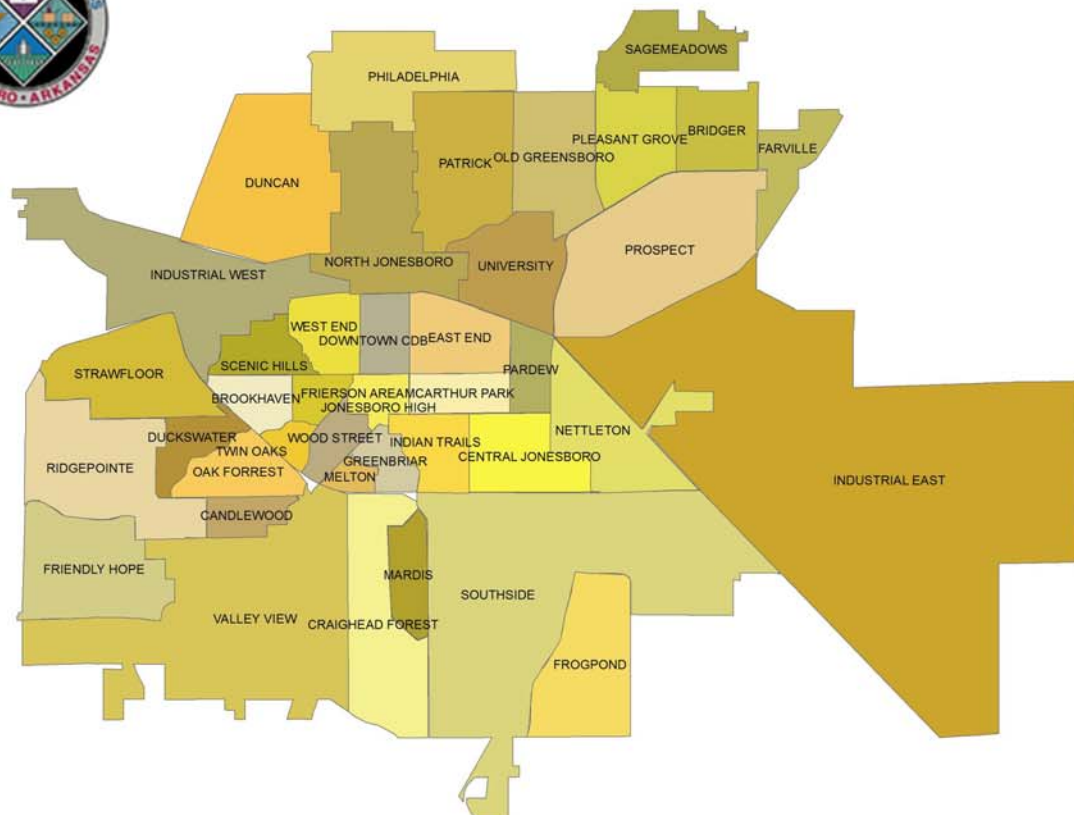


DRAFT

City of Jonesboro, Arkansas

Comprehensive Housing and Neighborhood Plan



February 2012



Prepared by:
J-QUAD Planning Group

14683 Midway Rd. Suite #110
Addison, TX 75001

Office: (972) 458-0600
Fax: (972) 458-0602

Comprehensive Housing and Neighborhood Plan

Table of Contents Summary

- I. Executive Summary**
- II. Community Engagement**
 - Focus Group Sessions and Community Forums
 - Steering Committee
 - SWOT Analysis
 - Planning Areas Exercise
 - Housing Policies
- III. Housing Market Analysis**
 - Socio – Economic Profiles
 - Housing Supply
 - Housing Characteristics
 - Housing Supply by Tenure
 - Housing Supply by Type
 - Housing Demand
- IV. Housing Needs Assessment**
- V. Homeless Needs Assessment**
- VI. Housing Condition Survey & Neighborhood Planning Area Evaluation**
 - Housing Condition Survey
 - Neighborhood Planning Area Assessment
 - Neighborhood Classification System
- VII. Key Issues, Recommendations and Strategies**
- VIII. Housing Policy Recommendations**
- IX. Implementation, Marketing and Evaluation**
- X. Appendices**
 - Appendix A Demographic Fact Sheets
 - Appendix B Planning Area Names and Boundaries
 - Appendix C Building Permits 2010 - 2011

Table of Contents

I. Executive Summary	1
II. Community Engagement	1
Overview.....	1
Focus Group Sessions and Community Forums	2
Vision 2030 Steering Committee Participation.....	2
SWOT Analysis.....	5
Neighborhood Planning Area Identification Exercise	13
Housing Policies Development	15
III. Housing Market Analysis	19
Socio-Economic Overview	20
Population.....	20
Race/Ethnicity.....	21
Age Distribution	24
Household Distribution.....	25
Income	26
Poverty.....	26
CDBG Eligible Census Tracts.....	28
Education.....	34
Public Transportation.....	34
Synopsis	35
Housing Supply Characteristics	36
Characteristics of Housing Supply	36
Housing Types	36
Age of Housing Stock	37

Housing Supply by Tenure.....	39
Homeownership	39
Rental Housing	40
Age of Owner and Rental Housing.....	40
Housing Supply by Type of Housing.....	48
Single-Family Housing	48
Multi-Family Housing	49
Public and Assisted Housing	49
Section 8 Voucher Program.....	52
Assisted Housing and HUD Insured	53
Housing Programs and Supportive Services	54
Housing Demand.....	57
Population Estimates and Projections	58
Economic Trends.....	57
Single Family Housing Demand.....	58
Housing Affordability	60
Foreclosures	61
Demand for Rental Housing.....	64
Rental Housing Affordability.....	64
Need for Public Housing and Section 8 Vouchers	67
IV. Housing Needs Assessment	69
Overcrowding.....	69
Cost Burden.....	70
Housing Data and Family Needs	73

Housing Needs for Non Homeless and Special Needs Populations ...	84
Barriers to Affordable Housing	87
Fair Housing	88
Synopsis	89

V. Homeless Needs Assessment..... 90

Extent to Homelessness	90
Homeless Shelters and Services	91
Homeless Facilities	93
Supportive Housing, Non Homeless with Special Needs.....	94
Characteristics and Needs of Homeless	96
Gaps in Housing and Homeless Needs	97
Characteristics and Needs of Low-Income at Risk of Becoming Homeless.....	99
Homeless Needs for those Suffering Seriously Mental Illness.....	100
Alcohol and Drug Abuse	102
Persons with HIV and AIDS	102
Elderly.....	103
Lead Based Paint	105

VI. Housing Conditions / Planning Area Assessments..... 108

Housing Condition Survey 108

Methodology	108
Housing Conditions Survey Results.....	111
Issues and Concerns	112

Planning Area Classification System 132

Neighborhood Planning Area Assessment.....	138
Methodology	138
Neighborhood Condition Assessment.....	145
VII. Key Issues.....	150
Introduction	150
Key Issues, Strategies, and Recommendations	151
Restoring the Community’s Basic Attributes.....	152
Concentrations of Poverty	190
Zoning and Development Regulations, and Incentives.....	198
Land Use Compatibility.....	207
Housing and Neighborhood Conditions	209
Regulatory Reform	215
Location of New Construction.....	219
Downtown Housing.....	227
Multifamily Housing Affordability, Conditions and Location	230
Senior Housing and Special Needs Housing.....	233
Alternative Housing Products	248
Increased Resources for Housing and Redevelopment	255
Economic Development and Community Projects.....	266
Collaboration with Arkansas State University	274
VIII. Housing Policy Recommendations.....	276
Vision and Goals Statement.....	279
Guiding Principles.....	281
Housing Policy Recommendations.....	282
IX. Implementation, Marketing, and Evaluation.....	284

Marketing – Finding the Niche	284
Implementation and Evaluation	287
Implementation Model	288

X. Appendices

Appendix A Demographic Fact Sheets
Appendix B Planning Area Names and Boundaries

Tables

Table 1: Population Growth (1990-2010)	20
Table 2: Population by Race, 2000 and 2010	21
Table 3: Households, 2005-2009	25
Table 4: Household Income, 2005-2009	26
Table 5: Poverty, 2005-2009	27
Table 6: Housing Type, 2005-2009	36
Table 7: Units in Structures, 2005-2009	37
Table 8: Year Structures were Built	38
Table 9: Tenure by Race, 2005-2009	39
Table 10: Units in Structures, 2005-2009	39
Table 11: Age of Rental and Owner Occupied Housing, 2005-2009	40
Table 12: Assisted Housing Inventory, 2011	53
Table 13: Number of Housing Units Sold in Jonesboro 2011	58
Table 14: Income Requirements for Home Values	60
Table 15: Number of Bedrooms by Gross Rent	65
Table 16: Housing Needs of Families on Public Housing and Section 8 Waiting List	67
Table 17: Occupants per Room	69
Table 18: Occupants per Room (Overcrowding) by Race	69
Table 19: Percentage Cost Burden	73

Table 20: Households by Type and Income (2000-2005)	78
Table 21: All Households, 2005-2009	79
Table 21A: All Households, 2005-2009.....	80
Table 22: White Households	81
Table 23: African American Households.....	82
Table 24: Hispanic Households	83
Table 25: Disabilities.....	84
Table 26: Priority Housing Needs and Investment Plan	86
Table 27: Homeless and Special Needs Populations	98
Table 28: Number of Elderly by Income Group.....	104
Table 29: Housing Condition Survey for all Wards.....	116
Table 30: Housing Condition Survey for Ward One	117
Table 31: Housing Condition Survey for Ward Two	118
Table 32: Housing Condition Survey for Ward Three.....	119
Table 33: Housing Condition Survey for Ward Four.....	120
Table 34: Housing Condition Survey for Ward Five.....	121
Table 36: Housing Condition Survey for Ward Six.....	122

Illustrations

Illustration 1: Revitalization Concept for Johnson Avenue.....	162
Illustration 2: Intersection / Gateway Improvements Johnson Avenue and Main	163
Illustration 3: Open Air and Festival Market Place Concept.....	164
Illustration 4: Downtown Park Concept.....	165
Illustration 5: Gateway Entrance.....	166
Illustration 6: Demonstration of Gateway - Destination and Purpose.....	167
Illustration 7: Huntington – Burke Revitalization Concept.....	168
Illustration 8: Huntington – Burke Mixed Residential Concept.....	169
Illustration 9: Huntington – Burke and Vine Mixed Residential.....	170
Illustration 10: Huntington Burke Cottage Housing Concept.....	171

Illustration 11: Huntington – Burke Intergenerational Housing Concept.....	172
Illustration 12: West End – Burke Corridor Improvements.....	173
Illustration 13: West End – Burke Corridor Incompatible Land Uses.....	174
Illustration 14: Washington Avenue Specialty District Concept.....	175
Illustration 15: Downtown Revitalization Concept.....	176
Illustration 16: West End Neighborhood Entrance Concept.....	177
Illustration 17: Huntington Street Infill Housing Concept.....	180
Illustration 18: Huntington – Burke Single Family Concept.....	181
Illustration 19: HUD Choice Neighborhood Grant Concept Area.....	182
Illustration 20: HUD Choice Neighborhood Grant Concept Area Existing Conditions.....	183
Illustration 21: Word Street Patio Homes Concept.....	184
Illustration 22: Interim Land Use Opportunities.....	186
Illustration 23: Adaptive Use Opportunity Concept.....	187
Illustration 24: West End Conservation District Concept.....	204
Illustration 25: Conservation District Guidelines and Modular Home Concept.....	206
Illustration 26: Land Bank and Acquisition Model.....	224
Illustration 27: Senior tax Credit Financed Housing Concept.....	234
Illustration 28: Burke – Floyd Street Cottage Housing Concept.....	238
Illustration 29: Cottage Housing Finance Model.....	239
Illustration 30: Burke – Floyd and Puryear Intergenerational Housing Concept.....	243
Illustration 31: Intergenerational Housing Example.....	244
Illustration 32: Modular Housing Example.....	249
Illustration 33: Lease Purchasing Housing Financed Development Example.....	251
Illustration 34: Lease Purchase Housing Interior Example.....	252
Illustration 35: Non Profit and Faith Based Capacity Building Program Model.....	259
Illustration 36: Model Block Model.....	262

Illustration 37: Commercial Call Center Concept.....	269
Illustration 38: Market Niche Concept.....	289
Illustration 39: Implementation Approach.....	292

Maps

Map 0: Jonesboro Planning Area Designations	14
Map 1: Percent African-American, 2005-2009	22
Map 2: Percent Hispanic, 2005-2009.....	23
Map 3: Median Household Income, 2005-2009	29
Map 4: CDBG Eligible Census Tracts 2011	30
Map 5: Percent Household Income Less than \$15000	31
Map 6: Percent Household Income between \$15000 and \$25,000	32
Map 7: Percent Owner Occupied Housing, 2005-2009.....	41
Map 8: Percent African Americans in Owner Occupied Housing, 2005-2009	42
Map 9: Percent Hispanics in Owner Occupied Housing, 2005-2009.....	43
Map 10: Percent Renter Occupied Housing, 2005-2009.....	44
Map 11: Percent Rental in Single Family Housing, 2005-2009.....	45
Map 12: Percent Housing Units Vacant, 2005-2009	46
Map 13: Pre 1960 Housing	46
Map 14: Median Housing Value.....	62
Map 15: Percent Owners Cost Burden 30% or more, 2005-2009	64
Map 16: Median Contract Rent	66
Map 17: Percent Overcrowded	71
Map 18: Percent Renter Households Cost Burden 30% or more.....	72
Map 19: Percent Pre 1970 Housing	107
Map 20: Council Ward and CDBG Eligible Census Tracts.....	122
Map 21: Ward 1 Housing Conditions	123
Map 22: Ward 2 Housing Conditions	124
Map 23: Ward 2 Housing Conditions Continued	125
Map 24: Ward 2 Housing Conditions Continued	126

Map 25: Ward 3 Housing Conditions	127
Map 26: Ward 3 Housing Conditions Continued	128
Map 27: Ward 4 Housing Conditions	129
Map 28: Ward 5 Housing Conditions	130
Map 29: Ward 6 Housing Conditions	131
Map 30: Neighborhood Classification by Planning Area	136
Map 31: Neighborhood Classification by Planning Area and Council Ward.....	137
Map 7.2: Battle Creek Future Zoning.....	155
Map 7.3: Zoning in the Central Business District	169

Charts

Chart 1: Age Distribution by Percent of Population, 2010	24
Chart 2: Unemployment Rate, 2005-2011	33
Chart 3: Construction Permits, 2005-2010.....	48
Chart 4: Type of Home Loan Originated by Type	59
Chart 5: Type of Home Loan Originated by Purpose	59
Chart 6: Housing Units by Rent Range	64
Chart 7: Housing Conditions by percent of single family housing in CDBG Areas	116
Chart 8: Housing Conditions by percent of single family housing in Ward 1	117
Chart 9: Housing Conditions by percent of single family housing in Ward 2	118
Chart 10: Housing Conditions by percent of single family housing in Ward 3 ..	119
Chart 11: Housing Conditions by percent of single family housing in Ward 4 ..	120
Chart 12: Housing Conditions by percent of single family housing in Ward 5 ..	121
Chart 13: Housing Conditions by percent of single family housing in Ward 6 ..	122

COMPREHENSIVE HOUSING AND NEIGHBORHOOD PLAN

I. EXECUTIVE SUMMARY

INTRODUCTION

Nestled atop the rolling hills of Crowley Ridge in northeastern Arkansas the Census Bureau states that Jonesboro, Arkansas has a total area of 80.0 square miles, of which 79.6 square miles are land and 0.4 square miles are water. The City of Jonesboro is one of two county seats of Craighead County, Arkansas and the largest city in northeastern Arkansas. It is the fifth most populated city and one of the more progressive cities in the state of Arkansas. Jonesboro is home to Arkansas State University and is a regional center for manufacturing, agriculture, medicine, education and trade.

The Comprehensive Housing and Neighborhood Plan of Jonesboro analyzes the unique complexities of the city and extrapolates them based on the vision of the community to produce a housing and neighborhood sustainability plan and policy document to guide the future development of city development policies, regulations, provisions for community and city services and creates strategies and recommendation that serve as a blueprint for maintaining neighborhood stability. The Comprehensive Housing and Neighborhood Plan and Housing Policies will serve as the foundation for developing a Housing and Neighborhood Element of the Vision 2030 Comprehensive Plan.

This study is guided by the following principles:

1. To maintain neighborhood stability and reverse trends toward neighborhood decline with a focus on sustainability;
2. To understand existing housing characteristics, population trends, needs, development opportunities and the constraints on meeting housing demands;
3. To encourage diversity of housing types and prices to meet the diverse needs of the community;
4. To strategize where and how neighborhood revitalization should take place;

5. To guide public policy and community discussion about housing issues;
6. To encourage the involvement of diverse interest in the future development of housing and neighborhoods in Jonesboro;
7. To foster “Economic Opportunity For Populations Performing Below the Median” include mechanisms for improving the living conditions of lower income and elderly residents;
8. To enhance supportive services available to promote social equity and fair housing, and expansion of non profit and faith based resources engaged in housing development and supportive housing programs.

OVERVIEW OF THE PLANNING PROCESS

The Comprehensive Housing and Neighborhood planning approach and methodology combines an evaluation of housing market conditions and characteristics, with an analysis of housing and neighborhood conditions, community visioning exercises, and a housing, homeless and special needs assessment resulting in the identification of key issues impacting neighborhood stability. The approach and methodology has resulted in a planning tool, data reference document, and policy options to encourage future housing development and maintain neighborhood stability for current and future residents of Jonesboro. The study is divided into seven planning areas.

Community Engagement of the broader public in the planning process soliciting input from participants representing broad community interest including neighborhood groups, community organizations, financial institutions, home builders, businesses, educators, non profits, foundations, religious institutions, local healthcare institutions and others in the city. The planning process has been guided by the City of Jonesboro Grants Department, Community Development Office, and Jonesboro Planning Department. The Housing and

Neighborhood Sub-Committee and other Vision 2030 Sub-Committees served as our technical steering and advisory committee for the planning process.

The Housing Market Analysis included an analysis and evaluation of housing conditions, problems and limitations in this market, and a gap analysis detailing the critical needs for housing, homelessness, supportive housing, assisted living, nursing home, affordable and workforce housing, senior housing, alternative housing products and housing types meeting the needs of the diverse population.

The Socio-Economic Overview and Analysis describes Jonesboro in terms of its demographic profile, including population, income and poverty, education and employment, transportation and mobility, and general housing characteristics. Most of the data for this section has been gathered from the 2000 and 2010 Census estimates, 2005 - 2009 American Community Survey (ACS) 5-Year estimates, City of Jonesboro, and other sources. We have used supplemental and more recent data from the East Arkansas Planning and Development District, Arkansas State University, U.S. Department of Labor and others whenever available. The Socio-Economic Analysis includes the following:

The **Housing Supply Characteristics** section describes the city's existing housing stock in terms of age, value, and location. This section also examines new construction, both single-family and multifamily, and where vacant land is available for future development.

The **Housing Supply by Tenure** section analyzes the characteristics of rental and owner-occupied housing, examining homeownership rates, cost burdens among homeowners and renters, and foreclosure information.

The **Housing Supply by Type** section analyzes single-family and multifamily housing stock, housing products, public and assisted housing, healthcare, elderly and special needs housing, and homeless facilities.

The **Housing Demand** section contains population, employment, and housing demand projections to aid the City in encouraging the development of appropriate housing options. It examines perceptions and other factors that will influence future housing demand and consumption.

The Housing, Homeless and Special Needs Housing Assessment is an analysis of regulations, issues, solutions, opportunities, and standards relative to housing availability, affordability, financing, development and constructions including, “aging in place” and “visitable housing regulations” - allows elderly and disabled to age in place; green building and energy efficiency; sustainable development; multifamily housing quality and location; and government incentives and regulations to leverage the right development.

The Housing Conditions Survey and Neighborhood Planning Area Assessment involved an analysis of housing and neighborhood conditions for select neighborhood planning areas, utilizing a windshield survey technique documenting exterior housing conditions, vacant lots, premise conditions and neighborhood planning concerns. Neighborhood Assessments of areas not subject to the detail property conditions survey was performed based on a visual physical attributes evaluation and the collection of quantitative data for select neighborhood planning areas. Quantitative data includes housing, land use, zoning, education, streets, transportation, infrastructure, parks and open space and other pertinent conditions for the areas. This section builds upon the Socio-Economic analysis and serves as the foundation for determining the policy orientation as to which, how and to what extent recommendations and strategies should be applied to the geographies of the city in order to maintain neighborhood stability or reverse decline.

The Key Issues section analyses the fundamental issues and opportunities identified in the previous sections and defines alternative solutions, housing policy options, development and planning strategies, and regulatory changes designed to spur desirable development and reverse negative planning area trends identified in the study. Some of the recommendations and policy alternatives may address specific areas of the city or a specific sub-market, while others are broad in their possible application. The recommendations are presented as options in the creation of an overall housing policy.

Housing Policies, Strategies, and Recommendations are presented to guide sustainability, livability and equitable affordability in housing, encourage maintenance of housing and neighborhoods, support future housing needs by developing strategies, financing alternatives and identifying resources and housing products necessary to implement the strategies. Where it was appropriate, we identify and illustrate “project opportunity areas” and design “prototypical demonstration projects” as examples of implementation options.

Our Focus on **Economic Opportunity For Populations Performing Below the Median** include mechanisms for improving the living conditions of lower income and elderly residents, enhancing supportive services available to promote social equity and fair housing, expansion of non profit and faith based resources engaged in housing development and supportive housing programs, employment development strategies, and activities that “affirmatively further fair housing.”

