingress and egress to the area for public safety. Also stated concerns regarding the ability of the existing road infrastructure to handle increased traffic; expressed the same concern for this property as others regarding those properties that have requested to rezone from single family to multi-family. The primary concern is that we do not have a plan in place by the City nor the existing resources to handle the increased public safety demands caused by the addition of multi-family housing.

Mr. Spriggs added: The City Engineer, Craig Light requested that the number of units be limited to 25 units maximum to limit the load on the road infrastructure.

Mr. Spriggs: The applicant is requesting a change in zoning to a RM-8 Multi-Family Residential District. The conceptual layout of the site is unknown at this point; no developer nor marketed product has been determined to our knowledge. Alternative ingress and egress should be considered for any future development of the subject site with coordinated access to the stub street on the southwest- Leigh Drive.

Mr. Spriggs: In reviewing the planning area of the immediate subject site, staff observed a number of low density apartments sparsely situated west of the subject site. The abutting R-1A district, which was intended for higher density single family residential, was recently developed for subsidized single family homes. Woodridge Place Subdivision is located west of the project site, which was zoned R-3 Multi-family, but was developed having single family homes. The vacant area east of that site and northwest of the subject site currently is zoned R-3 also, having the potential of 135 multi-family apartments as of right under the R-3 District standards (see vicinity/zoning map). Staff expressed concerns that the needed infrastructural improvements in the area should be addressed such as road improvements to Greensboro Road, given the anticipated growth of this area, which will serve the ASU campus as well as the new NEA Baptist Memorial Hospital. Smaller lot single family developments are proving to be in demand in this area and have progressed well as of recent. Greensboro Road is proposed as a collector road on the Master Street Plan, but from the photographs, it is obvious that street improvements need to be prioritized in the future to offset anticipated city growth within the northwest sector.

A letter is in the case file from Sunset Estate, objecting to the case with concerns over multi-family being next to their residents.

Mr. Spriggs: The property is recommended for residence transitional on the Land Use Plan and is consistent. The stipulation of the RM-8 and parking requirements were listed as noted in the staff report. The Parking required formula: 1.75 spaces per 1-bedroom units; 2.25 spaces per 2-bedroom units.

Under the current R-1 Single Family District, it should be noted that the gross density of the subject site would accommodate approximately 34 homes/single family lots.

The conditions of any possible approval by the MAPC were read:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the gross density shall not exceed 8 units per acre with a maximum of 24 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.33 acres as RM-4 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Rd. right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

Mr. Scurlock asked that since different recommended maximum numbers of units were reported, and it seems the 50 requested units are off the table- What is the ideal number of units?

Mr. Spriggs clarified and stated that staff is in concurrence that Greensboro cannot support high density. He added that 25 to 30 units does not seem unreasonable. The owner will have to agree to that number.

Mr. Tomlinson: Stated that after he looked at the property, it doesn't look like it will support 50 units.

Mr. Mays: Stated that he has no problem with cutting down the number of units.

Public Input:

Eric Gibson, 1908 Greensboro Road: Originally he noted that he approved, but after looking it over he changed his mind. Noted concerns over traffic.

Mrs. Mary James Frazier, Stated she directly across from Erick Gibson on 12.5 acres, stated that this would devalue her property. She is concerned about the traffic. She has lived there 40 years; and she is opposed to this.

Mr. Hoelscher asked for the R-1 Density calculation? Mr. Spriggs stated 34 single family homes are permitted as of right under the existing R-1 Zoning.

Mr. Scurlock stated that the main thing here is the issue of the maximum density. Mr. Spriggs stated that the RM could be lowered to an RM-4 for 24 units.

Mr. Mays stated that his engineer estimated about 15 or 16 duplexes (32 units). It's been up for sale for 3 years. Under the R-1 single family, building spec housing and selling one in that neighborhood is almost impossible from past experience.

Mr. Spriggs: We do have other options such as RM-4 that could limit it to 24 units, if the applicant is agreeable. This could be done as a limited use overlay.

Mr. Scurlock made a motion to consider Case: RZ-12-19, for recommendation to City Council for a rezoning from R-1 to "RM-4", Duplexes (Max. 24 units), L.U.O. subject to the six (6) conditions as read. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Commission Action:

A motion was made by Jim Scurlock, seconded by Paul Hoelscher, that this matter be approved. The measure failed by the following vote.

Public Hearing No. 2: Held Tuesday, November 13, 2012:

Mr. Joe Tomlinson made a motion to reconsider rezoning Case RZ 12-19: Greensboro Rd. May' Rezoning for property located North side of Greensboro Rd., East of May's Lane, between 1824 & 1908 Greensboro Rd. (Wimberly Subdivision). (The case was denied on October 9, 2012 with a lack of the minimum required affirmative votes). The Motion was seconded by Ms. Kim Elmore. Motion carried unanimously.

Mr. Skip Mooney, Attorney for Mr. Mays thanked the commission for the reconsideration. Mr. Mooney stated that he was at the last meeting and was surprised with the outcome. He had not been out to see the property until he was hired and looked at it. Up visiting and examining the matter, it was clear that the highest and best use is not R-1 single family for these reasons: It is next to the old City dump which not any persons will want to build next to it, because of the fear of gases. This makes this property a condemned R-1 piece of property. One of the considerations needs to be if it meets the general requirements of the City plans and codes and of the Planning Staff, then the person that owns it should be able to zone it and use it at its highest and best use. It has been sitting there vacant for years. The Street in the subdivision out there is named after the Mays and it is rental property within the subdivision. This current R-1 Single Family Zoned property will accommodate more housing units than what we are asking.

Mr. Mooney added that the property was requested originally for RM-8 to accommodate 50 units, and his agreed to reduce it to RM-4 for 24 units only. This seems reasonable. The road is curvy and narrow. He has had several people looking at the property and they will not and they do not want it because it's zoned R-1 Single Family. Mr. Mooney requested MAPC's approval.

Public Input:

Daniel Turner, 1827 Greensboro Rd., Voiced the same concerns of his neighbors on the increased traffic and noise. Mr. Turner stated his concerns regarding the quality of the road in front of his house, which is without sidewalks. They get a lot of foot traffic from the May's Subdivision; it's not safe. Foot traffic will not be accommodated . Mr. Turner also stated concerns about property value going down.

Mr. Spriggs gave further information on the neighbors and persons that voiced opposition from the last meeting. The commission was copied on a letter by Ms. Mary Jane Frazier who could not be in attendance:

Ms. Mary Jane Frazier: I am writing this letter to voice my opposition to the rezoning of the property located on the north side of Greensboro Road, East of May's Lane, between 1824 and 1908 Greensboro Road (Wimberly Subdivision). I believe that rezoning this property to 'RM-4' from 'R-1' will result an increase of noise to this neighborhood, increased traffic, and lowering of the value of surrounding residential properties. Due to my work schedule I am not able to attend the meeting to personally voice my strong opposition to this proposal. I would greatly appreciate the attention of the MAPC to this letter.

Mr. Hoelscher asked about the process for notification of the reconsideration hearing. Mr. Spriggs noted that courtesy letters were mailed to all parties that appeared and testified in opposition during the first public hearing. Staff also published a public notice of the reconsideration request as well.

Mr. Ron Kelton asked Mr. Turner if he was aware that this proposal will yield fewer units. Mr. Turner stated no. Mr. Kelton asked for a summary of the previous motion and the roll call vote. Mr. Spriggs read the conditions:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the gross density shall not exceed 4 units per acre with a maximum of 24 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.33 acres as RM-4 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Rd. right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

On October 9, 2012, a motion was made by Jim Scurlock, seconded by Paul Hoelscher, that this matter be approved. The measure failed by the following vote:

Aye: 4 - Paul Hoelscher; Jim Scurlock; Kim Elmore; Ron Kelton (Acting Chair)

Nay: 3 - Joe Tomlinson; Brian Dover and Jerry Reece; **Absent:** 2 - Lonnie Roberts Jr. and Beverly Nix

Motion failed to pass lacking the minimum of 5 affirmative votes on October 9, 2012.

Mr. Tomlinson voiced his apology for mistakenly voting nay, when intended to vote yes on the matter. He apologized to the Planning Commission the Applicant, as well as the persons that spoke from the public.

The final motion was made by Mr. Kelton made a motion to reinstate the original motion to approve and recommend to City Council. Motion was seconded by Ms. Kim Elmore.

Ayes: 5 - Paul Hoelscher; Joe Tomlinson; Kim Elmore; Ron Kelton, Lonnie Roberts Jr. (Chair voted to pass the measure).