STUDY APPROACH AND METHODOLOGY

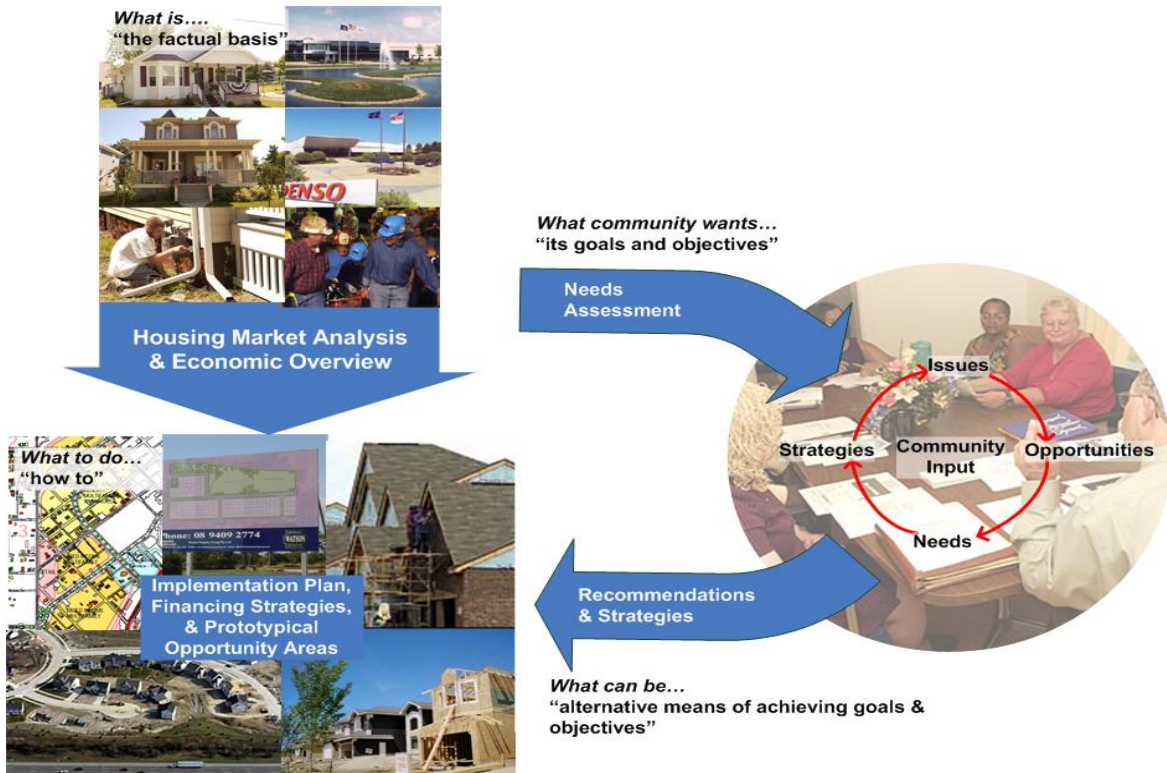
The Comprehensive Housing and Neighborhood Plan has been developed based on an analysis and assessment of needs within the geographical boundaries of the City of Jonesboro as the primary market for the analysis. Our sub-market geography is comprised of Community Development Block Grant (CDBG) eligible census tracts of Jonesboro as determined by U. S. Department of Housing and Urban Development (HUD) guidelines.

The City displays a full range of conditions that must be addressed to maintain and strengthen neighborhoods and reverse the decline in older and inner city areas. Some of the neighborhoods are almost rural in character, containing large lot housing development, bordered by some agricultural uses.

Approach - Our approach for developing the Plan has been problem solving oriented. This means several things. First, we sought to understand the issues and concerns of Jonesboro relative to housing and neighborhoods, and to develop solutions that are specific to your needs. This orientation also means that we started the process with a focus on understanding the concerns underlying stated goals and objectives of the project. By understanding the underlying reasons for a particular goal, a wider range of alternatives were considered for its achievement. Secondly, by problem solving we mean: that the process proceeded from an understanding of ***what is - the factual basis*** - ; to ***what the community wants - its goals and objectives*** -; to development of ***alternatives means for achieving its goals – what can be***; to recommendations on ***how to implement the means for goals achievement – what to do***. Finally, it means that the process was iterative. We produced draft materials for review and then revise them based on the collective feedback of the City and community in the process.

The diagram on the following page provides a graphic illustration of the approach.

Project Approach



Methodology - The methodology included four integrated phases:

Phase One: Project Initiation, Strategic Planning and Community Engagement – Our consultant team, with the support of the city administration initiated the project and established the factual basis within the planning area(s) and identified critical issues based on these facts. We hosted strategic planning sessions, focus groups sessions and community meetings to explore resident, industry and business attitudes and concerns about housing and neighborhood, including discussions on priority needs, issues, opportunities, and alternatives.

Phase Two: Needs Assessment, Existing Conditions Analysis and Goal Setting – Needs were identified based on technical analysis of data developed in phase one and the involvement of citizens, professional organizations and City leadership in refining technical issues and identifying and refining goals and objectives concerning housing and neighborhoods.

Phase Three: Socio-Economic and Needs Analysis – Socio-Economic

Profiles were created to provide an analytical overview of current housing trends, supply and demand, building conditions, age, location, and cost of existing housing units, land uses, ownership patterns, public infrastructure, and transportation. The analysis considered supply and demand of various housing types and the specific housing needs of populations such as large families, the working poor, elderly, and homeless, as well as, issues relative to affordability and housing finance. This effort culminated in developing various profiles of Jonesboro including general demographic, housing, public transportation and infrastructure, income and workforce characteristics, building conditions and development trends, public policy, and housing and financing products, programs and lending options available to help meet residents' existing and future needs.

Phase Four: Summary of Key Findings, Recommendations, and Final Report

– In this phase, we explored further housing needs in Jonesboro and alternative means for improving neighborhoods. This phase included the development of photographic images, conceptual development plans and project opportunity illustrations incorporated into our report that promote the recommended strategies, define development opportunities identified in the planning process, and offer visual aides helpful in determining perceptions to market, housing preferences and program needs.

HOUSING CONDITIONS SURVEY AND NEIGHBORHOOD ASSESSMENTS

The Housing Conditions Survey and Neighborhood Assessments were conducted in September and October of 2011 of all Community Development Block Grant eligible census tracts as defined by the U. S. Department of HUD Regulations. The Housing Conditions Survey consisted of an analysis of housing conditions utilizing a windshield survey of select properties in the city, documenting exterior conditions, vacant lots, and premise and neighborhood conditions.

Neighborhood Assessments of areas not subject to the property conditions survey was conducted based on a visual physical attributes evaluation and the collection of quantitative data about these areas. Quantitative data includes housing, land use, zoning, education, streets, transportation, infrastructure, parks and open space and other pertinent conditions for the areas. This section builds upon the Socio-Economic analysis and serves as the foundation for determining the policy orientation as to which, how and to what extent recommendations and strategies should be applied to the geography of the city in order to maintain neighborhood stability or reverse decline.

Understanding where a neighborhood or planning area ranks on the sustainability spectrum, assist in determining the policy orientation as to which, how and to what extent revitalization strategies and redevelopment policies should be applied to the geography of the area in order to maintain stability or reverse decline. Once a fundamental policy direction and specific sustainability scheme can be determined the classification system was applied taking into account current conditions in the area and the direction of change perceived to be occurring.

Five classifications are used to determine a policy orientation for reversing decline as shown in Illustration 2 on the following page: The Neighborhood Classification Model.

- Stable Neighborhood Planning Areas / Stabilization
- Neighborhood Planning Areas in Transition / Enhancement
- Declining Neighborhood Planning Areas / Selective Renovation and Reinvestment
- Deterioration Neighborhood Planning Areas / Selective Redevelopment; and
- Residential Conversion to Non Residential Planning Areas / Redevelopment

Illustration 2: Neighborhood Planning Area Classification Model

Direction of Change Current Conditions	Improving ++	Beginning Improvement +	Beginning Decline -	Declining --
Good - Fair • Steady Maintenance • Reinvestment	• Stabilization	• Stabilization	• Stabilization + • Enhancement	• Stabilization + • Enhancement + • Selective Renovation and Reinvestment
Minor Deterioration • Minor repairs • Delayed maintenance • Scattered major repairs	• Enhancement	• Enhancement	• Selective Renovation and Reinvestment	• Selective Renovation and Reinvestment + • Selective Redevelopment
Major Deterioration • Major repairs needed • Little or no maintenance • Disinvestment	• Selective Renovation and Reinvestment	• Selective Renovation and Reinvestment + • Selective Redevelopment	• Redevelopment + • Selective Renovation and Reinvestment	• Redevelopment

Neighborhood Planning Areas have characteristics and conditions that differ over parts of their geography. It is important that sub-area classifications be determined and policy orientations be specific to those sub-geographies in order to achieve the intended goals of each of the five classifications. The descriptions of the classifications reveal both the recognition of the current conditions and a forecast of the direction of change, allowing the policy orientations to then determine the specific tools, programs, and resources to be applied.

The consultants engaged stakeholders that comprised all seven Vision 2030 Sub-Committees in identifying and designating planning area geographies and their boundaries. Specifically, we tasked the committee with reaching a consensus as to the historical naming and boundaries of the planning area geographies. The map on page 13 of the Community Engagement section represents 40 planning areas by geographical boundaries and names assigned during that exercise. Our Comprehensive Housing and Neighborhood Plan

recommendations and data analyses have been presented using the defined planning areas as a basis.

KEY ISSUES, STRATEGIES AND RECOMMENDATIONS

The Key Issues, Strategies and Recommendations Section present specific alternatives to address housing and neighborhood Issues in Jonesboro. These issues were derived from focus group sessions, community forums, priority needs survey, Steering Committee input, and an examination of data and analyses performed by the consultants. Recommendations and Strategies are intended to address systemic issues citywide, or provide prototypical application of concepts to specific planning areas or sub-markets. Recommendations are presented as options in the creation of an overall housing policy.

KEY ISSUES

- 1. Restoring the “Basic . Attributes” of the Communities**
- 2. Concentrations of Poverty**
- 3. Zoning and Development Regulations and Incentives**
- 4. Land Use Compatibility**
- 5. Housing and Neighborhood Conditions**
- 6. Regulatory Reform**
- 7. Location of New Construction**
- 8. Downtown Housing**
- 9. Multifamily Housing Affordability, Condition, and Location**
- 10. Senior Housing and Special Needs Housing**
- 11. Alternative Housing Products**
- 12. Increase Resources for Housing and Redevelopment**
- 13. Economic Development and Community Projects**
- 14. Collaboration with the Arkansas State University on Revitalization**

HOUSING POLICIES

The following are recommended Housing Policies for the City of Jonesboro.

- Define Affordable Housing designating the appropriate agency – program – resource to respond to each segment of the population.
- Establish Numerical Production Goals for affordable housing and market rate housing based on the housing market analysis.
- Implement Regulatory Changes in Code Enforcement, CPTED Standards for new Multifamily, Rental Registration Regulations and Implement RR Inspection Program.
- Utilize Local Incentives for Affordable Housing -Tax and Fee Abatement, Tax Increment Finance, Public Improvement Districts.
- Elimination of Non-Tax Lien Encumbrances, Subsidies, Land Acquisitions, and Regulatory Incentives/Inclusionary Zoning.
- Create a Local Trust Fund and support the State Housing Trust Fund as a resource that supports production of Affordable Housing.
- Seek increases in local allocations of Federal Section 8 Rental Assistance Vouchers from U.S. Department of HUD.
- Seek Local allocation of federal funding for Homeless Facilities and Domestic Violence Shelters.
- Promote the availability of housing for persons with disabilities and adopt “visitable housing standards” as part of the local building codes.
- Promote “green building” and energy efficiency standards in new construction and substantial rehabilitation of housing units.
- Pursue funding for development of new small scattered site developments in non minority non poverty concentrated census tracts, replacing concentrations of obsolete/deteriorated Public and HUD Assisted Housing Units.
- Enact public policies removing barriers and encouraging scattered small site developments being constructed where ever MF is permitted.
- Build upon the emergence of Jonesboro as a regional leader in the healthcare industry and as a provider of housing for the elderly and those with special needs.

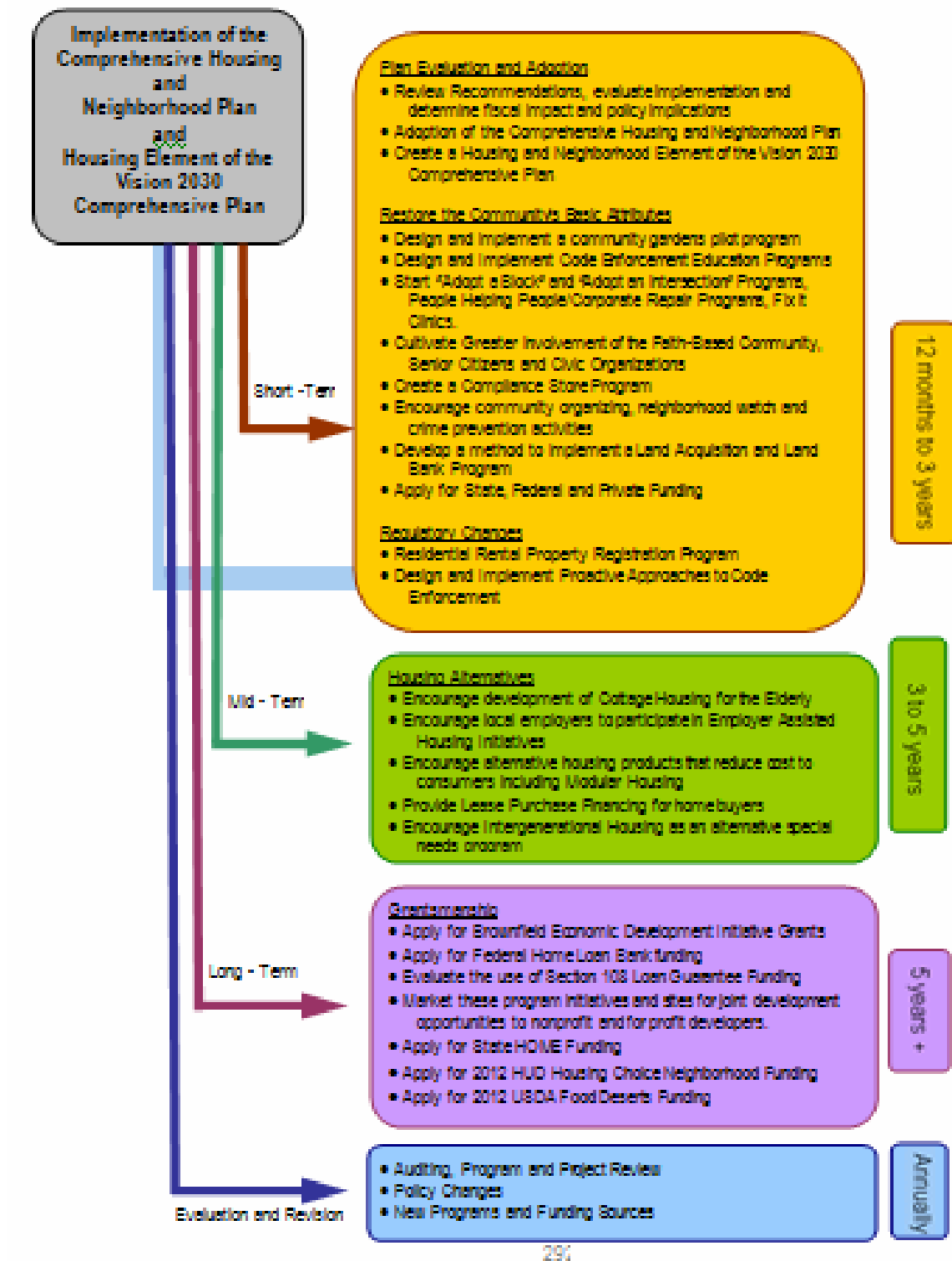
IMPLEMENTATION

Implementation of the City of Jonesboro Comprehensive Housing and Neighborhood Plan will require a partnership between the City, private sector and nonprofit community along with an energized community in order to be successful. The City Community Development Office, Planning Department and Jonesboro Urban Renewal and Housing Authority will provide leadership in implementing the strategies and recommendations in the plan. This will include direct financial support with HUD Entitlement Grant and Public and Assisted Housing funding and by enacting public policy and regulatory changes in support of the various initiatives. The City will have to champion new development concepts and leverage private sector participation in these efforts

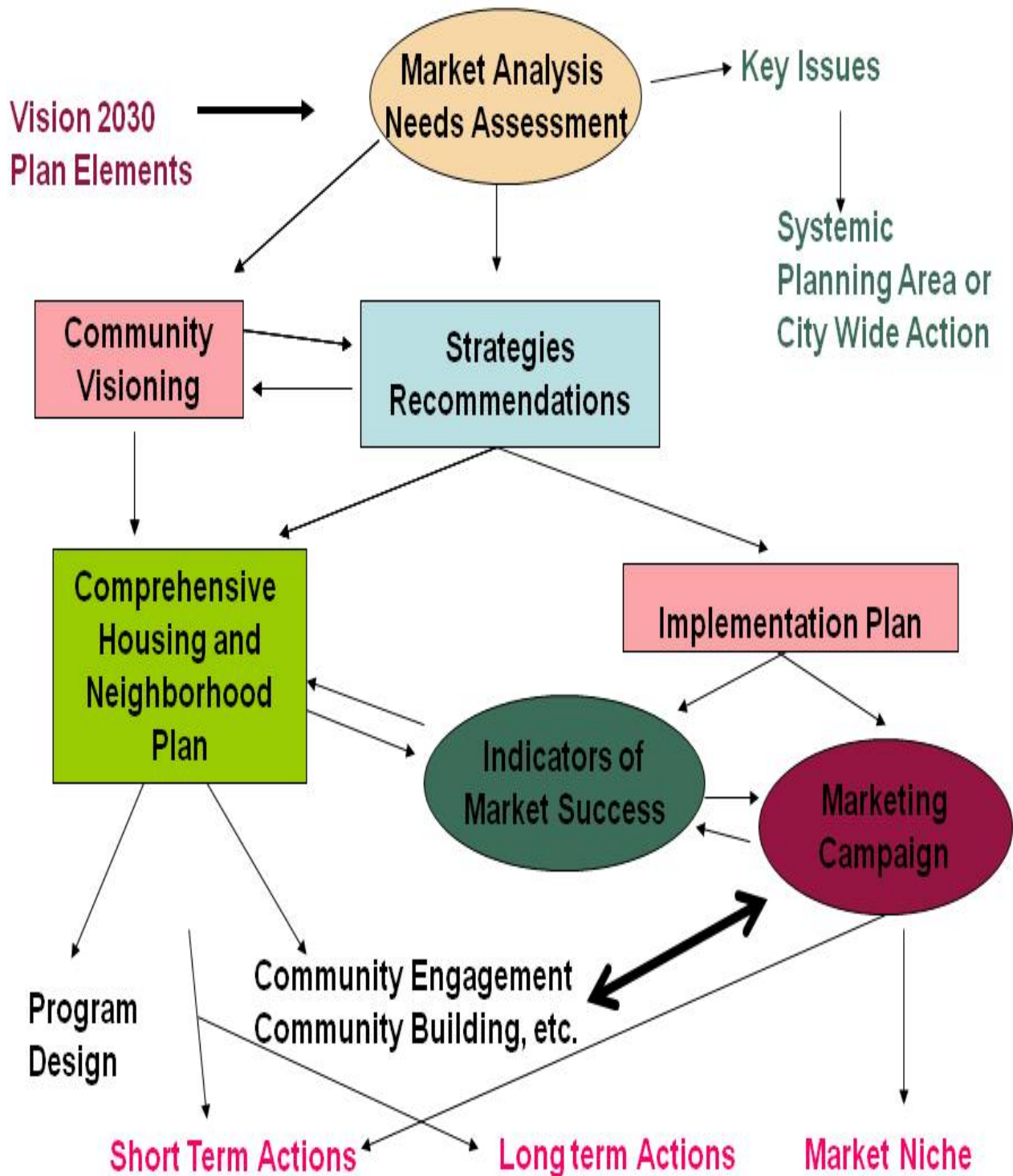
The recommendations have been divided into categories of short term, mid term and long term for purposes of estimating the timeframes that might be necessary to carry out the implementation program. These categories and timeframes are intended as a guide and actual timeframes may vary depending upon resources required or public policy and regulatory changes that have to be enacted.

Marketing will be an important role for the City of Jonesboro. The City will need to market the plan's vision, policies, strategies and recommendations to the community as a primary means of improving and stabilizing existing neighborhoods and creating and maintain sustainable neighborhoods for the future. This will involve identifying systemic planning area and citywide opportunities for implementation that best demonstrate to the community visual examples of the policies needed to guide future growth and development.

The City and the Chamber of Commerce must provide leadership in creating a "**Market Niche**" that serves to retain businesses and residents to to live and invest in their community, and attracts new persons to make Jonesboro their choice as a place to live, work and conduct business. The Illustrations on the following pages provides an overview of the process, moving from plan creation, to implementation, to marketing and building a market niche for the future.