Nay: 3 -; and Jerry Reece; **Absent:** 3 - Jim Scurlock and Beverly Nix; Brian Dover (left meeting early).

Case was approved by a 5-3 vote.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Harrell G. & Jenna Z. Mays should be evaluated based on the above observations and criteria, of Case RZ 12-19 noted above, a request to rezone property from “R-1” to “RM-4” Multi-Family Residential District L.U.O., 24 units. The following conditions apply:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the gross density shall not exceed 4 units per acre with a maximum of 24 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.33 acres as RM-4 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Rd. right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Sunset Estate property West of the site.



View looking East on Greensboro Road



View looking East on Greensboro Road- Site beyond on right



View looking East towards neighboring property to the West



View of subject property looking North



View looking West at neighboring property



View of Sunset Estates to the West of Site



View looking north easterly toward subject site from Leigh Dr. (Stub street in Sunset Estates)



View looking East towards subject property (rear of acreage).



View looking along the south along the western boundary, adjoining Sunset Estate from Leigh Dr.



Legislation Details (With Text)

File #: ORD-12:060 **Version:** 1 **Name:** Rezoning by Mitchell Caldwell
Type: Ordinance **Status:** Third Reading
File created: 11/14/2012 **In control:** City Council
On agenda: **Final action:**
Title: AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 LUO FOR PROPERTY LOCATED NORTH OF COLONY DRIVE BETWEEN ANTOSH & RICHARDSON ROAD AS REQUESTED BY MITCHELL & MARY CALDWELL
Sponsors:
Indexes: Rezoning
Code sections:
Attachments: [Staff Report](#)
[Plats \(2\)](#)

Date	Ver.	Action By	Action	Result
11/20/2012	1	City Council		

title
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

body
BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: 117, known as the zoning ordinance of the City of Jonesboro, Arkansas, be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classifications as follows:

From Residential, R-1, To Single Family Residential, RS-7 L.U.O., THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the East Quarter corner of said Section 4, T14N, R4E, Craighead County, Arkansas; thence N 90°06'25" W 607.60 feet to the point of beginning proper; thence N 00°09'00" W 550.80 feet to the south line of Lot H of Mills Estates Subdivision; thence S 89°39'57" W 100.00 feet along said South line; thence S 00°09'00" E 550.22 feet; thence N 00°09'00" E 100.00 feet; to the point of beginning proper, having an area of 55051.11 square feet, 1.26 acres more or less and being subject to all public and private roads and easements.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 2 single family homes/lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.



City of Jonesboro City Council
Staff Report – RZ 12-21: Mitchell Caldwell, 3318/3322 Colony Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on November 20, 2012

REQUEST: To consider a rezoning of a parcel of property containing approximately 1.33 acres more or less from R-1 Single Family to RS-7 Single Family Residential, L.U.O., as recommended to City Council by the MAPC.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission as recommended to City Council for final action as **RS-7 Single Family Residential, L.U.O.**

APPLICANT/ OWNER: Mitchell Caldwell (Son), 4808 Colony Park Dr. , Jonesboro AR 72404
 Mitchell & Mary Caldwell, 4808 Colony Park Dr. Jonesboro AR 72404

LOCATION: The North side of Colony Dr. / Between Antosh & Richardson Rd., East of Railroad Crossing/Stadium Blvd.

SITE DESCRIPTION:
 Tract Size: Approx. 1.33 +/- acres, 57,944.80 Sq. ft. +/-
 Frontage: Approx. 100 ft. along Colony Dr.
 Topography: Flat
 Existing Developmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	C-3	Commercial Automotive Repair
West:	R-1	Residential/Vacant/Single Family Homes

HISTORY: Records show that Mr. Mitchell Caldwell filed a rezoning petition and went before the MAPC under Case RZ 11-17, gaining MAPC recommended approval. No further action is found; and City files do not show that the case went before the City Council after MAPC made final action unanimously 7-0 on September 13, 2011.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan

- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential. Currently the City is updating the Comprehensive Plan, which is predicted to be adopted by February 2012. Consistency is achieved.



Zoning/Vicinity Map

Master Street Plan

The property is located along Colony Dr. which is recommended as a local street on the adopted Master Street Plan from its current status. A 30 ft. road easement is denoted on the submitted rezoning plat, which the minimum 60' right-of-way is required on local streets.