Jonesboro Comprehensive Housing and Neighborhood Plan



FINDING THE MARKET NICHE

- **WHO LIVES THERE NOW,**
 - AND WHO ARE WE LOSING....
 - **WHO WORKS THERE, OPERATES A BUSINESS, IS AN INVESTOR**
 - AND COULD LIVE THERE IF.....
 - **WHO TRAVELS THROUGH, VISITS, OR IS A TEMPORARY RESIDENT OR STUDENT,**
 - AND COULD LIVE THERE IF.....
 - **WHO COULD BE ATTRACTED BY THE FEATURES OF OUR NEIGHBORHOODS**
 - UNIQUE AND INVITING NEIGHBORHOODS
-

II. COMMUNITY ENGAGEMENT

OVERVIEW

In order to effectively involve the community in conducting the planning process and to make them a part of the planning team, a structured approach to public involvement and community engagement is required. The Community Engagement process began with a series of Community Outreach Forums and Focus Group Sessions in August 2011. The consultants presented an overview of the proposed planning process for the Comprehensive Housing and Neighborhood Plan including a review of the planning approach, methodology, and work plan, the critical elements of the planning process, an overview of the proposed community engagement activities and solicited their input on key issues and priority needs.

The following are a list of community outreach and engagement sessions with the general public, Vision 2030 Steering Committee, and the Mayor and City Council during 2011, and a description of the elements for each component.

August 15, 2011	Focus Group Sessions	Planning Process Briefings
August 16, 2011	Community Forums	Priority Needs Input Sessions
August 23, 2011	Vision 2030 Committee	Kickoff Briefing / Vision
September 13, 2011	Vision 2030 Committee	Strategic Planning/SWOT
September 20, 2011	Jonesboro City Council	Strategic Planning Briefing
October 20, 2011	Vision 2030 Committee	Housing Policy Briefing
November 15, 2011	Vision 2030 Committee	Key Planning Issues Briefing
November 29, 2011	Vision 2030 Committee	Planning Areas Designation
	All Sub-Committees	Work Session

FOCUS GROUP SESSIONS AND COMMUNITY FORUMS

The Community Engagement process began with a series of Community Forums and Focus Group Sessions in August 2011. The consultants presented an overview of the proposed planning process that included a review of the planning approach, methodology, and work plan, the critical elements of the planning process, an overview of the proposed community engagement activities and solicited their input on key issues and priority needs. The Focus Group Sessions were designed to provide outreach and education, and public input into the development of City of Jonesboro Fair Housing Impediment Analysis (AI). The Community Forums were designed to receive public input into the development of the City of Jonesboro 2011 – 2015 Consolidated Plan (CP). During the community engagement sessions, participants were asked to complete a community needs survey identifying and prioritizing needs. The survey was also administered on the City of Jonesboro web site and results used in this planning effort.

The Focus Group Sessions and Community Forums were used to identify key housing and fair housing issues in Jonesboro. Two focus groups and two community forums were held on the 15th and 16th of August, to receive public input. Morning and evening sessions on each day were preceded by invitations to representatives of city departments, housing and construction industry professionals and industry leaders representing financial institutions, insurance, education and others. These meetings included discussions and public input on a range of topics used to guide our research and analysis during the planning process. At each session participants were asked to discuss issues of concern regarding housing and neighborhoods and identify priority needs that could be included in the goals for the 2011 - 2015 Consolidated Plan or addressed in the Fair Housing Impediment Analysis or the Comprehensive Housing and Neighborhood Plan.

STEERING COMMITTEE

The Vision 2030 Housing and Neighborhood Sub-Committee served as a primary steering committee and resource group to provide input to the Consultant Study Team in refining the work program, and to identify critical issues affecting the community and its neighborhoods. The Vision 2030 Housing and Neighborhood Sub-Committee is composed of broad representation of stakeholders both

generally from the community and representing neighborhoods, educational institutions, city departments, industry groups and financial and development partners. Other 2030 Vision Sub-Committees also participated as part of a boarder steering committee to help define neighborhood planning areas and input on planning issues relative to the other sub-committee disciplines.

The steering committee met monthly August through December of 2011 to provide input, participate in strategic planning, visioning, and issue oriented discussions, with the consultant team during the planning process. The consultant team provided progress updates to the committee to gain feedback throughout the process.

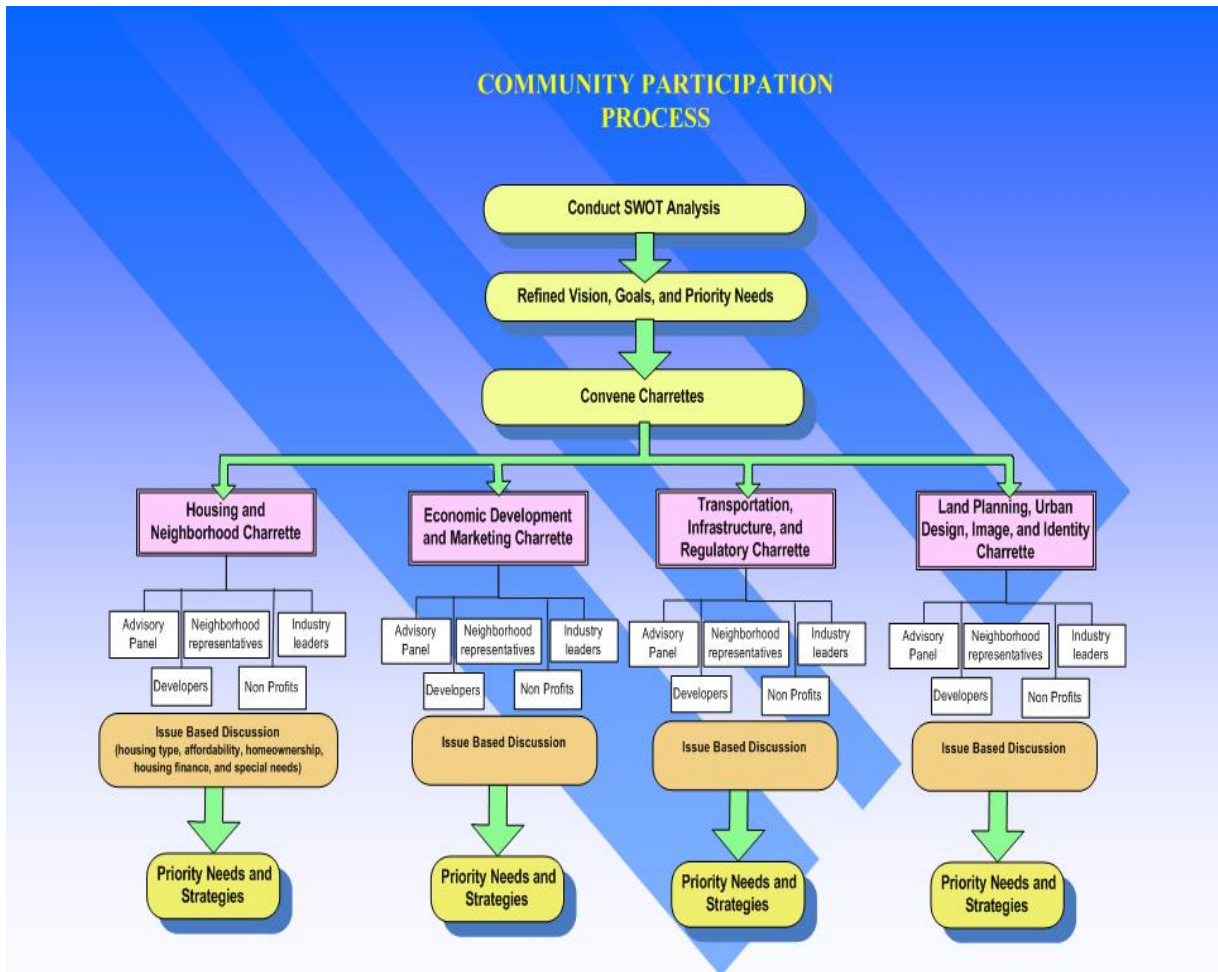
Early in the process the Steering Committee was asked to provide guidance to the development of this study, act as a sounding board for issues, and monitor progress. The Steering Committee was also asked to help JQUAD further understand and refine the key issues identified in the planning process and to identify preliminary strategies and policies for implementation. This committee performed a Strengths / Weaknesses / Opportunities / Threats (SWOT) analysis of the city as an initial means of gaining their insight on housing issues facing Jonesboro and their vision for a healthier, sustainable Jonesboro in 2030.

SWOT Analysis - Study team hosted work sessions to solicit input from the Steering Committee as part of the planning process. Participants participated by summarizing the strengths, weaknesses, opportunities and threats in City neighborhoods.

Interviews - Interviews were conducted with key individuals, civic leaders, and industry representatives to identify issues and directions that might not be fully expressed in community sessions. This step helps refine the involvement process and insure that important groups or interests were not overlooked. This included discussion with community partners and special interest such as the Arkansas State University and its Campus Plan Consultants.

Vision 2030 Steering Committee Presentations – The Consultant Team held work sessions and provided presentations, as needed to discuss preliminary issues, findings and study recommendations, implementation strategies and program initiatives identified in the draft report of recommendations. The Consultant Team used these meetings to refine recommendations and build consensus.

The following Diagram 1 provides an overview of the Community Engagement Process.



S.W.O.T. EXERCISE

During the August 23, 2011 and September 13, 2011 meetings, the Steering Committee was asked to participate in a work session to solicit their input, as community stakeholders, on how the community's needs are currently being met relative to housing and neighborhoods, and their vision for housing and neighborhoods in the future. During the process, they were asked to summarize four elements, **strengths, weaknesses, opportunities and threats**, which influence in the City relative to housing and neighborhoods, as they view them.

Prior to the September 13, 2011 meeting, the Steering Committee was given instructions to take 12 photographs (3 for each element) representing the strengths, weaknesses, opportunities and threats influencing the stabilization and maintenance of housing and neighborhoods in Jonesboro. For purposes of this exercise, the SWOT components were defined as follows.

- ✚ **STRENGTHS** – Attributes of the current community that will be helpful to achieving the objective. Strengths are internal attributes that are currently visible in the community. Strengths generally can be defined by:
 - Characteristics of the community's housing and neighborhoods that give it a competitive advantage and account for its position as a preferred place to live given Jonesboro's place in the north and east regions and State of Arkansas economy.

- ✚ **WEAKNESSES** - Attributes of the current community that are harmful to achieving the objective. Weaknesses are internal attributes that are current visible in the community. Weaknesses generally can be defined by:
 - Features and factors that limit the ability of the community to reach its potential. What attributes of the community adversely impact the retention of current residents in their neighborhood or housing

where they reside and new residents and businesses to the city and its existing neighborhoods?

✚ **OPPORTUNITIES** - Attributes that are entering our current community or are desired to exist in the community that will be helpful to achieving the objective. Opportunities are external attributes that may be at work but not yet be visibly influencing our community, or non-existent. Opportunities generally can be defined by:

- Prospects and actions that, if pursued, will enhance the long term viability, competitiveness and sustainability of the City's housing and neighborhoods.

✚ **THREATS** - Attributes that are evident or are concerns that they are beginning to impact the current community. These attributes are perceived as harmful to achieving the objective. Threats generally began as external attributes that have beginning origins outside the community or is somehow transferred to the community, and may or may not currently be at work and visibly influencing the community. Threats generally can be defined by:

- The activities, public policies or events and issues that might adversely impact housing and neighborhoods. Could be in the form of a type of housing that the market is or is not yet creating or maintaining in the City.

The participants of the SWOT exercise produced the following results.

Strengths -

- Jonesboro is provided a competitive advantage as a preferred place to live, when compared to other cities in Arkansas and the Mid-South, due to the following characteristics of its housing and neighborhoods:

- Being safe and secure
- Having low overall housing and living costs
- Served by excellent public schools that are adequately dispersed
- Having a diverse, and somewhat recession-proof economy
- Having somewhat adequate public infrastructure
- Not having had a period of extremely strained ethnic relationships
- Having an adequate program of Code Enforcement and Public Planning.
- Large number of restaurant choices, both locally owned and chains in a variety of price ranges, located and assessable across the city.
- Jonesboro offers excellent educational opportunities including multiple award winning school districts, Vo-Tech School, and Arkansas State University.
- Excellent Medical, Counseling and rehabilitation services including St. Bernard's Medical Center and the Matthews Medical Mile.
- Public amenities in the neighborhoods (such as libraries).
- Neighborhood friendly commercial development.
- Good quality affordable homes.
- Stable Historic cores of the City and Downtown.
- Quality Estate Homes.
- Parks/Open Space.
- Lake and Water Amenities.
- Regional Retail Shopping, Restaurants and Lodging.
- Industry and Jobs.
- Quality and Affordable Utility Infrastructure.
- Cultural and Entertainment Activities.
- Great People and Communities.
- Good Parks and Open Space.
- Jonesboro as a Regional Retail Hub.
- JPS Magnet School – MICROSOCIETY.
- Restaurants located on Stadium Blvd.

- Site of New NEA Baptist Hospital on East Johnson Avenue.
- Arkansas State University.
- Johnson/University Loop.
- Downtown Jonesboro – Main Street.
- Healthcare Alternatives.
- St. Bernards/NEA.
- Matthews Street, Stadium Drive, and Johnson Avenue.

Weaknesses -

- Jonesboro ability to continue as a preferred place to live, when compared to other cities in Arkansas and the Mid-South, is significantly weakened by:
 - Having little experience in conducting public dialogue about community investment and insuring the provision of safe and habitable neighborhoods and low-cost housing.
 - Having virtually no small business development “engines” actively providing neighborhood grocery stores, restaurants, or other small business establishments in low-income areas of Jonesboro.
 - Having inadequate “Alternative Transportation Infrastructure” (to be read as underfunded public transit, underdeveloped sidewalk infrastructure, non-existent bikeways) necessary to support low-income connectivity.
 - Having inadequate north-south and east-west minor thoroughfares and arterials streets that would enhance low-income neighborhood development by relieving existing vehicular congestion from minor connectors and neighborhood streets.
- Lack of Neighborhood Revitalization efforts which are organized in a way to actively involve both residents and landlords to clean up, repair, and maintain properties that are causing blight. This will prevent residents from leaving these neighborhoods and will not present as much

opportunity for crime due to vacant houses. Jonesboro is full of residents that have volunteer hearts, but we do not always do a good job of organizing and promoting local opportunities for participation.

- Unemployment verses jobs available – breakdown between the number of jobs available and the number of unemployed persons looking for work. Jonesboro appears to have jobs available; however, there are quite a number of people who are not willing to work because they are drawing more in unemployment and holding out for a better paying job. Jonesboro is weak in availability of employment skills training.
- Lack of Affordable Housing – there continues to be a lack of affordable housing in Jonesboro both in the rental market and housing market. Rent for homes is overprices. A large portion of housing stock in an affordable price range (less than \$125,000) is owned and/or being bought by investors who either repair or flip, sell with owner financing, or rent for high amounts. All of these factors are by-products of living in a university town.
- The City is not successfully living with the trees.
- There is unfriendly commercial development.
- Older homes sit vacant too long.
- Blight and Lack of Property Maintenance.
- Code Enforcement Issues.
- Eyesores.
- Opportunity for Infill development.
- Blighted/Dilapidated Homes.
- Creath Avenue – Central City.
- Homes boarded and abandoned.
- Properties that pose potential health, fire, criminal hazards threats.
- Lack of polices and fines for property maintenance and demolition.
- More manpower needed in Code Enforcement.
- Blighted and dilapidated apartments, Apartments boarded up and abandoned - potential health, fire, criminal hazards threats and eyesores.

Opportunities –

- Jonesboro can enhance the long term viability, competitiveness and sustainability of its housing and neighborhoods, when compared to other cities in Arkansas and the Mid-South, by:
- Having its' many churches be challenged to openly dialogue about how to develop and support sustainable low-income housing.
- Develop programs to explain to Jonesboro's numerous civic clubs the critical importance of broad-based community involvement in developing public policy regarding housing and neighborhood development.
- Plan opportunities to frequently share with Chamber of Commerce leadership the vital role played by providing well-planned housing and neighborhood development as a part of mid-to-long range economic development.
- Seek opportunities to engage various segments of Arkansas State University's academic "brain trust" in the helping Jonesboro become a more well-planned community.
- Encourage Jonesboro's diverse manufacturing, mercantile, and professional community to engage with municipal leadership in developing major initiatives that provide both corporate and civic benefit in developing the city of Jonesboro's housing and neighborhoods.
- Forming a Community Action Organization with partnerships to develop, organize and secure funding and resources that would enable neighborhood revitalization.
- Increasing construction all over the City of Jonesboro will provide opportunities for jobs and revenue for the city.
- Abandoned Buildings that are structurally sound can provide opportunities for creating a Homeless Shelter.
- Infill projects equals good neighborhoods
- Drainage can become an amenity.
- Open spaces need amenities.

- Cemetery – Opportunity of major connectivity corridor (North/South).
- Rail Overpasses Needed for connectivity.
- Quality Healthcare.
- Residential/Commercial Growth Center – NE Sector.
- Creation of Gateways and Sense of Arrival into neighborhoods and the City.
- Downtown Opportunities
 - Downtown Gateway
 - Open Plaza / Downtown Square
 - Need for Quality Lodging Residential
 - Downtown Revitalization
 - Gee Street Reinvestment
- New Businesses on Stadium Blvd. and Aggie Road.
- Land
- Vacant Commercial

Threats –

- Jonesboro ability to continue as a preferred place to live, when compared to other cities in Arkansas and the Mid-South, is significantly jeopardized by the following public policies, events, and/or issues:
 - The reduction in federal assistance to help plan, construct, and maintain low-income housing developments and associated public transportation infrastructure at a time when Jonesboro’s growth is demanding these vital activities.
 - The continued lack of concern shown by Arkansas political leadership in assisting the Jonesboro and Northeast Region to improve housing and neighborhood development due to the inordinate political leverage existing in Central and Northwest Arkansas.

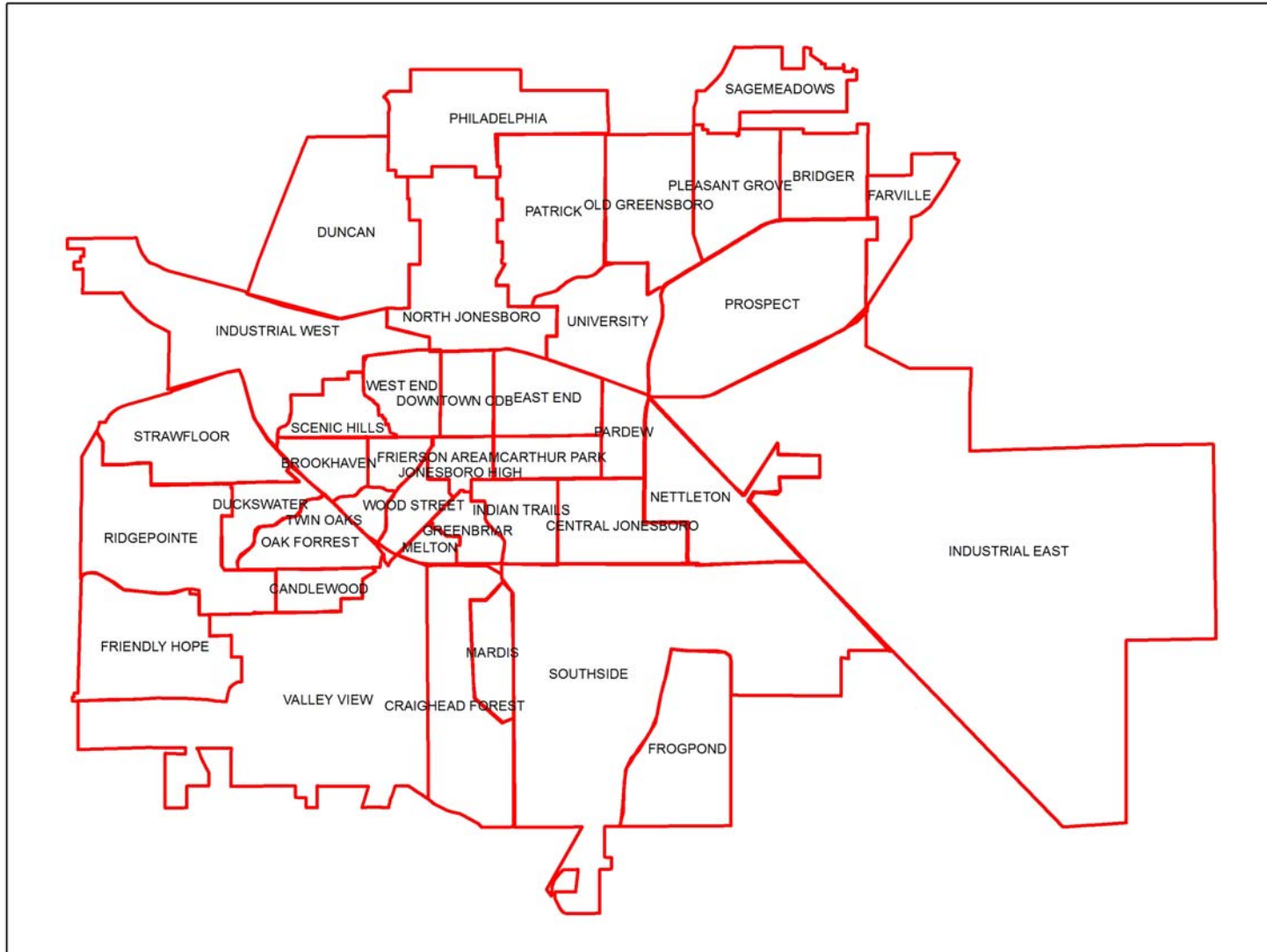
- The perceived lack of “community will” to embrace central planning and development activities to the extent that Master Land Use and Master Street plans are used to seriously inform policy that will appropriately regulate community development and support the goal of long term sustainability.
- Lack of Teen facilities for socializing – Jonesboro is lacking in positive Entertainment options targeted towards teens, which results in the forming of less desirable “hangouts”.
- Loss of funding for first-time homebuyers and other homeownership opportunities.
- Sale of illegal drugs in our neighborhoods – Jonesboro is the hub of Northeast Arkansas’ growth and opportunity; however, Jonesboro is also a target or magnet for illegal activity. Some persons relocating to Jonesboro from impoverished surrounding counties and large cities are active in the selling and manufacturing drugs as a form of commerce.
- Dilapidated housing and premises if not cleaned and repaired quickly, contributes to the perception and reality of crime in neighborhoods where they are located.
- Inappropriate placement of commercial development has undermined the fabric and sustainability of some neighborhoods.
- Realtors are “red-lining” older and mixed neighborhoods, reinforcing the perception of crime.
- Lack of Planning and a Band-Aid type repairs to roads and a lack of Intersection improvements.
- Daytime Population – Traffic congestion resulting from an influx of people for work and services. More people equal increased services and infrastructure needs.
- Neighborhood and commercial decline, blight and lack of property maintenance. Increased funding for Code Enforcement is needed.
- Newer Neighborhoods not Pedestrian Friendly

STRATEGIC PLANNING AREA IDENTIFICATION EXERCISE

Our planning process and community engagement efforts revealed that when interviewing multiple residents of the same neighborhood or planning area, in some instances, many described the same geographies with different boundaries and names using the same zip codes, street boundaries, historical recollections of names or simply personal opinion. As the Comprehensive Housing and Neighborhood Plan began to take shape, it became increasingly obvious that Jonesboro's planning effort suffered from a lack of consensus in terms of identifiable planning area names and boundaries. We therefore engaged the stakeholders that comprised all seven Vision 2030 Sub-Committees in identifying and designating planning area geographies and their boundaries, and tasked the committee with reaching a consensus as to the historical naming of the planning area geographies. The map on the following page represents the planning areas by geographical boundaries and names assigned during that exercise. Our Comprehensive Housing and Neighborhood Plan recommendations and data analyses are being presented using the defined planning areas as a basis.

Map 00 on the following page provides a graphic image of the planning areas by name and the boundaries of their geographies. In the Appendix B, there is a complete listing of the Planning Areas and a general street description boundary of the geographies that were designated for each of the areas.

Jonesboro Planning Areas Map 0.0



HOUSING POLICIES

On October 20, 2011, the consultant team conducted a Housing Policies briefing and work session designed to build consensus as to why housing policies are important to the future growth and development of a community. More importantly, the work session was intended to provide the basis for the Steering Committee's input into developing housing policies for Jonesboro and the eventual incorporation of these housing policies into the Housing and Neighborhood Element of the Vision 2030 Comprehensive Plan.

What is a comprehensive housing policy?

An approach used to move beyond individual perceptions and ideas and disconnected housing policies toward an overall housing strategy that ensures the jurisdiction's policies are well-coordinated and well-tailored to meet their objectives.

A comprehensive housing policy focuses on issues of housing supply, affordability, and quality to ensure that housing is available and affordable for families at all income levels.

Comprehensive housing policies will be developed through inclusive, detailed planning processes involving the following steps:

1. Convening of multiple agencies and stakeholders. Housing policies based on broad input from a wide spectrum of stakeholders. The early and consistent involvement of the community, neighborhood representatives, industry, educators, university representatives and government agencies and collaboration is needed to address the many facets of a community's housing challenges.

2. Clarification of the community's goals. One of the first task involved in developing a strategic approach to housing policy is to identify the specific problems the community is trying to solve and to analyze the root causes of these problems. Ideally, this process leads to the identification of specific public policy objectives that address specific problems (e.g., "Reduce regulatory barriers to development so the market can respond effective to increases in demand for housing," "Expand funding for predevelopment and acquisition costs so nonprofits can be more effective in producing affordable housing," etc.) as well as overall numerical goals (e.g., "Build 10,000 new rental units in the next 10 years") and milestones use to measure progress toward those goals.

3. Coordinated development of multiple housing policies to meet these goals. The needs assessment and goals-setting process will identify a variety of specific housing challenges to be addressed through public policy. Through consultations with stakeholders, discussions with key agency staff, a review of best practices, and strategic planning sessions with the Board, a comprehensive list of policies can be developed to meet these various challenges.

4. Implementation timeline. The housing policies will establish short-term and long-term benchmarks to track progress and responsible parties will be designated for each step/task. This will help officials and stakeholders to ensure that implementation stays on track and community goals continue to be met. Once a comprehensive housing strategy has been developed, it of course needs to be adopted, funded, implemented, and monitored.

Why does my community need one?

Most public policy areas generally reflect a series of discrete policy decisions and compromises made over the course of many years. Public policies such as infrastructure, transportation, and growth management/planning were developed many years ago and constantly updated. Comprehensive housing policies are being developed for the first time. Because housing markets change over time, housing policies will need to be revised periodically as well. A comprehensive housing strategy is also important for broadening the range of actors and agencies involved in working together to solve the community's housing problems. The solutions to the community's housing challenges will likely require action by multiple agencies, including those responsible for planning, housing, tax, building inspections, code enforcement and other policies and regulatory activities. It also will require significant involvement by the private and non-profit sectors. A comprehensive housing strategy can bring all of these community representatives to the table and facilitate cooperation.

Finally, the specific numerical goals set out in the comprehensive housing strategy can help the community track progress toward a solution and provide a trigger for reconsidering elements of the strategy if progress is not made as fast as needed or intended.

Don't we already have a comprehensive housing strategy?

It is important not to confuse this type of strategic approach to housing policy with planning processes or other documents that have similar names. For example, the City of Jonesboro submits a Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD) that sets out how they plan to spend certain federal funding streams. The Consolidated Plan includes a needs assessment and also incorporates a Comprehensive Housing Affordability

Strategy (CHAS). Consolidated Plans tend to be fairly narrow in scope and focused almost entirely on how the community will spend certain federal dollars. They thus do not generally address the [zoning](#), planning, and tax policies needed to fully address the community's housing needs. They also do not generally reflect the full range of programs developed with state and local funding.

The City is currently developing the 2030 Vision Plan which sets out their zoning and other land use policies. The Housing Policies will be needed to define the Housing Element within the Comprehensive Plan. The Housing Element will explain how the expected demand for housing in the city will be met. Certain aspects of a community's housing policies – particularly changes to allowable densities, minimum size for new housing, or other zoning policies, or incentives to insure that developments address affordability – will need to be incorporated into the Comprehensive Plan, so ultimately the two policies will be coordinated.

What problems should our comprehensive housing policies address?

The first question in developing the housing policies is - what exactly do we want to accomplish?

Will the housing policies include a strategy and program oriented document design to prompt certain actions: improve neighborhood quality; increase assistance to existing homeowners for rehabilitation; increase homeownership through homebuyer assistance or assistance to avoid foreclosure, etc.

Should it be policy oriented: Defining and building consensus for what is affordable housing and what the community's goals are for the future? It should be a combination of both the above in order to have effective policy.

III. HOUSING MARKET ANALYSIS

OVERVIEW

The housing market analysis is a review of demographic, income, employment, and housing data for Jonesboro, Arkansas gathered from the 2000 and 2010 U.S. Census estimates, 2005 - 2009 American Community Survey (ACS) 5-Year estimates, City of Jonesboro, East Arkansas Planning and Development District and other sources. It has been structured to serve as a planning tool and reference, and as a basis for policy options to encourage future housing development to meet the demands of current and future residents of Jonesboro. The housing market analysis is divided into three sections.

1. Socio-Economic Overview: This section describes Jonesboro in terms of its demographic characteristics, such as housing, income, education, and employment, and public transportation.

2. Housing Supply Characteristics:

2.1. Overall Housing Supply: This section describes the city's existing housing stock in terms of age, tenure, type, location.

2.2. The Housing Supply by Tenure: This section analyzes the characteristics of the city's rental and owner-occupied housing, examining location, homeownership rates, age of owner and rental housing.

2.3. The Housing Supply by Type: This section analyzes single family and multifamily housing stock, manufactured housing, public and assisted housing, special needs housing, and homeless facilities. This section also examines new construction, both single-family and multifamily.

3. Housing Demand: This section contains housing demand data, analyzed to aid the City in encouraging the development of appropriate housing options. The Housing Demand examines sales prices, rents, affordability, and cost burdens among homeowners and renters, impacts of sub-prime lending, foreclosures, and government financing on meeting future housing market and housing demand.

1. SOCIO – ECONOMIC PROFILE

The City of Jonesboro is located in the Northeast Arkansas and is the second largest city by land area and fifth largest city by population in Arkansas. Jonesboro also stands out as the largest metropolitan city by land area and population in a 17,000 square-mile triangle connecting the MSA’s of Little Rock, St. Louis, and Memphis. Jonesboro is home to Arkansas State University and is a regional center for manufacturing, agriculture, and service sector.

The Socio-Economic Overview identifies major trends in Jonesboro including:

Population: Looks at the basic structure of the community in terms of population growth, family structure, and racial diversity.

Income: Analyzes income sources, the distribution of households across income class, and poverty.

Employment and Education: Examines unemployment rates, major employers, and educational status.

Public Transportation: Focuses on the population using public transportation in their trip to work.

POPULATION

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 population of the City increased by 1,067, or 1.6 percent between 2009 and 2010 based on a 2009 population of 66,196. The 2005 - 2009 American Community Survey (ACS) Five Year Estimates was 62,991. This is an increase of 13.5 percent over the 2000 population estimated at 55,515. Between 1990 and 2000, the population of Jonesboro increased by 8,980 (19.3%) from the 1990 population of 46,535.

Data Source	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		

Table 1 – Population Growth

RACE AND ETHNICITY

An analysis of the ethnic distribution of the residents of Jonesboro, in Table 2 below, indicates that the largest racial group was Whites comprising 74.7 percent of the total city population in 2010. Although the overall White population registered a numerical gain of 2,857 persons between 2000 and 2010, White population as a percentage of total city population decreased from 85.4% to 74.7% during that period.

The city's population is rapidly increasing, and has become more racially and ethnically diverse, though there are areas of the city with concentrations of minority populations. Data show that African Americans and Hispanic are more likely to live in the areas closer to the downtown.

The African- American population experienced the highest numerical increase in population among the major racial and ethnic groups between 2000 and 2010. African American population increased from 6,259 to 12,384 persons and accounting for 18.4 percent of the total city population in 2010. This represented a 97.9 percent increase in African-American population between 2000 and 2010.

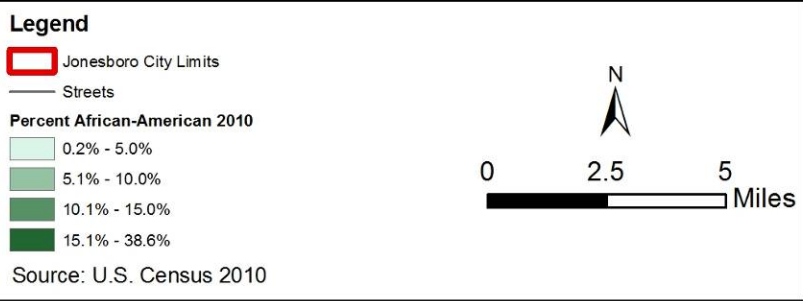
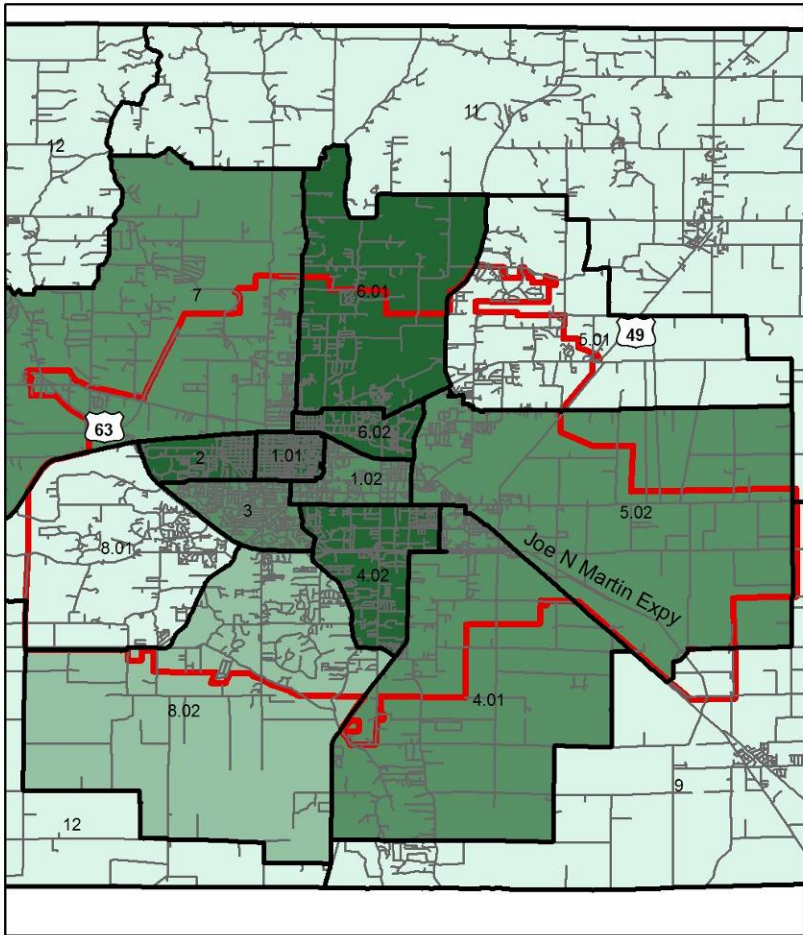
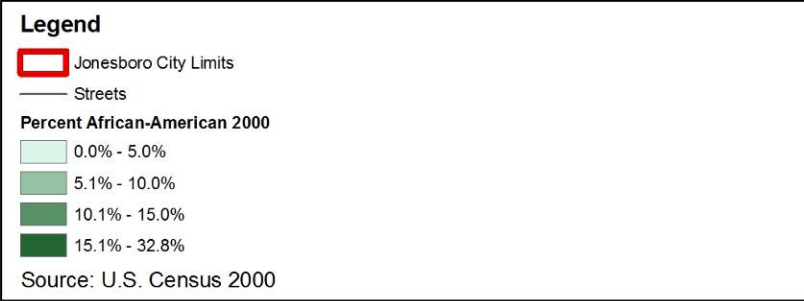
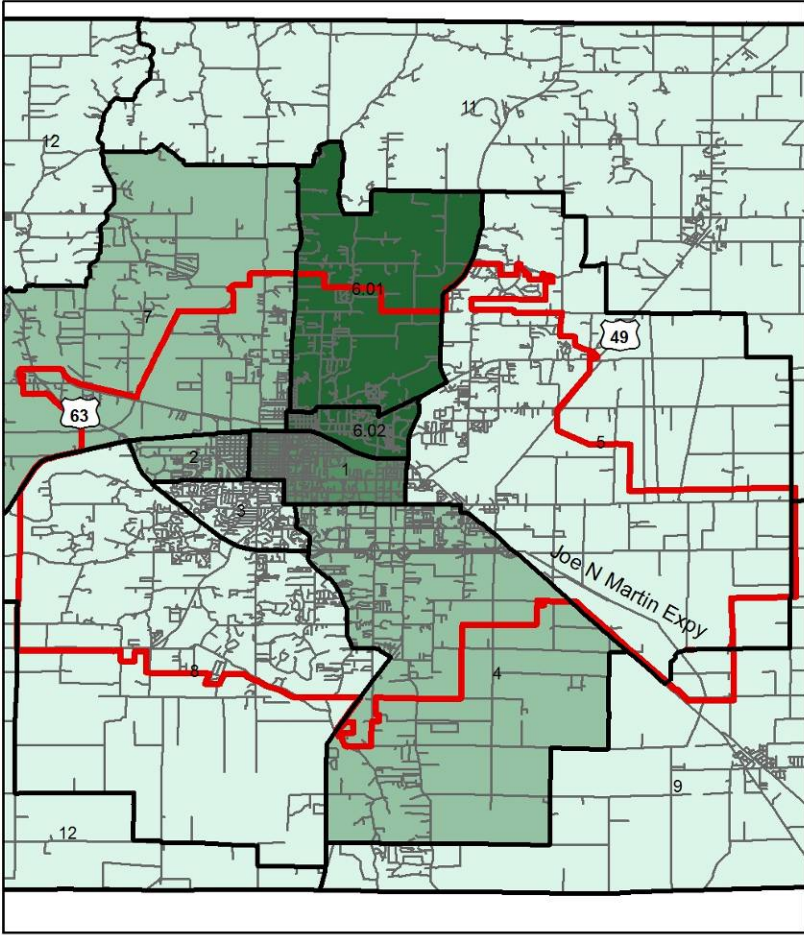
Race	2000		2010	
	#	%	#	%
White	47,394	85.4%	50,251	74.7%
Black or African American	6,259	11.3%	12,384	18.4%
American Indian & Eskimo	175	0.3%	242	0.4%
Asian and Pacific Islander	478	0.9%	1,046	1.6%
Other	1,209	2.2%	3,340	5.0%
Total Population	55,515	100.0%	67,263	100.0%
Hispanic (Ethnic Group)	1,297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

Source: U.S. Census 2000 and 2010

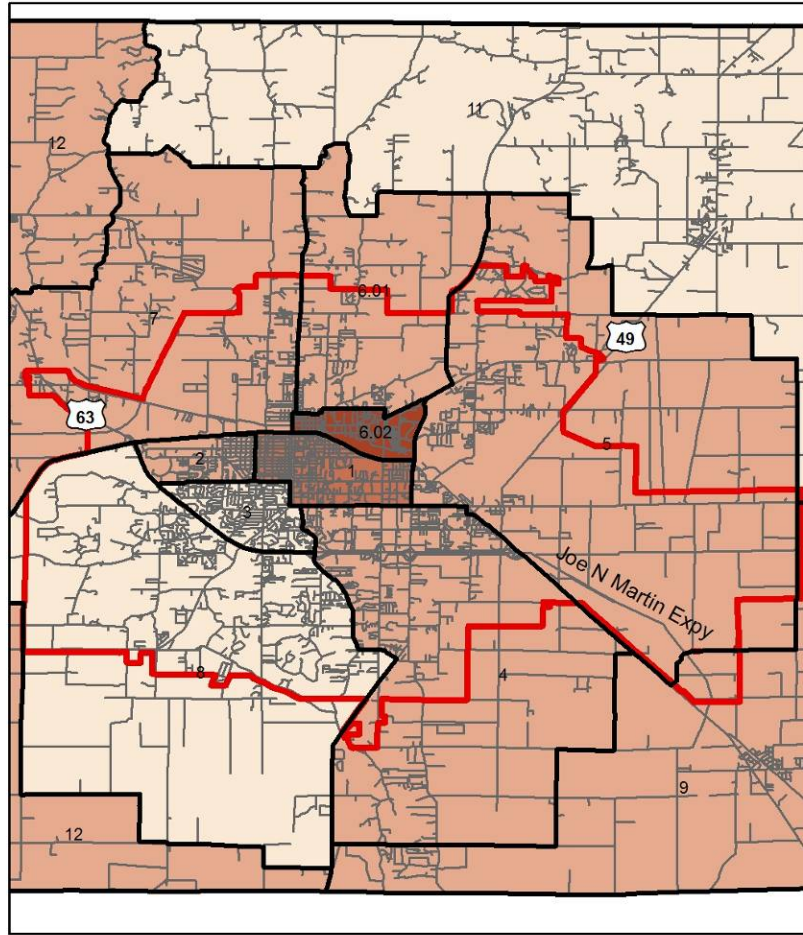
Table 2: Population by Race, 2000 and 2010

The Hispanic population in the city increased by 170.1 percent between 2000 and 2010 to 5.2 percent of total city population in 2010. The Census Bureau does not recognize Hispanic as a race, but rather as an ethnicity. Hispanic population may therefore have experienced even greater increases when considering the likelihood that some of the 176.3 percent increase in the "Other" category between 2000 and 2010 comprised of Hispanics as well. Maps 1 and 2, on pages 5 and 6, provide a graphic depiction of concentrations of African-Americans and Hispanics populations and areas of minority concentrations by census tract.