MAPC RECORD OF PROCEEDINGS: MAPC Public Hearing held on October 9, 2012

Applicant: Mr. Mitchell Caldwell presented to the MAPC, commenting that the former MAPC approval didn't get submitted to Council. He made note of the body/salvage shop on one side (east), single family on the other side (west). Mr. Caldwell stated that he hopes to build two houses on the 1.3 acre property to make it consistent with the area. There is no opposition.

Staff: Mr. Spriggs gave staff summary comments, noting that this is a clean-up petition to the MAPC, as noted; the matter exceeded the 6-month time limitation. Consistency is achieved on the Land Use Plan and Master Street Plan. No opposition came forth. There are no issues or concerns submitted by the reviewing departments, as noted in the staff report.

Public Input: None.

Commission Action:

Mr. Tomlinson stated that this is the most logical approach to the land. Mr. Tomlinson stated that it appears that this is the most efficient uses of this parcel of land, given the surrounding area.

Mr. Scurlock made a motion to place Case: RZ-12-11 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 Single Family to RS-7 Single Family Residential, L.U.O. subject to the 3 Staff Conditions, as approved by the MAPC; Motion seconded by Mr. Tomlinson:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 2 single family homes/lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.

Roll Call Vote:

Mr. Hoelscher: Aye; Mr. Dover- Aye; Mr. Scurlock- Aye; Ms. Elmore- Aye; Mr. Tomlinson- Aye; Mr. Kelton- Chair. Absent were: Ms. Nix; Mr. Roberts; Mr. Reece left meeting early.

Measure passed with a 5-0 Vote in favor.

Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to RS-7 Single Family Residential. This area is zoned and utilized as a mixture of several single family homes, multi-family, and a few commercial/industrial uses in that segment of the city (see zoning map on previous page).

The applicant is proposing to develop 2 single family homes on the existing acreage due to the irregularity of the lot being narrow and elongated.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the RS-7 Single Family Zoning Classification.

RS-7 Single Family Zoning District

Requires 6,222 s.f. per unit; **Front Setback:** 20 ft.; **Side:** 7.5 ft.; **Rear:** 20 ft.; **Min. Lot Width:** 50 ft.

Current lot conditions will allow for 2 single family lots only.

Department/Agency	Reports/ Comments	Status
Engineering	No issues with the proposal	No comments
Streets/Sanitation	No issues with the proposal	No comments
Police	No issues with the proposal	No comments
Fire	No issues with the proposal	No comments
Utility Companies	No issues with the proposal	No comments

Conclusion:

The MAPC and the Planning Department Staff recommends approval of the requested Zone Change submitted by Mitchell Caldwell, Case RZ12-21, RS-7, L.U.O. Single Family, to the City Council for rezoning; with 3 stipulations addressing all issues including the following:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 2 single family homes/lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

SITE PHOTOGRAPHS



View looking West along Colony Dr.



View looking Northeast towards site



View looking West of home abutting subject property.



View looking North of subject property and abutting business.

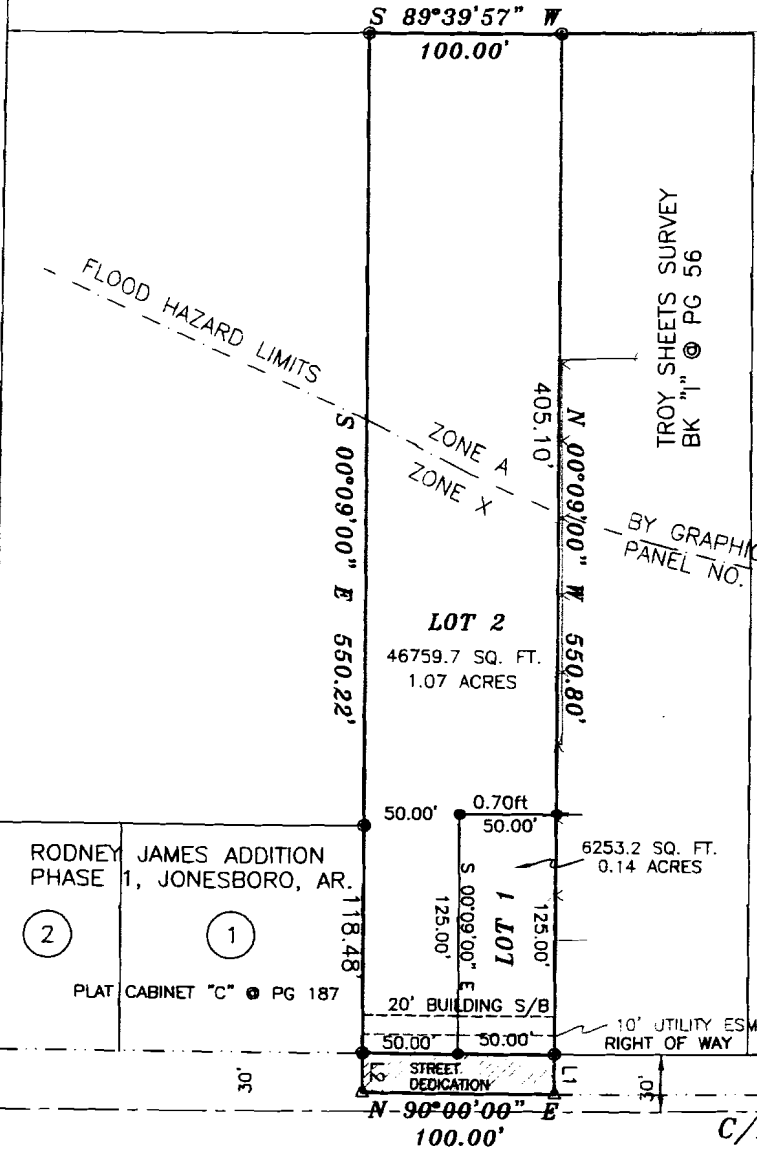


View looking East at the subject property frontage.

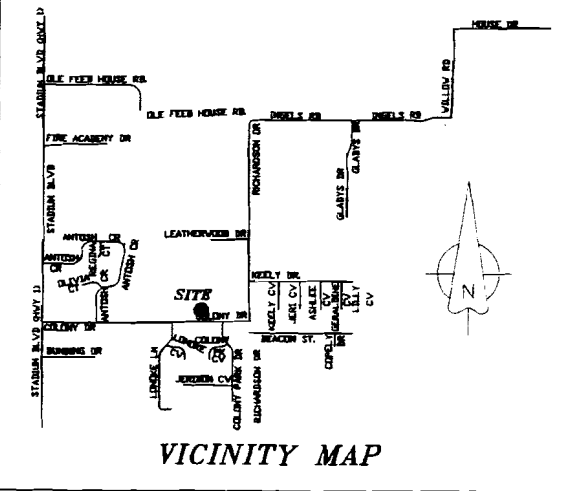


View looking North of subject property.

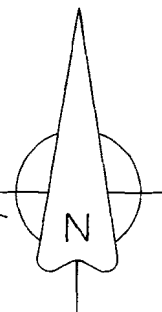
LOT H OF MILLS ESTATE SUBDIVISION
BK "A" PG. 21



BUILDING SETBACK
20' FRONT & REAR
7.5' SIDE YARD



VICINITY MAP



BEARINGS ASSM'D. ALONG
SOUTH LINE TO MATCH DEEDS
AND OLD SURVEYS



LINE	BEARING	DISTANCE
L1	N 00°09'00" W	20.45'
L2	N 00°09'00" W	20.19'

DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the East Quarter corner of said Section 4; thence North 90°00'00" West 607.60 feet to the point of beginning proper; thence North 00°09'00" West 550.80 feet to the South line of Lot H of Mills Estate Subdivision; thence South 89°39'57" West 100.00 feet along said South line; thence South 00°09'00" East 550.22 feet; thence North 90°00'00" East 100.00 feet; to the point of beginning proper, having an area of 55051.11 square feet. 1.26 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

[Handwritten Signature]

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND AND THIS PLAT CONFORMS TO THAT SURVEYED.