Map 1: Percent African-American 2000 and 2010



Map 2: Percent Hispanic 2000 and 2010



Legend

Jonesboro City Limits

Streets

Percent Hispanic 2000

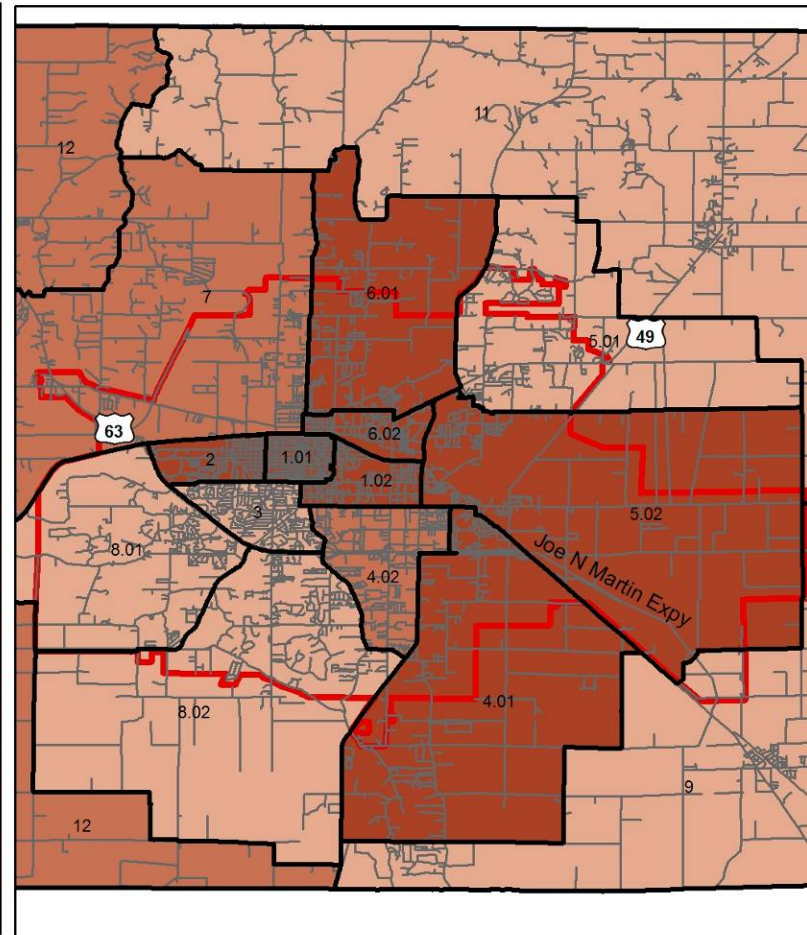
0.9% - 1.0%

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

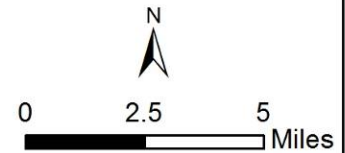
1.7% - 1.0%

1.1% - 3.0%

3.1% - 5.0%

5.1% - 11.0%

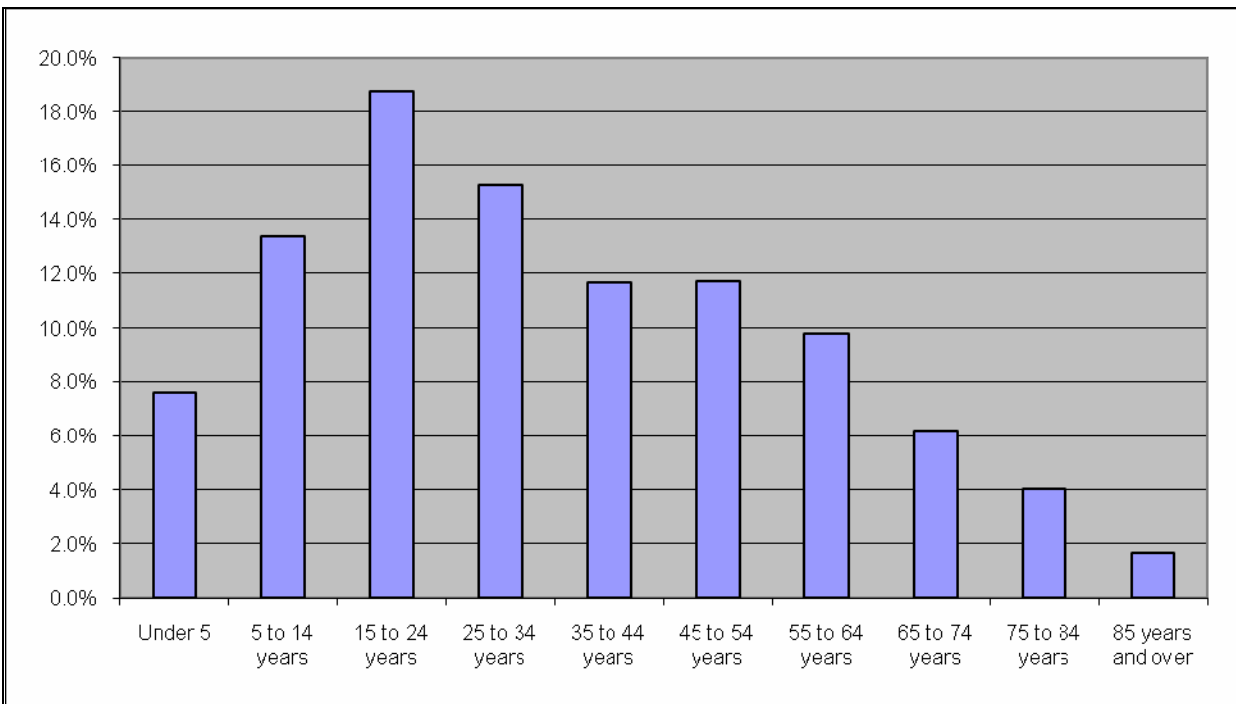
Source: U.S. Census 2010



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.

Residents of Jonesboro, on the whole, are younger than the county and the state, and the population of older population is increasing.



Source: 2010 U.S. Census

Chart 1: Age Distribution by Percent of Population – Jonesboro, AR

HOUSEHOLDS

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

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 3 - Households

Approximately 35 percent of all households in Jonesboro were non-family households. Approximately 28 percent of all households included householder that lived alone.

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

Non-family, male-headed, and female-headed households all increased from 2000 to 2010. Households consisting of married couples are still the largest household group, although non-family households are also a significant group in the city.

INCOME

According to the 2005 - 2009 American Communities Survey 3-Year Estimates, the median household income for Jonesboro was \$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 5 and 6, on pages 14 and 15 provide the analysis of 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: 2005-2009 American Community Survey (ACS) – U.S. Census

Table 4 – Household Income

POVERTY

According to the 2005 - 2009 American Community Survey shown in Table 5, on the next page, 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 in 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.

Poverty level in the city is lower than the statewide average, and within the city there are areas with significantly higher rates of poverty than the city average, and is significantly higher in female-headed households with children.

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.

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

Table 5 - Poverty

CDBG ELIGIBLE CENSUS TRACTS

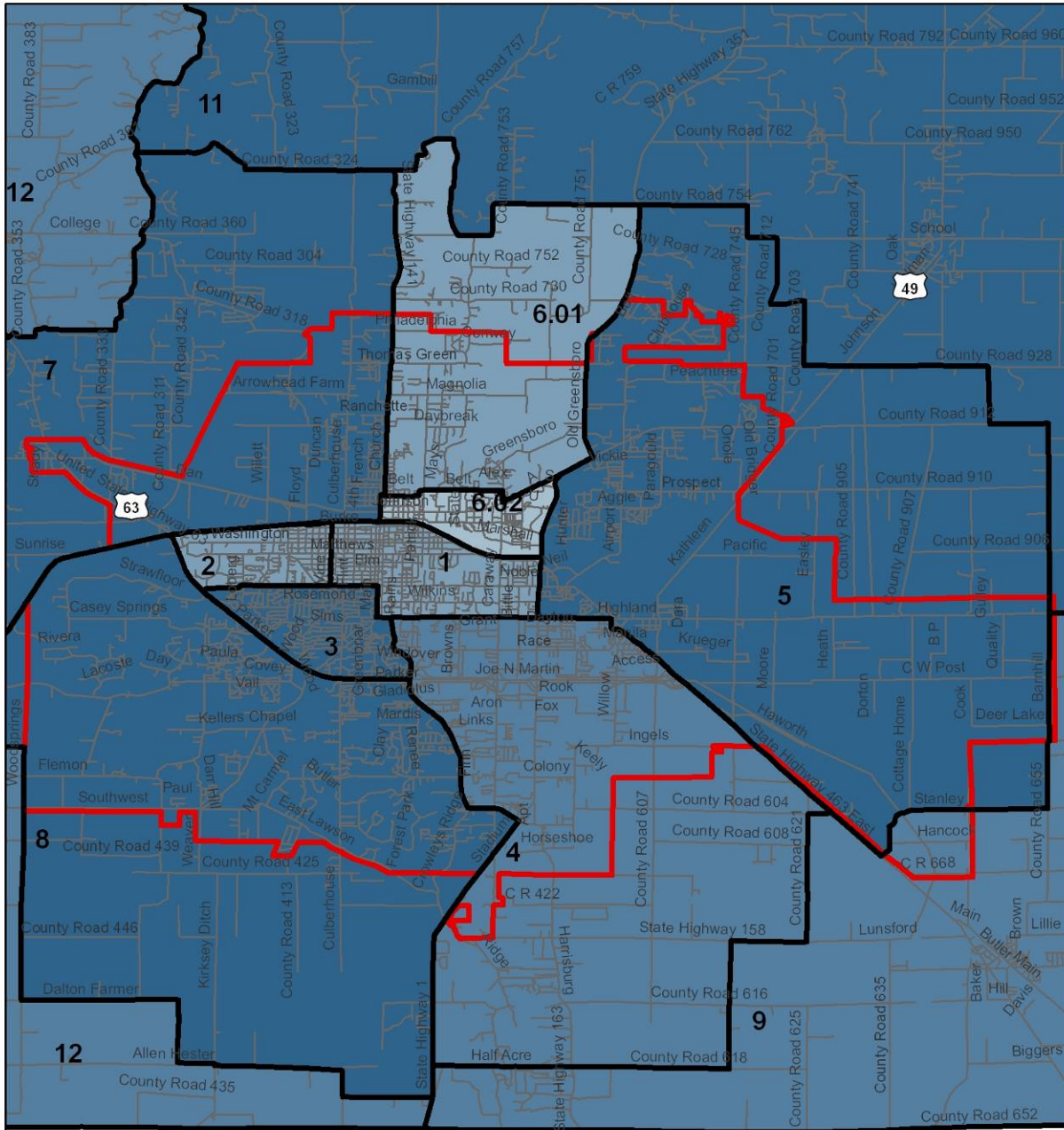
Income guidelines associated with the Community Development Block Grant (CDBG) Program and other federal housing and community development programs specify that benefits be directed toward households or communities where incomes are less than 80 percent of the entitlement jurisdictions' household median income. Eighty percent of median income was \$25,757 for Jonesboro based on the median household income in 2000 of \$32,196. Based on the 2005 - 2009 American Communities Survey 3-Year Estimate of the median household income for Jonesboro of \$38,601, 80% of median was \$30,880 for that period.

Map 3, on page 29, presents the median household income data by census tract, based on the 2005 – 2009 ACS averages 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.

Income data based on 2011 U.S. Census are aggregated on Maps 4 - 6, on page 30 - 32, identifying those census blocks eligible for CDBG area benefit on Map 4, where 50 percent of the residents earned less than 80 percent of the median household income in 2011. The census blocks on Map 5 indicate the areas of very low-income concentrations, Percent Households with Income Less than \$15,000 in household income based on 2011 Census data. Map 6 presents areas of low-income concentrations, Percent Households with Income Between \$15,000 and \$25,000.

These block groups are concentrated in the eastern census tracts of the city, which have higher concentration of minorities as indicated on Maps 1 and 2 on pages 22 and 23.

Map 3: Median Household Income, 2005 - 2009



Legend

Jonesboro City Limits

— Streets

Median Household Income

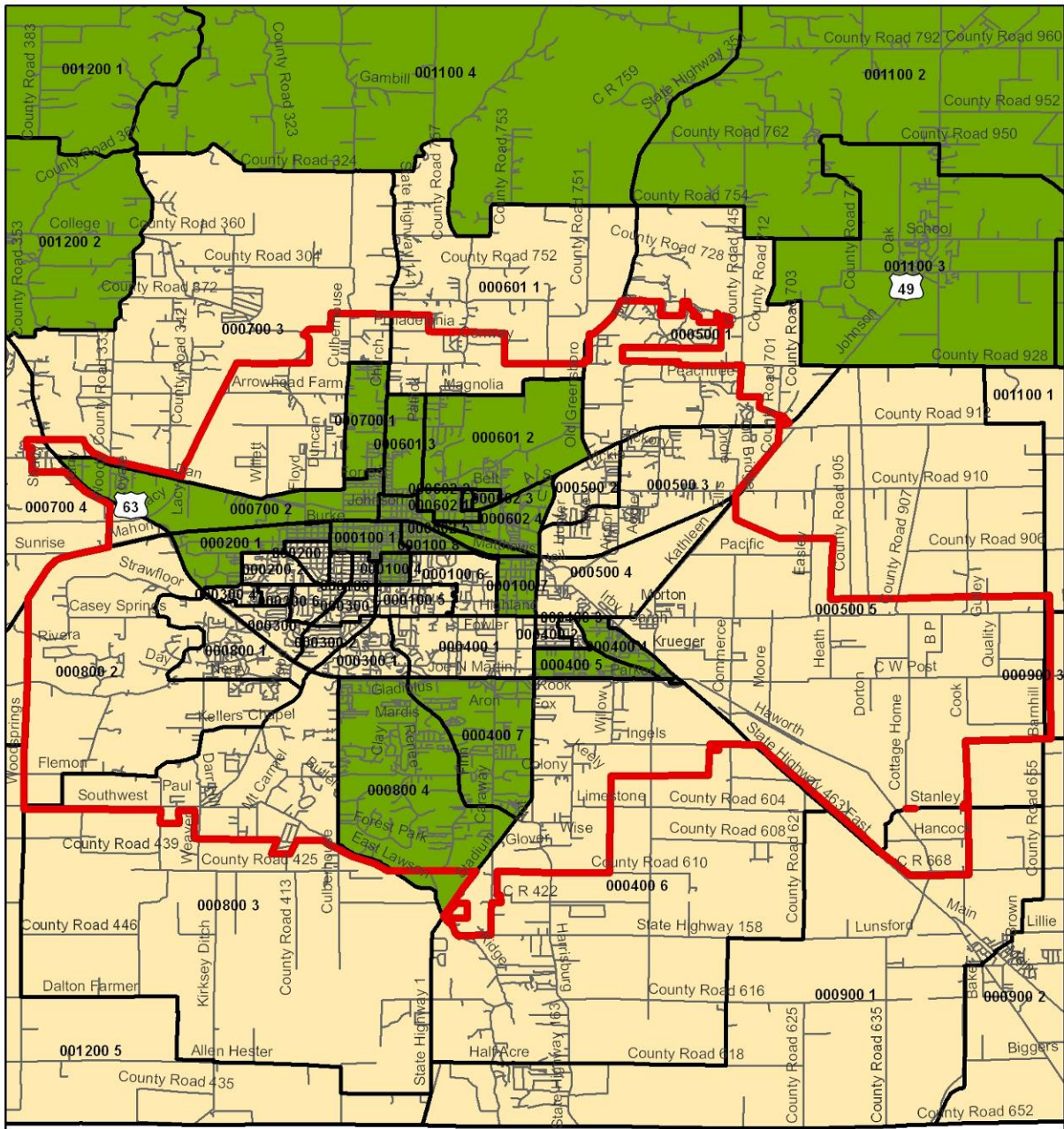
- 0.0 - 30.0% MHI
- 30.1 - 50.0% MHI
- 50.1 - 80.0% MHI
- 80.1 - 100% MHI
- More than 100% MHI



0 0.01250.025 0.05 Miles

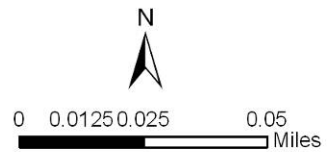
Source: 2005-09 American Community Survey (U.S. Census)

Map 4: CDBG Eligible Block Groups 2011



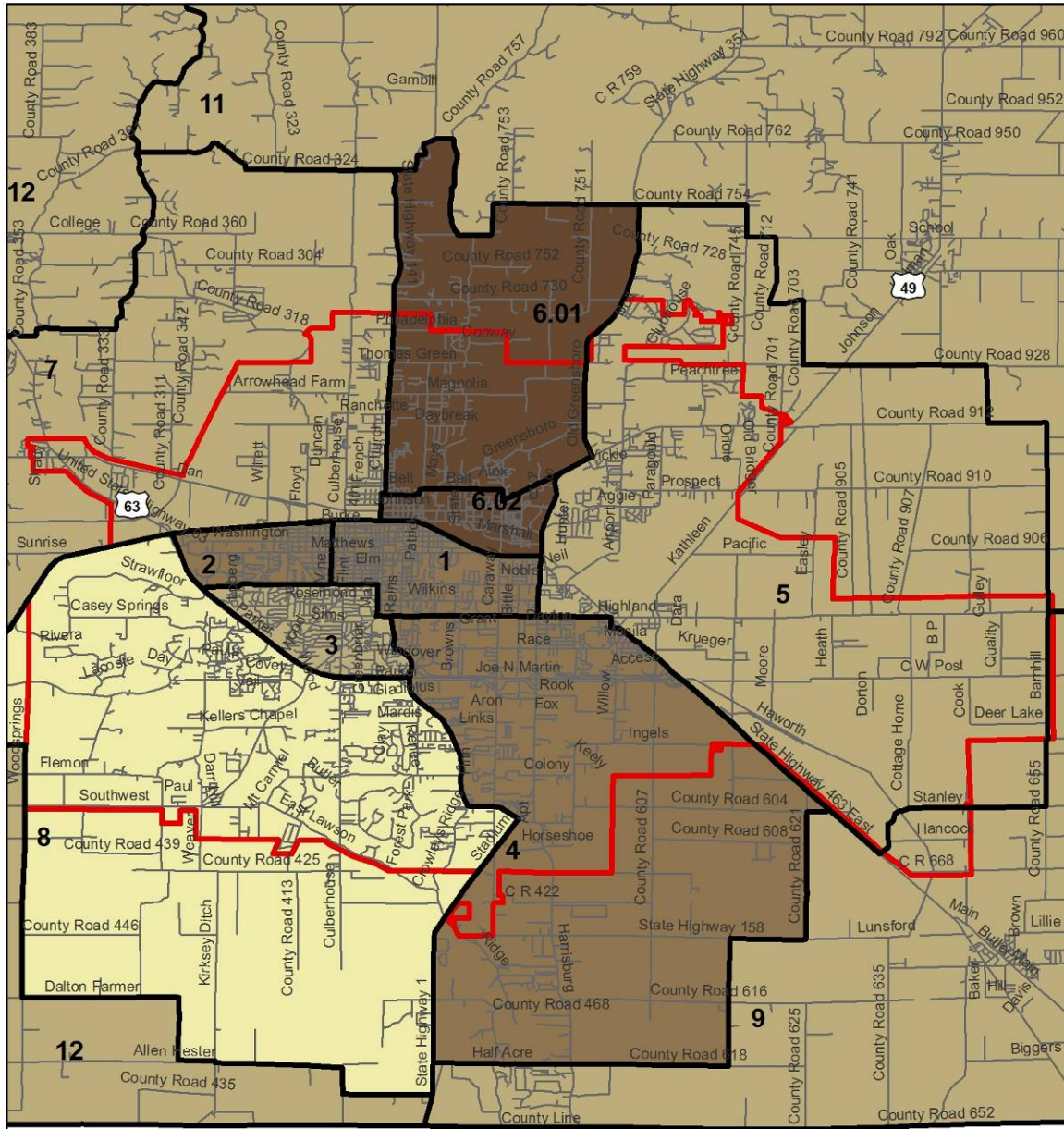
Legend

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



Source: HUD - FY11 Low to Moderate Income Estimates

Map 5: Percent Households with Income Less than \$15,000



Legend

Jonesboro City Limits

Streets

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

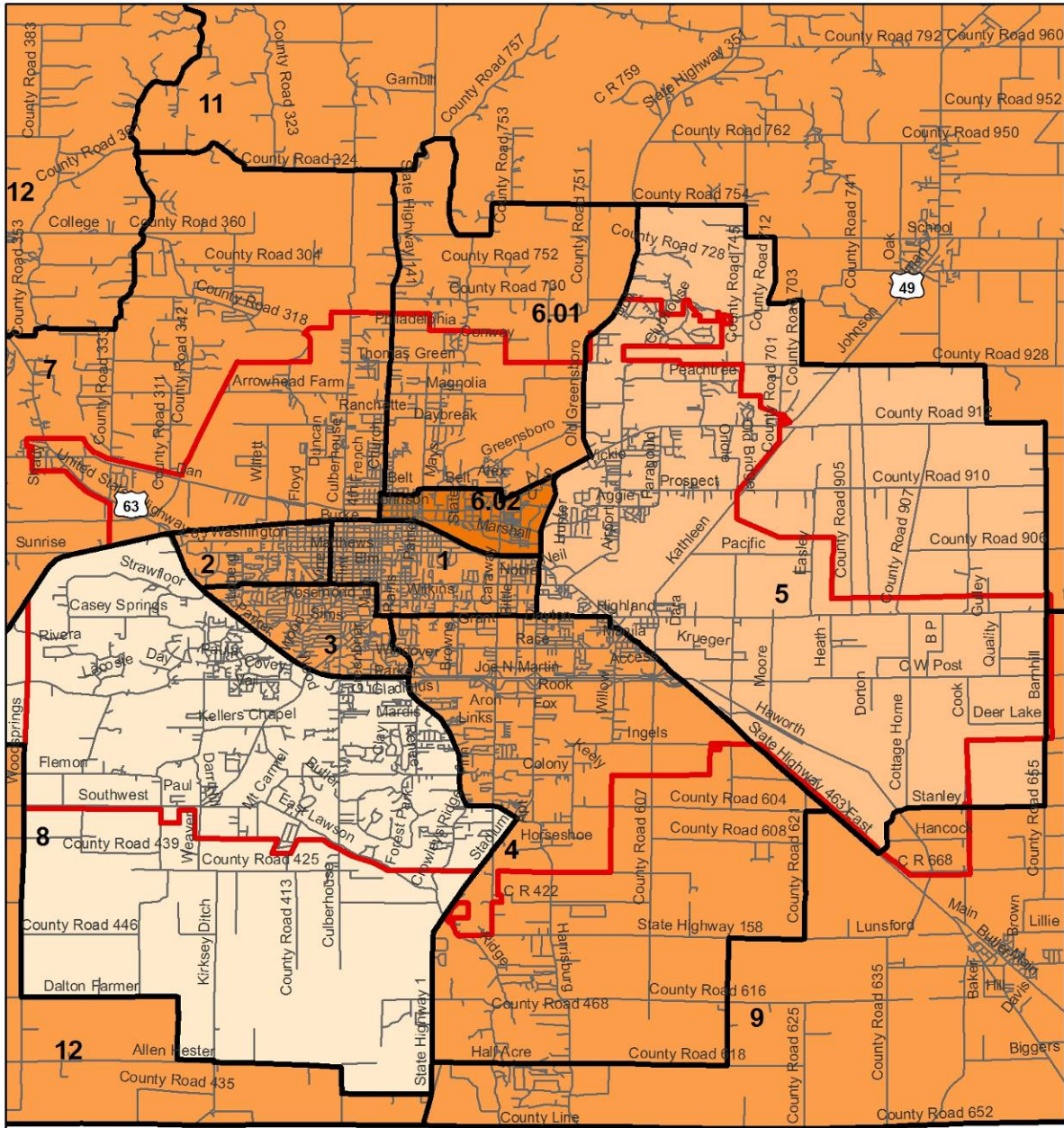
- 8.0% - 10.0%
- 10.1% - 20.0%
- 20.1% - 30.0%
- 30.1% - 42.4%



0 0.0125 0.025 0.05 Miles

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

Map 6: Percent Households with Income between \$15,000 and \$25,000

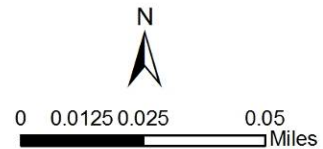


Legend

- 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%



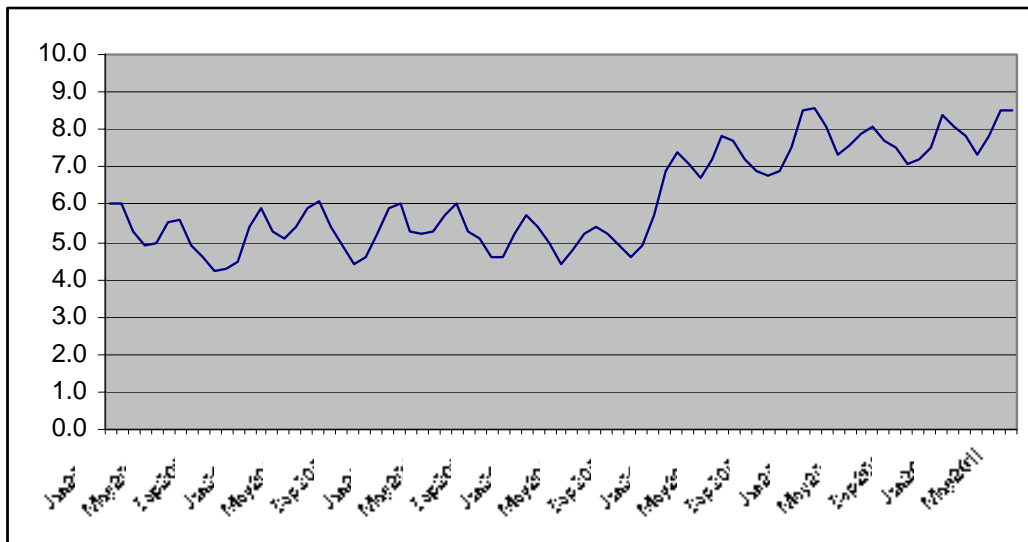
Source: 2005-09 American Community Survey (U.S. Census)

EMPLOYMENT AND EDUCATION

According to Jonesboro Regional Chamber of Commerce, major employers in Jonesboro Metropolitan Statistical Area (MSA) in 2012 include St. Bernards Medical Center Healthcare with 2,536 employees and Arkansas State University with 1,850 employees. Jonesboro Public Education Schools has 738 workers, NEA Baptist Memorial Hospital has 730 employees, Wal-Mart Super Centers (2) Retail has 706 workers, Quad/Graphics Manufacturing has 650 workers, and Nestle' Prepared Foods Company Manufacturing has 611 employees.

Jonesboro is economically competitive at the regional and state level with a number of major employers in the area. The unemployment rate in Jonesboro was 8.5% as of July 2011 and the region followed the statewide and national trends increasing with the economic downturn.

The unemployment rate for the Jonesboro Metropolitan Statistical Area (MSA) from January 2005 through July 2011 is shown in Chart 2. 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 unemployment rate increased to 8.5 percent.



Source: U.S. Bureau of Labor Statistics

Chart 2: Unemployment Rate – Jonesboro, Arkansas

EDUCATION

Educational attainment is an important factor impacting employment. Jonesboro is a college town and is home to Arkansas State University, which is the state's third largest university by enrollment and is located in an 800-acre campus. According to 2005 - 2009 ACS data, approximately 11,800 persons or 24.2 percent of the population of over 18 years of age had a Bachelor's Degree. About 7,200 persons or 14.8 percent of the population over the age of 18 had less than high school education in Jonesboro during the period.

PUBLIC TRANSPORTATION

The Jonesboro Economical Transportation System (JETS) has provided public transportation services in the City of Jonesboro since 2006. JETS offer both fixed route and paratransit service within the city limits. All JETS vehicles are equipped with wheelchair access.

JETS fixed route service is currently provided by three hour long loops that cover significant portions of north, west, central, and east Jonesboro. JETS fixed route service also has stops in the western-most portion of the Jonesboro Industrial Park. Public transportation in the city is available at affordable fares, with discounted fares for students, senior citizens, and disabled persons.

SYNOPSIS - SOCIO ECONOMIC PROFILE

According to the Census estimates, one significant trend in Jonesboro has been the steady increase in population. During the past two decades, the total population of Jonesboro increased over 46 percent. This population growth in Jonesboro had a significant impact on housing within the city.

On the whole, the City's population has become more racially and ethnically diverse, though there are areas of the city with concentrations of minority populations. Data show that African Americans and Hispanics are more likely to live in the areas closer to the downtown. Being a college town, Jonesboro's residents are generally younger than the statewide trends. Average Household size is similar to the overall state figure. Non-family, male-headed, and female-headed households all increased from 2000 to 2009. Households consisting of married couples are still the largest household group, although female-headed households are a significant group in the city, with nearly half of the group in poverty.

A younger, more affluent, more diverse population will demand a different and varied set of housing options. The following section, Housing Supply, examines housing choices available in the city.

2. HOUSING SUPPLY CHARACTERISTICS

The following section of the Comprehensive Housing and Neighborhood Study presents the analysis of housing supply in Jonesboro. The housing supply in Jonesboro was analyzed under three frameworks. First, the analysis examines the characteristics of the overall housing supply. Second, the housing supply was analyzed by tenure (owner-occupied and renter-occupied housing). Third, the housing supply was analyzed by housing type, including single-family, duplex, multifamily, mobile, manufactured, group quarters, and special needs housing. The analysis is based on data collected from the U.S. Census Bureau and other sources as available. 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.

2.1. OVERALL HOUSING SUPPLY

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 the City of Jonesboro were single-family homes. Approximately 25.4 percent were multifamily units, with the remaining 4.9 percent other types, which include mobile/manufactured homes.

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%

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

Table 6 – Housing Type

According to the 2000 Census, over 68 percent of the city's housing units were single-family homes. 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

Approximately 70 % of the total housing stock in Jonesboro is single-family in 2009, and the percentage of single-family housing has increased during the past two decades.

in 2000. Of the total units in 1990 at 19,537, 8.0 percent or 1,561 were vacant units. The 2000 Census data showed that renters occupied 22.8 percent of single-family housing units in 2000. Map 11, on page 45, provides an analysis of the concentrations of single-family rental housing in Jonesboro. Map 11 shows, some census tracts have 30 to 70 percent renter occupied single-family housing stock. Map 12, on page 46, shows vacant housing by census tract.

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%

Source: 1990 and 2000 U.S. Census

Table 7: Units in Structure, 2000 and 1990

AGE OF HOUSING STOCK

Table 8, on the next page, 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 the housing stock was built prior to 1970. This housing stock is more apt to be in poor condition, given its age, than newer housing stock and has had a longer period for the effects of neglect to settle in. While age does not indicate housing condition, correlations exist. Map 7, on page 41, provides an analysis of the percent of housing units owner occupied according to the 2005 – 2009 ACS Survey.

Approximately one-third of the total housing stock in Jonesboro was built prior to 1970. These housing units are likely older housing stock, and may contain lead-based paint

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%

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

Table 8: Year Structures Built

2.2. HOUSING SUPPLY BY TENURE

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.

The citywide homeowner rate in Jonesboro is 56.7%. Homeownership rates among African Americans and Hispanics, at 18 percent and 32 percent, are disparately lower than the city average. Areas within the City with higher owner-occupancy rates also tended to have newer housing.

	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 – 2009 American Community Survey – U.S. Census

Table 9: Tenure by Race

Table 9, above, provides a comparison of homeownership rates among the three major ethnic groups in Jonesboro based on the 2005 – 2009 ACS 3 Year estimates. The White homeownership rate was 64.5 percent between 2005 and 2009. 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 42 and 43, provide a graphic representation of African-American and Hispanic homeownership rates by census tract.

Distribution of Rental Units by the # of Units in Structure	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 – 2009 American Community Survey (ACS) U.S. Census

Table 10: Units in Structure

RENTAL HOUSING

According to the 2006 - 2008 ACS 3-Year estimates, Over 42 percent of rental housing in Jonesboro was single-family housing and over 53 percent was multifamily housing. Table 10, on the previous page, 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 (five or more units in the structure).

Over 42 percent of rental housing in Jonesboro was single-family housing according to the 2005 – 2009 ACS Survey.

AGE OF OWNER AND RENTAL HOUSING

Table 11 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.

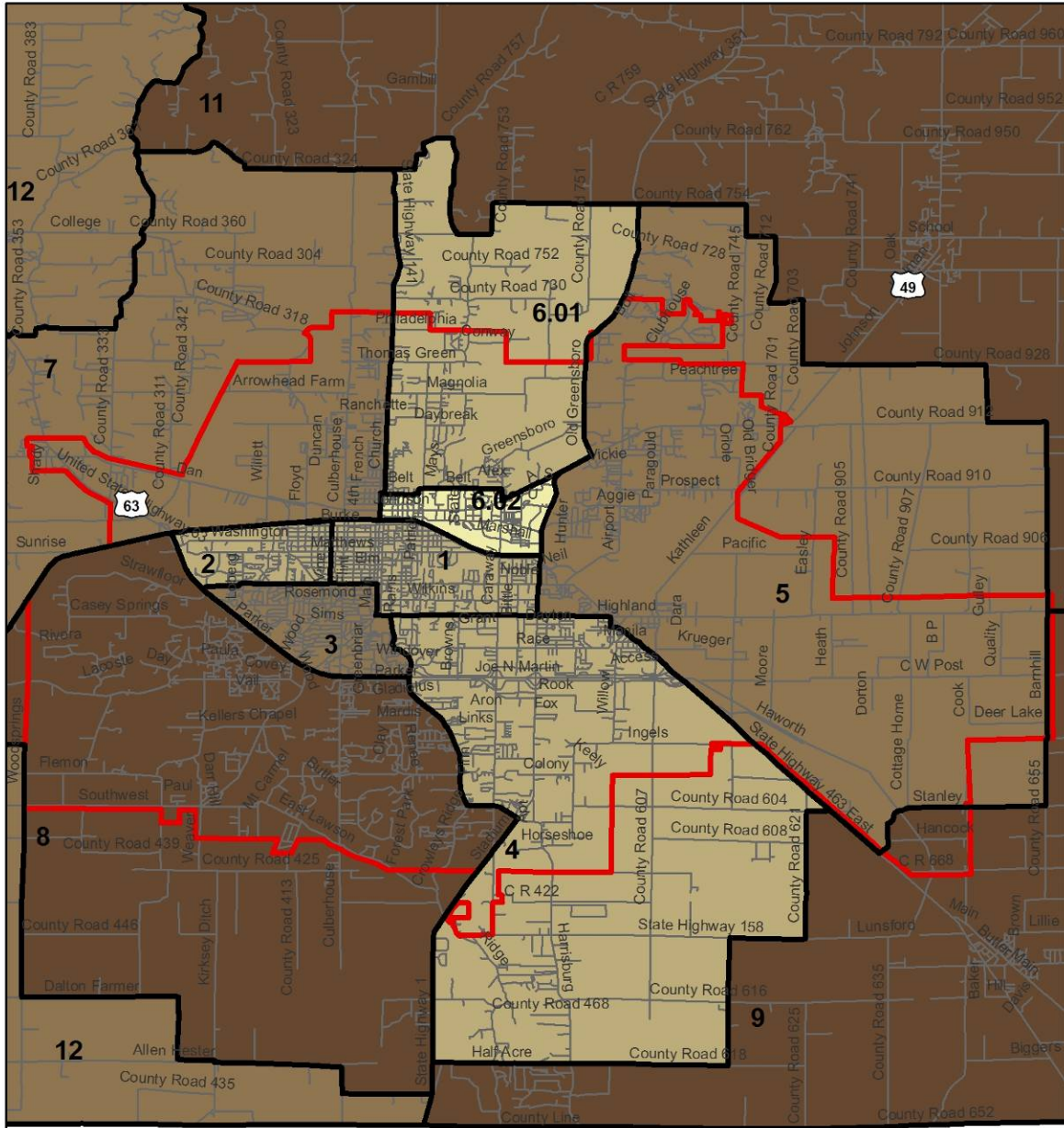
Largest percentage of both owner housing (23%) and rental housing (26.2%) was built during the 1990s.

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 – 2009 American Community Survey – U.S. Census

Table 11: Age of Rental and Owner-Occupied Housing

Map 7: Percent Owner-Occupied Units, 2005 - 2009



Legend

Jonesboro City Limits

Streets

Percent of Owner-Occupied Units

14.4% - 30.0%

30.1% - 60.0%

60.1% - 70.0%

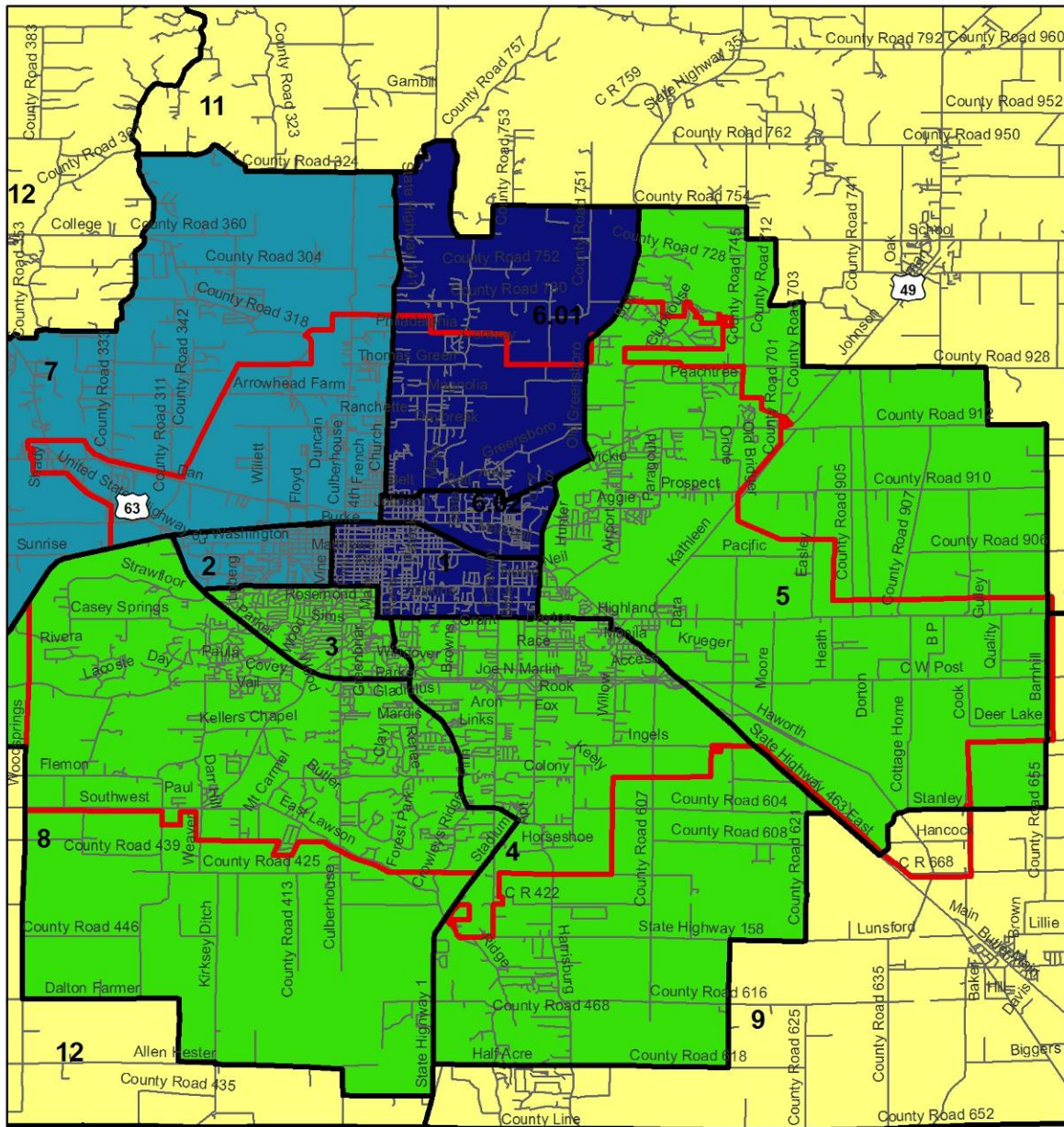
70.1% - 81.9%



0 0.0125 0.025 0.05
Miles

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

Map 8: Percent African-American Households in Owner-Occupied Housing Units, 2005 - 2009

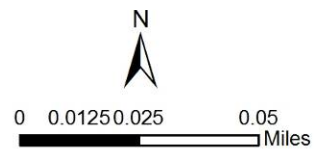


Legend

- Jonesboro City Limits
- Streets

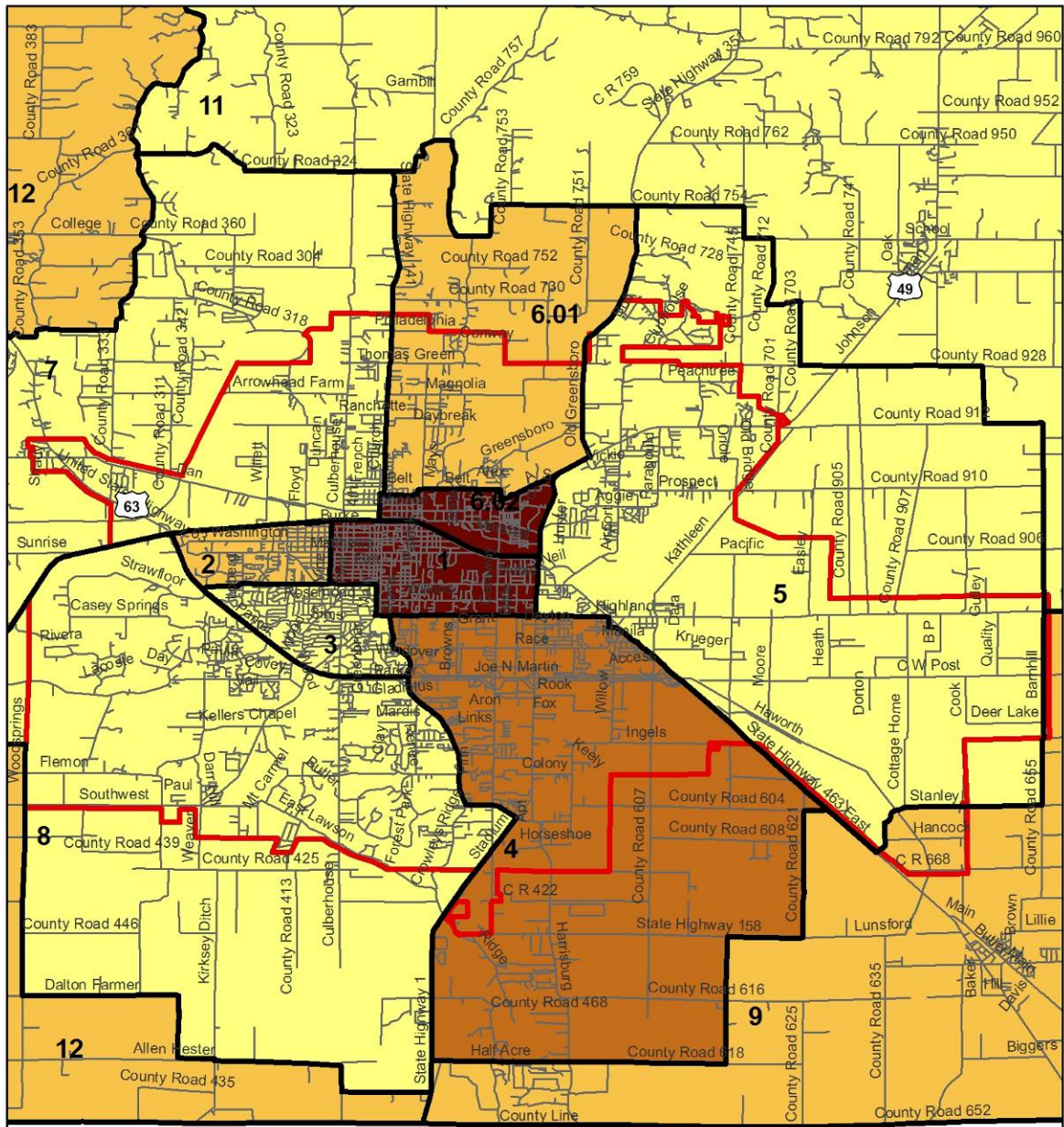
Percent of African-American Households in Owner-Occupied Units