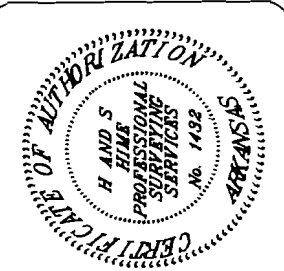
H & S HIME PROFESSIONAL SURVEYING SERVICES
POB No. 353
BROOKLAND, ARKANSAS 72417

LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - PD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - FOUND REBAR
 - △ CALCULATED CORNER
 - FENCE LINE
 - ELECTRIC
 - SET PK NAIL
 - POWER POLE

RICHARDSON ROAD

EAST QUARTER CORNER OF
SECTION 4, T13N, R4E
(QUARTER CORNER SECTION 3 &
4, T13N, R4E)



**CALDWELL'S COLONY DRIVE
MINOR PLAT
OF**

A PART OF THE NORTHEAST
QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH,
RANGE 4 EAST, CRAIGHEAD
COUNTY, ARKANSAS

client: MITCHELL CALDWELL

drawn: HH

date: 11-15-201

scale: 1" = 80'

**H & S HIME PROFESSIONAL
SURVEYING SERVICES**

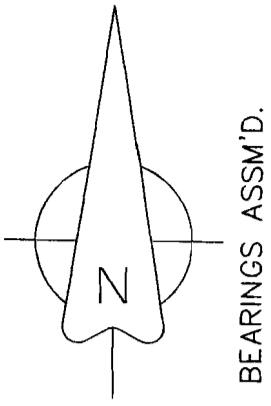
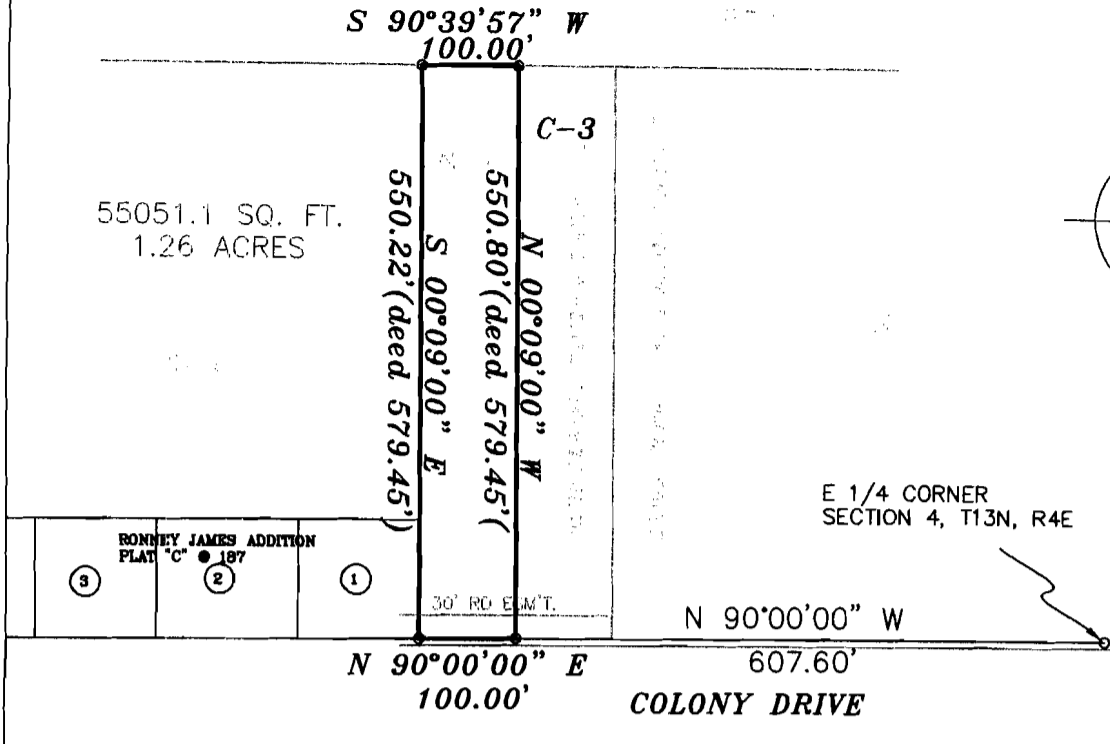
POB No. 353
BROOKLAND, ARKANSAS 72417