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



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

Map 9: Percent Hispanic Households in Owner-Occupied Housing Units, 2005 - 2009



Legend

- Jonesboro City Limits
- Streets

Percent of Hispanic Households in Owner-Occupied Units

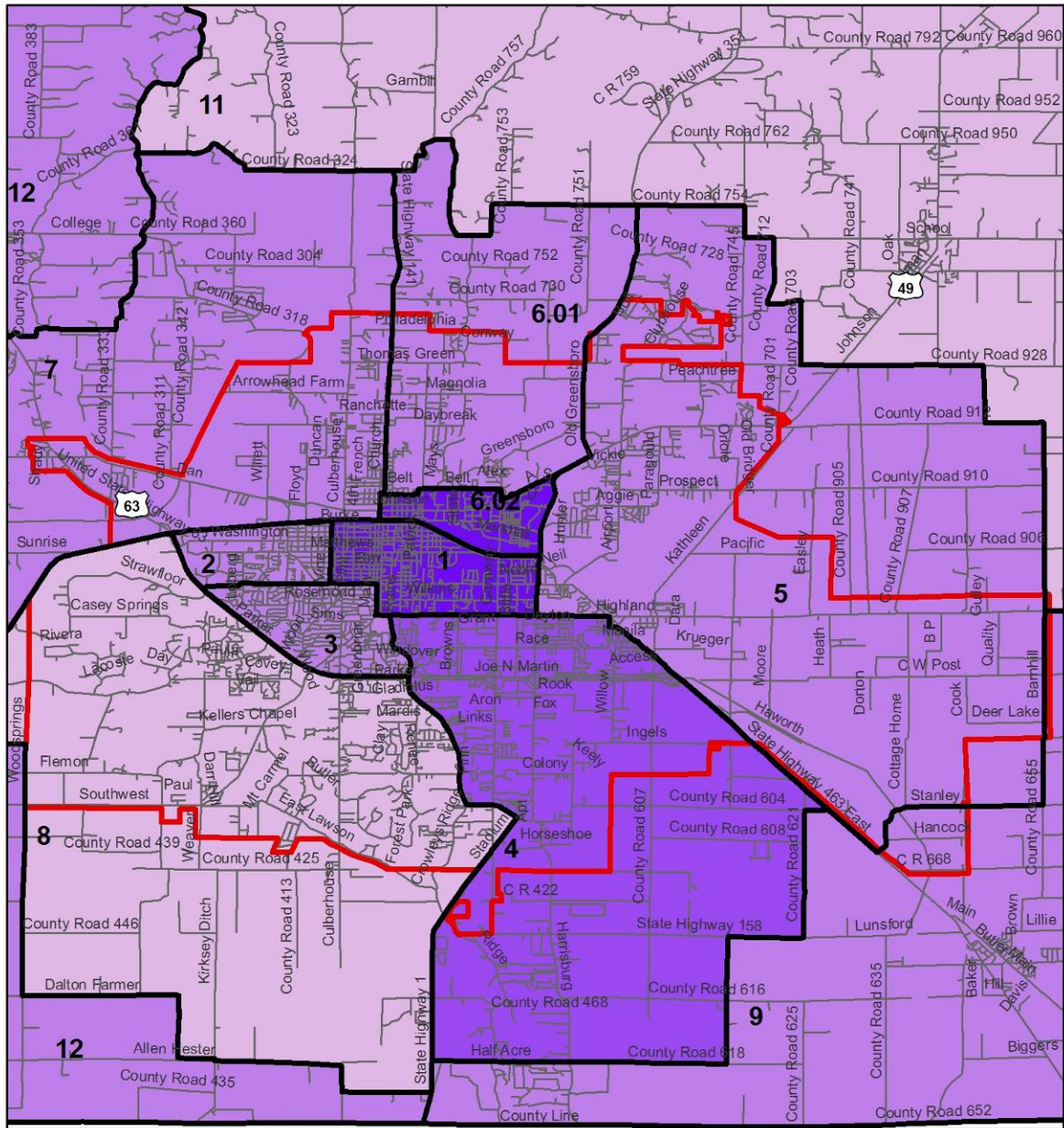
- 0.5% - 2.0%
- 2.1% - 5.0%
- 5.1% - 10.0%
- 10.1% - 59.4%

N

0 0.01250.025 0.05 Miles

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

Map 10: Percent Renter-Occupied 2005 - 2009

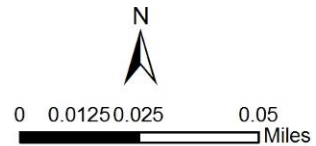


Legend

- Jonesboro City Limits
- Streets

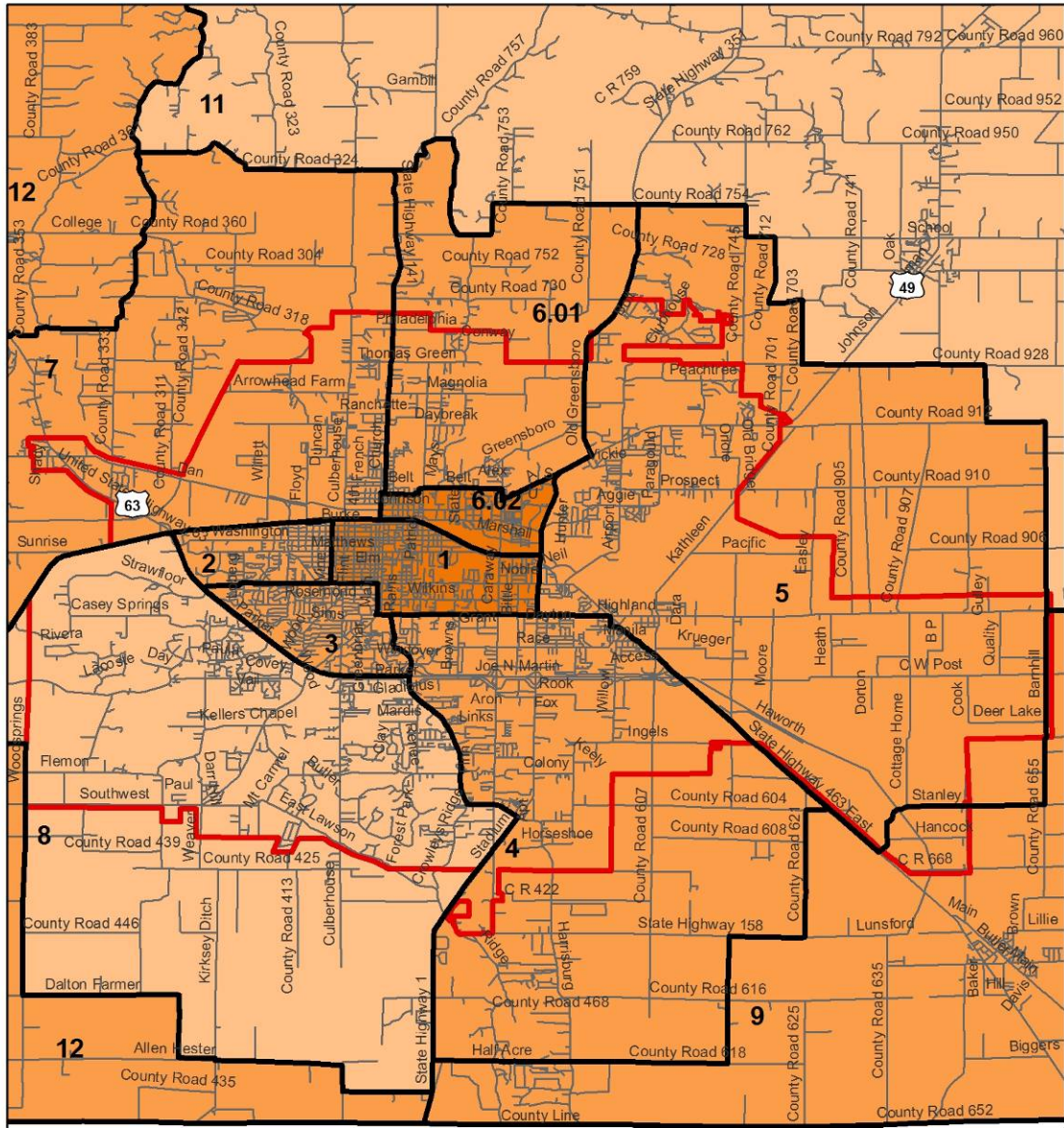
Percent Renter-Occupied Units

- 17.5% - 20.0%
- 20.1% - 40.0%
- 40.1% - 50.0%
- 50.1% - 62.3%



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

Map 11: Percent Rental in Single-Family Housing, 2005 - 2009



Legend

Jonesboro City Limits

— Streets

Percent Rental in Single-Family Units

8.2% - 1.0%

1.1% - 20.0%

20.1% - 30.0%

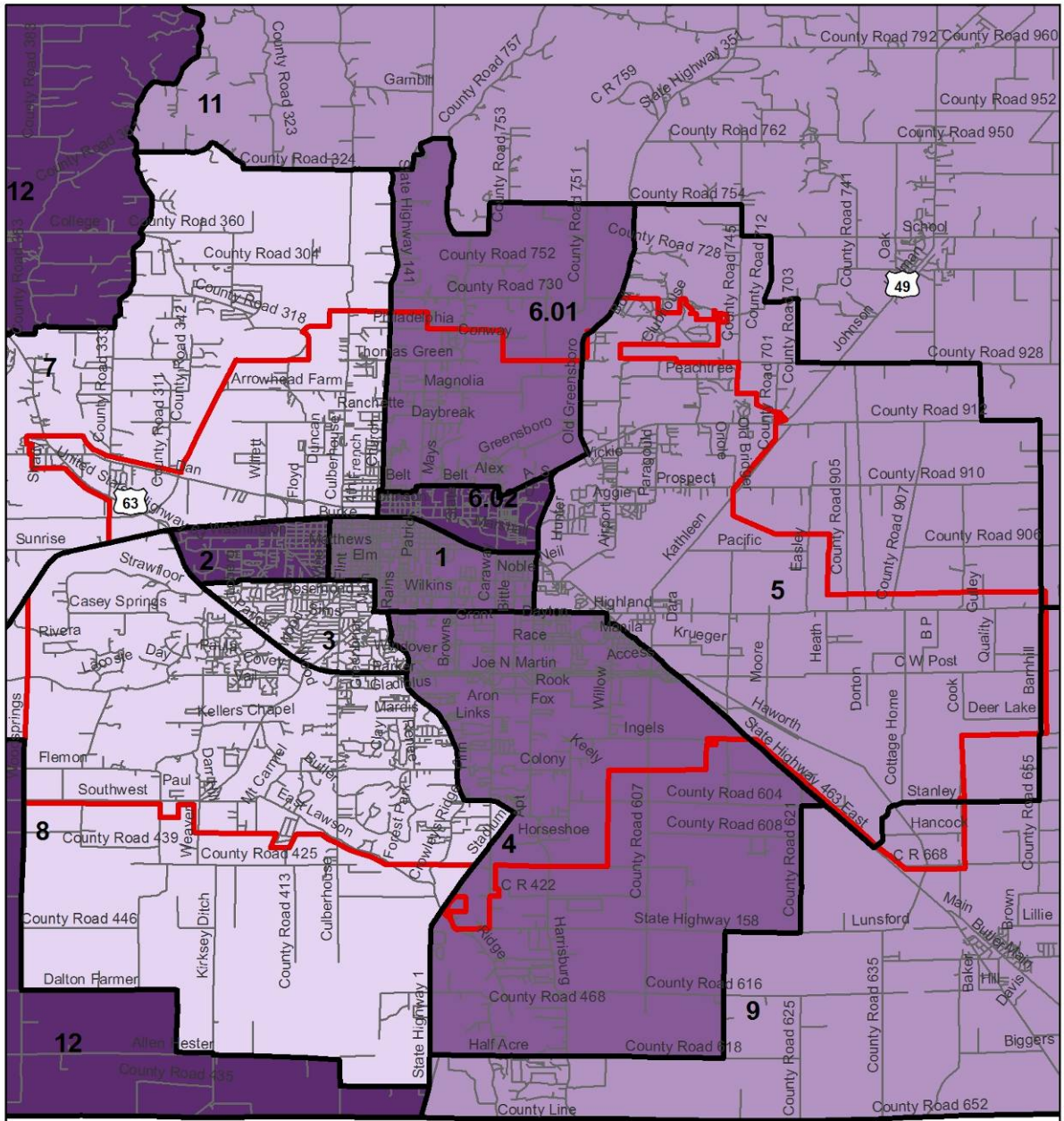
30.1% - 72.3%




0 0.0125 0.025 0.05
Miles


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

Map 12: Percent Vacant Housing Units, 2005 - 2009



Legend

 Jonesboro City Limits

 Streets

Percent of Vacant Housing Units

 3.0% - 5.0%

 5.1% - 10.0%

 10.1% - 15.0%

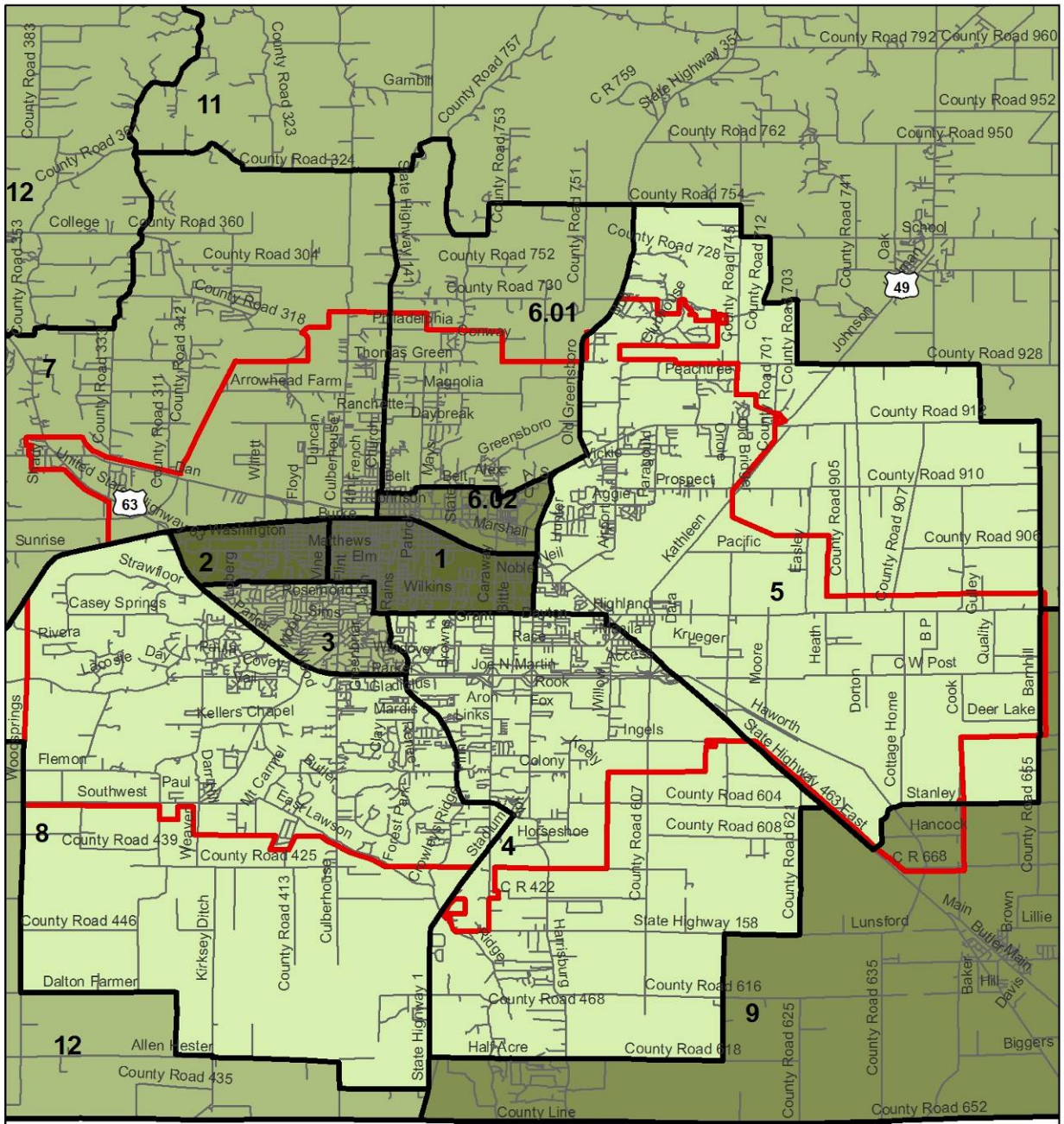
 15.1% - 27.2%



0 0.01250.025 0.05 Miles

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

Map 13: 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%

N



0 0.0125 0.025 0.05 Miles



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

2.3. HOUSING SUPPLY BY TYPE OF HOUSING

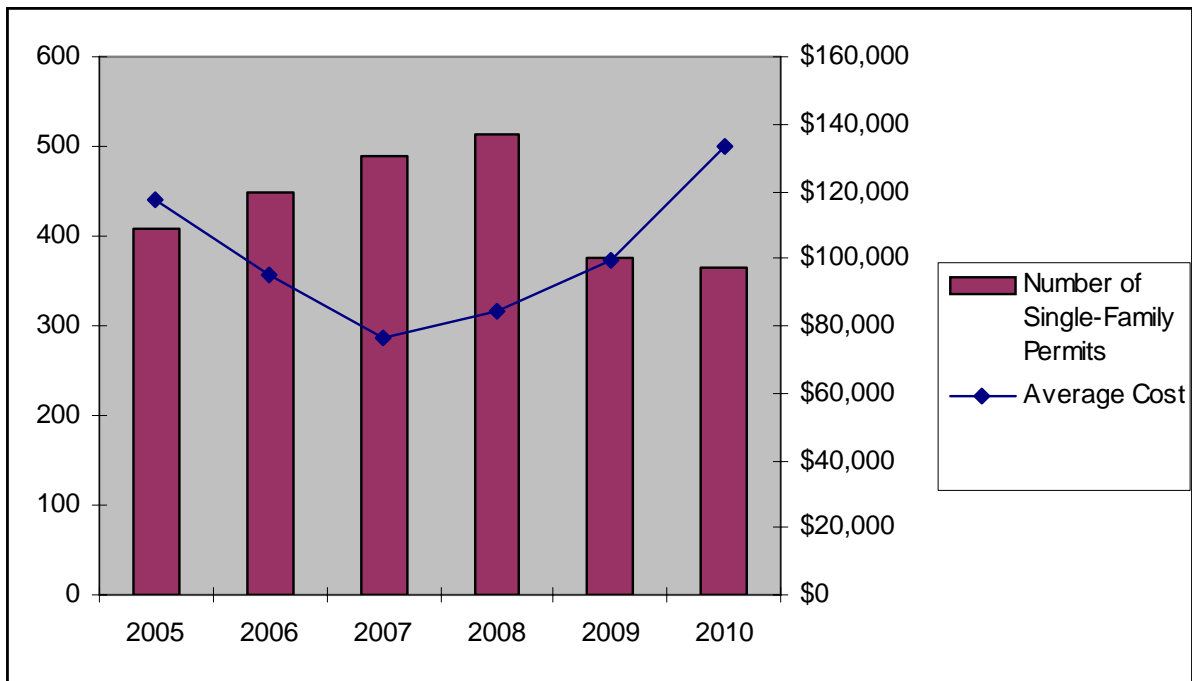
SINGLE-FAMILY HOUSING SUPPLY

According to the U.S. Census, there were 28,321 housing units in Jonesboro in 2010. Between 2005 and 2010, 2,592 new single-family homes were issued building permits. These data are illustrated in Chart 3.

Between 2005 and 2010, 2,592 new single-family homes and 243 multifamily housing units in 23 buildings were issued building permits.

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 - 2009 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 cost at \$133,436 in 2010 during the six year period. The lowest construction cost per unit during the period was at \$78,236 in 2007.



Source: U.S. Census

Chart 3: Construction Permits (2005-2010)

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 about seven percent of the stock of multifamily housing units reported in the 2006 - 2008 American Community Survey that estimates 3,382 housing in developments containing five or more units in Jonesboro.

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 and seniors, while only 25 units are

Jonesboro Urban Renewal and Housing Authority manages 151 public housing units. Jonesboro Housing Authority administers the Section 8 rental voucher program assisting 1,312 households through this program.

exclusively for lower-income families. According to the Jonesboro Housing Authority, the Public Housing Program has 151 units available of which eight units are 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 above 93 percent occupancy rate and provides a great community to 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.

JURHA's Five-Year Strategic 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, employee 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 that 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 confidentially.

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 the 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 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% 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.

ASSISTED HOUSING

The City has 344 subsidized units, which are affordable to very low income and low income households. Table 12, below, provides an inventory of various types of assisted housing in Jonesboro

Jonesboro has 344 subsidized units, which are affordable to very low income and low income households supported by various HUD programs.

by Program and target population. These properties represent a number of different HUD housing 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.