PHONE: 870 972 1288
FAX: 870 972 1011
E-MAIL: hshime_butch@yahoo.com

HERBERT C. HIME
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
SIGNATURE

PLS # 1142

500-13N-04E-0-04-100-16-1142



RICHARDSON ROAD

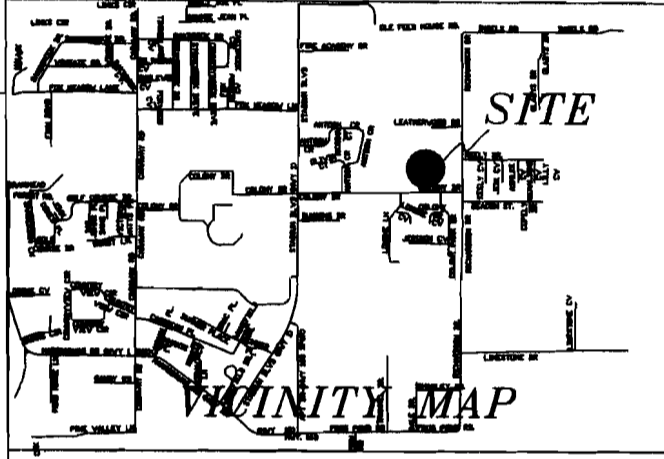
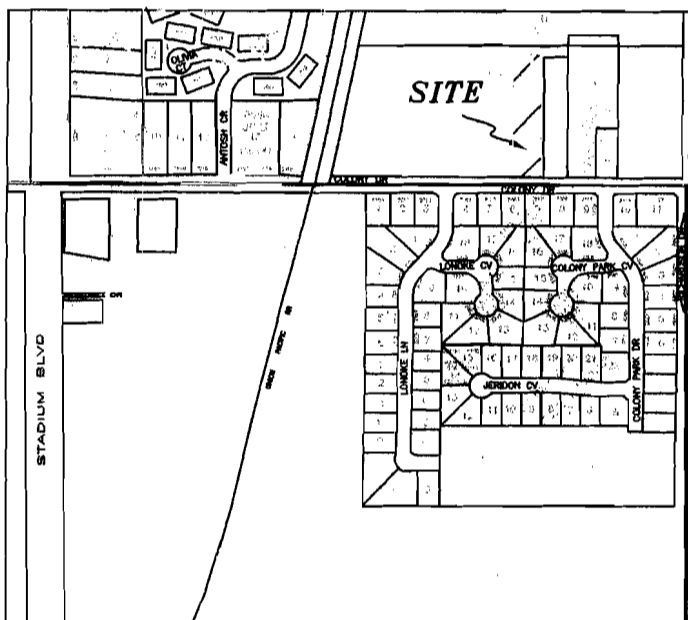
E 1/4 CORNER SECTION 4, T13N, R4E

55051.1 SQ. FT.
1.26 ACRES

RONNEY JAMES ADDITION
PLAT "C" ● 187

S 00°09'00" E 550.22' (deed 579.45')
N 00°09'00" W 550.80' (deed 579.45')

N 90°00'00" E 607.60'
100.00' COLONY DRIVE



DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the East Quarter of said Section 4; thence North 90°00'00" West 607.60 feet to the point of beginning proper; thence North 00°09'00" West 550.80 feet (deed 579.45'); thence South 89°39'57" West 100.00 feet; thence South 00°09'00" East 550.22 feet (deed 579.45'); thence North 90°00'00" East 100.00 feet; to the point of beginning proper, having an area of 55051.10 square feet, 1.26 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

[Handwritten signature]



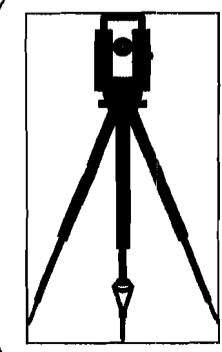
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1432
SIGNATURE
H&S HIME

CERTIFICATE OF AUTHORIZATION
H AND S HIME
PROFESSIONAL SURVEYING SERVICES
No. 1432
ARKANSAS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND AND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
POB No 353
BROOKLAND, ARKANSAS 72417



H&S Hime Professional Surveying Services
PMB #283
2704 SO. CULBERHOUSE STE "L"
JONESBORO, ARKANSAS 72401

PHONE: 870 972 1288
FAX: 870 972 1011
E-MAIL: hshime_butch@yahoo.com

REZONING PLAT

drawn by: HH	R-1 ZONING EXISTING RS - 7 REQUESTING
date: 7-10-2011	
scale: 1"=200'	client: MITCHELL CALDWELL