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
	East Oak Place Apartments	20	19	Disabled
811	Garden Manor Estates	96	96	Family
	Jonesboro Ecumenical Center	70	69	Disabled and Elderly
202	Oak Place Apartments	10	10	Disabled
202/162				
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

Table 12: Assisted Housing Inventory

HOUSING PROGRAMS AND SUPPORTIVE SERVICES FOR LOW- TO MODERATE-INCOME 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 Entitlement Program includes education, land acquisition for affordable housing, homeowner housing rehabilitation, new homeownership assistance, as well as assistance with a 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 Community Development Office 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 home ownership opportunities to low income citizens of the city. The program assists lower income first time home buyers up to \$2,500 to purchase single-family detached dwelling within the city.

Neighborhood Revitalization - Demolition of Substandard Housing:

The goal of this program is to assist the low income homeowner 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.

SYNOPSIS – HOUSING SUPPLY CHARACTERISTICS

Data show that Jonesboro's continues to realize housing growth and in the past two decades, this growth was necessary and most likely attributable to units needed to accommodate the growing population. According to the U.S. Census, there were 28,321 housing units in Jonesboro in 2010. Between 2005 and 2010, 2,592 new single-family homes were issued building permits. New multifamily building permits in the past five years represented about seven percent of the stock of multifamily housing units in Jonesboro.

Older housing stock and housing that may need maintenance are mainly in the central portions of the City. Not surprisingly, these areas also have the largest number of vacant structures and dilapidated buildings. Addressing these issues will be of importance in the comprehensive housing policy. The City's newest housing stock is in the southern and eastern portions of the city. This disparity in the concentration of older housing in older lower income concentrated areas, coupled with the location of new construction being primarily in other areas, is an issue facing Jonesboro.

Most of the city's housing is single-family. Over 70 percent of the total housing stock in Jonesboro between 2005 and 2009 was single-family. It is important to remember that the city's single-family homes include both homeowner occupied and rental units.

Jonesboro has a homeownership rate at almost 56 percent. This is below the national average and the goals established for cities by HUD based on its sustainable communities initiatives. Of even greater concern, were the homeownership rates among African Americans and Hispanics, at 18 percent and 32 percent, drastically lower than the city, state and national averages. Homeownership rates are highest in areas of the city with newer homes, despite the higher median housing values in those areas. The data show that the age of the housing stock tends to be marginally older for renter-occupied housing, with

31percent of rental housing and 26.7 percent of owner-occupied housing built prior to 1970.

The Jonesboro Urban Renewal and Housing Authority (JURHA) manage 151 public housing units throughout the City of Jonesboro. Currently, 1,312 Jonesboro households receive tenant-based rental assistance through the Section 8 Voucher Program. The City has 344 subsidized units, which are affordable to very low income and low income households supported by various HUD programs.

As the city's population changes so will its demand for housing. The next section, 'Housing Demand', re-examines trends discussed in previous sections and projects possible population and housing scenarios for Jonesboro.

IV. HOUSING NEEDS ASSESSMENT

This portion of the Housing Demand Section 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 US Census data, the Consolidated Plan for the Fiscal Year 2005 through 2010, and other sources.

Public housing and Section 8 waiting lists and the results of Housing Needs Assessment showed a strong need for quality and affordable housing for low to moderate income populations, and non-homeless special needs populations in the city.

The housing needs assessment gauges areas in the housing market that are not meeting the needs of the community. 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). Over 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 is 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.

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 17: Occupants per Room

Table 18, provides data on overcrowding by ethnicity. African-American and Hispanic households have higher levels of overcrowding compared to White households.

	Total	1.00 or less Occupants Per room	1.01 or more occupants Per room	Percent of Total Overcrowded
Race				
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

Table 18: Occupants per Room (Overcrowding) by Race

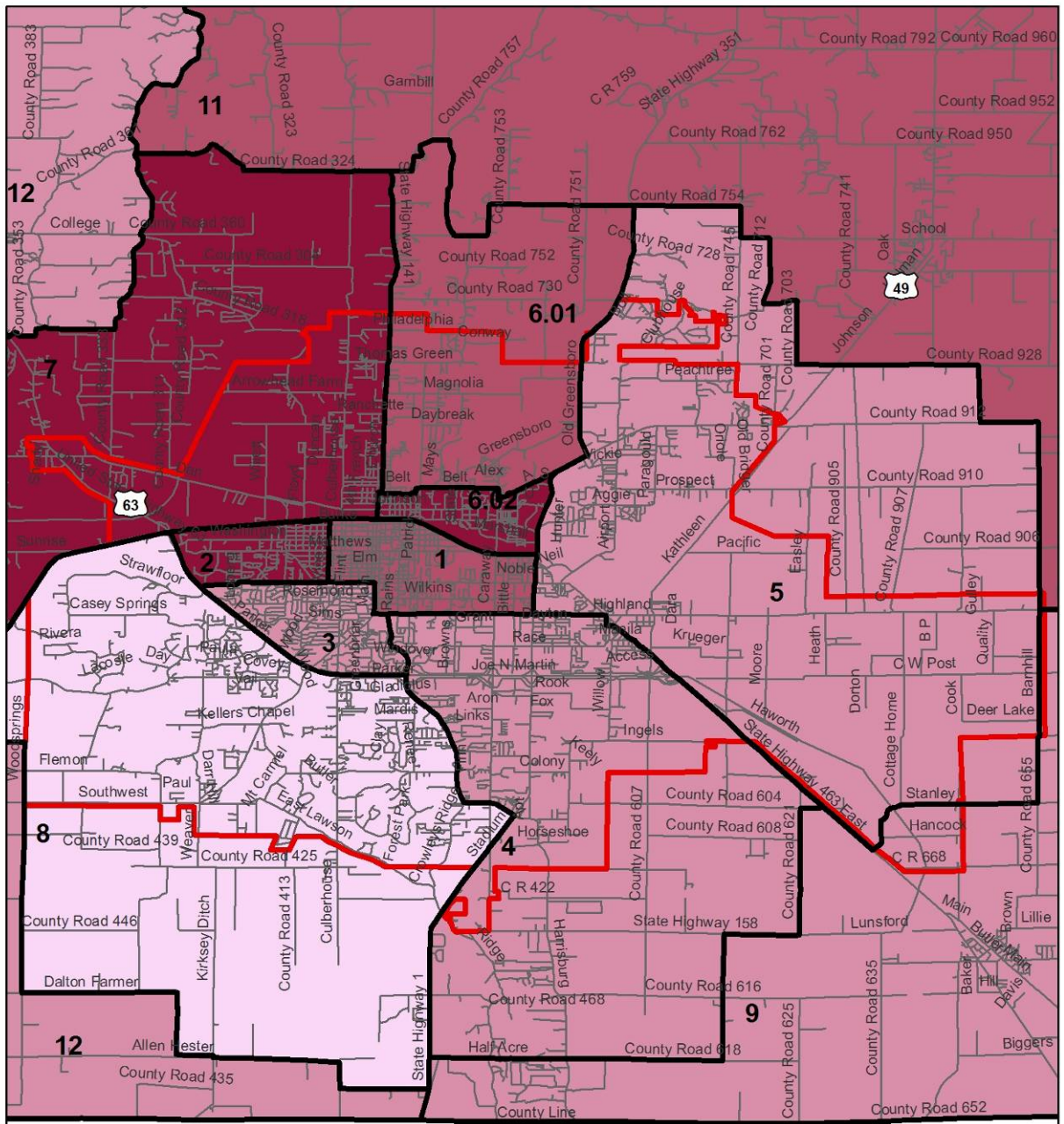
Map 17, on the next page, provides a look at the geographic dispersion of overcrowded households in Jonesboro.

COST BURDEN

A significant indicator of housing affordability is the percentage of renters paying more than 30 percent of household income for housing. Citywide, 32.37 percent of households pay more than 30 percent of their household income on housing expenses and of that group 48.45 percent pay more than 50 percent of their income. Map15 on page 63 and Map 18 on page 71, 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 paid a high percentage of their income for housing expenses. 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 78.

Map 17: Percent Overcrowded Housing Units 2005 - 2009



Legend

Jonesboro City Limits

— Streets

Percent Overcrowded Units

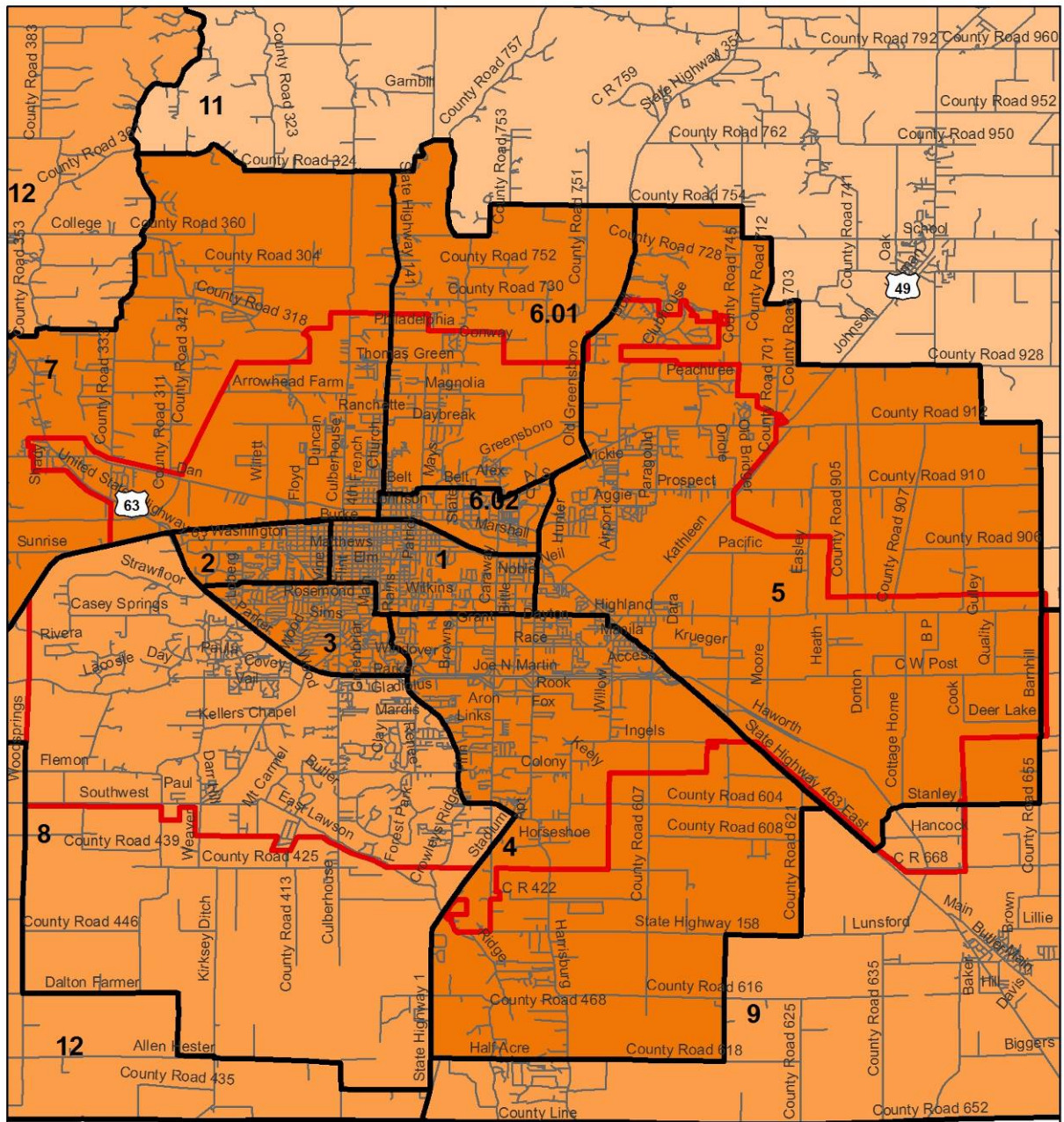
- 0.8% - 1.0%
- 1.1% - 2.0%
- 2.1% - 3.0%
- 3.1% - 5.9%



0 0.0125 0.025 0.05 Miles

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

Map 18: Percent 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%

N

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 a 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

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.

Table 19: Percentage Cost Burden by Race

households, about 40 percent of Hispanic households, and 39 percent of White Non-Hispanic households having a cost burden of more than 30 percent. Also, about 30 African-American households, 32 percent of Hispanic households, and over 18 White households have a cost burden of more than 50 percent.

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 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 Renters 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

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

Table 22: White 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

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 and are not already available in a unit, with the exception of new apartments that must comply with Americans with Disabilities Act (ADA) standards. 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 25 - Disabilities

Table 26, 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. 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 26 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 provide public housing units and the Section 8 Rental Assistance program, primarily to address housing issues among very low-income households. Non-profit organizations also assume some of the responsibility for meeting these needs. The City's housing programs typically address the needs of low- and moderate- income households needing help with home repairs or those looking to realize the dream of homeownership.

**Table 26
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

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, 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-mod 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-mod 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 ft. setbacks in front and back yards as well as 7.5 ft. side setbacks with a lot as small as, 5,445 square feet at 50 ft. 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 2011 - 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.

SYNOPSIS

Housing demand is driven by many factors, the most important of which are population and employment change. Jonesboro had a steady increase in population over the past few decades. According to DemographicsNow data provided by Jonesboro Regional Chamber of Commerce, the total population of Jonesboro in 2011 is 68,218, and the City's population is projected to increase to 74,677 by 2016.

Population change and economic activity in Jonesboro are linked. The number of employers and available jobs affect how many people will make Jonesboro their home. The number of major employers is a good indicator of economic vitality within the city. Due to presence of a number of major employers in Jonesboro region and relatively lower unemployment rates, the population of the city is projected to follow the past growth trends.

Citywide sales data show a similar trends in home sales in the past three years and sales prices increased moderately. 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 was \$129,365 in 2011. Between January 2009 and August 2011 3,671 units were sold in the city. The modal rent category for studio units was \$1,000 or more in Jonesboro between 2005 and 2009. 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 \$500 to \$749.

Public Housing and Section 8 waiting lists and the results of Housing Needs Assessment showed a strong need for quality and affordable housing for low to moderate income populations, and non-homeless special needs populations in the city. The analysis identified barriers for affordable housing within the city.

V. HOMELESS NEEDS ASSESSMENT

The definition of "homelessness" used in the Housing and Neighborhood Plan is consistent with that of the Consolidated Plan which 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 1280, 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 2000.

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.

VENTORY 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 / 7 days a 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 1-bed apartments at 510 Walnut (supported living for severe disabilities) and five 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, Arkansas.

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 27 on page 98 detail the 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 27, 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 27

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 Comprehensive Housing Affordability Strategy (CHAS) data 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, 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 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 JURHA's Annual Plan for FY 2011, there were 1,229 families on the waiting list for a Section 8 voucher. An estimated 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 White, 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 27, 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.

A significant number of the homeless mentally ill are substance abusers, which further troubles their lives. 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 disability. These figures represent a total of 2,670 or four 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 AND DRUG ABUSE

Alcohol and drug abuse are defined as excessive and 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 six percent. These percentages, applied to Jonesboro, would yield a population total of 6,735 persons. As shown in 27, 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, and
- 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 28, 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.

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

Table 28: Number of Elderly by income group

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.

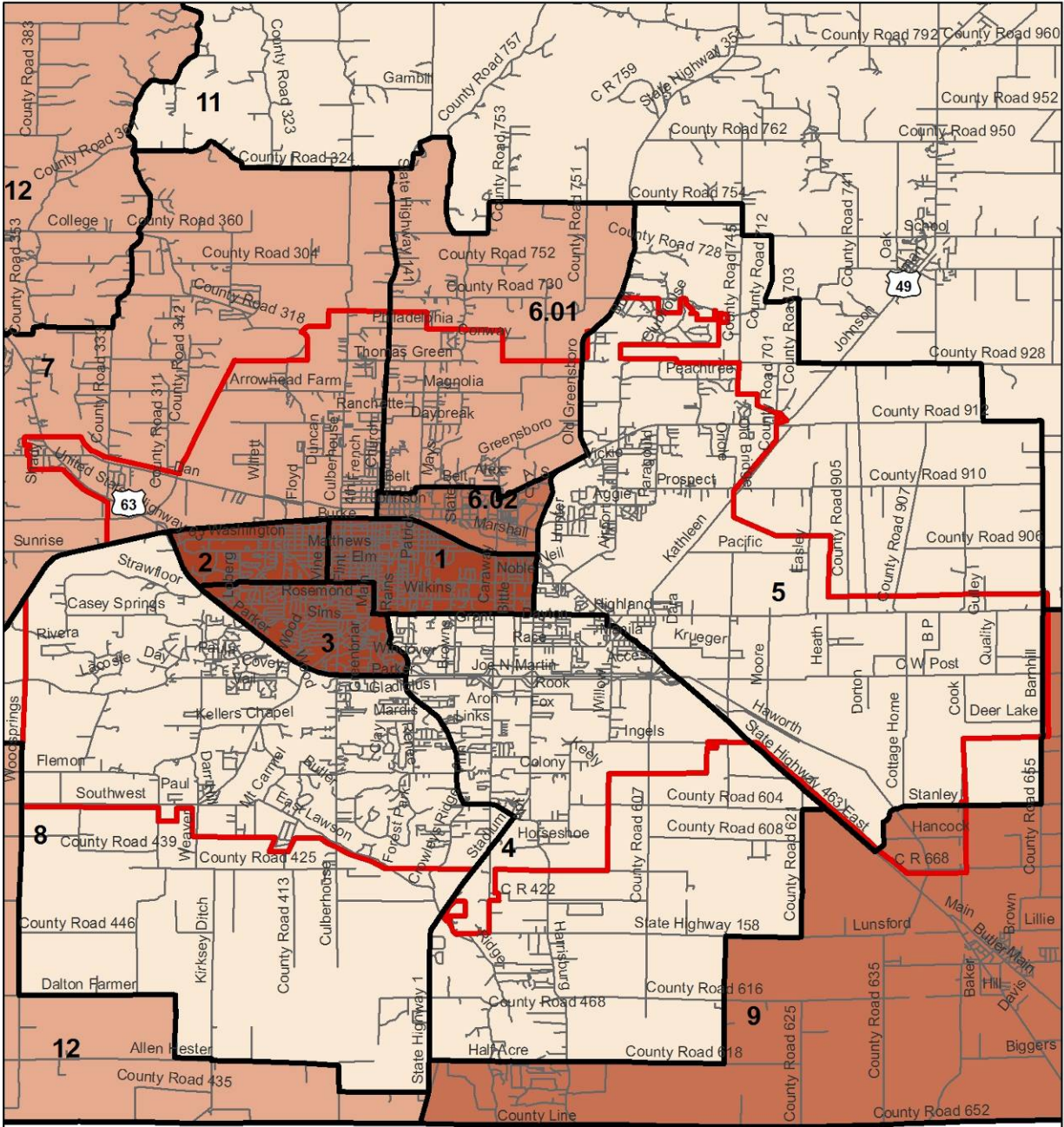
The lead hazard is particularly important in the City of Jonesboro since it has a significant number of older housing units. According to the 2005 - 2009 ACS data, over 17 percent of housing stock in the city was built prior to 1960. Over 29 percent of the housing stock was built prior to 1970. Over 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 19, on the following page, shows the census tracts throughout the city with the highest concentrations of housing units that might contain lead-based paint.

Map 19: 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%



0 0.0125 0.025 0.05 Miles

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

VI. HOUSING CONDITIONS SURVEY AND NEIGHBORHOOD ASSESSMENT

The Housing Conditions Survey and Neighborhood Assessments were conducted in September and October of 2011 of all Community Development Block Grant eligible census tracts as defined by the U. S. Department of HUD Regulations. The Housing Conditions Survey consisted of an analysis of housing conditions utilizing a windshield survey of select properties in the city, documenting exterior conditions, vacant lots, and premise and neighborhood conditions.

Neighborhood Assessments of areas not subject to the property conditions survey was conducted based on a visual physical attributes evaluation and the collection of quantitative data about these areas. Quantitative data includes housing, land use, zoning, education, streets, transportation, infrastructure, parks and open space and other pertinent conditions for the areas. This section builds upon the Socio-Economic analysis and serves as the foundation for determining the policy orientation as to which, how and to what extent recommendations and strategies should be applied to the geography of the city in order to maintain neighborhood stability or reverse decline.

1. HOUSING CONDITIONS SURVEY

1.1. METHODOLOGY

A survey of existing structural conditions was conducted in September and October of 2011. Each structure was verified, evaluated, and notated through the parcel maps provided by the City of Jonesboro. The survey was conducted by a drive-by, windshield evaluation based on a four-category continuum consisting of Standard, Minor Repair, Major Repair, and Dilapidated conditions.

Standard Units are those housing units where all exterior conditions are deemed to be in good repair. The paint and roof appear to be in good condition, doors and windows fit well in their openings, there are no apparent sags in the roof or attached porches, and the siding or brick veneer are in good condition, with no holes apparent from the street. An illustration of a housing unit in Standard condition is provided above.



Minor Repair Units are those housing units where there is an obvious need for some degree of deferred maintenance. Maintenance needs may range from some minor touch-up of painted surfaces where flaking has occurred, to the repair of holes in siding, missing bricks, and spot repair of the roof. As with Standard Units, the roof, as a whole, is in good shape and no sags are observable in the roof or porch members. Doors and windows appear to fit well in their openings. An example of a Minor Repair Unit is provided to the right above.



Major Repair Units are those units where there is obvious, costly maintenance needed to address major systems such as roofs, foundations



and structural integrity. These needs may include painting, re-roofing, repairs of large holes in siding or brickwork, sags in the roof or attached porches, and the evidence of foundation problems, such as dips at the corners of the housing unit. Major Repair Units may show evidence of doors and windows fitting poorly in their openings. Despite the cost of repairs, a Major Repair Unit is typically worth the investment involved in fixing-up the home. An example of a Major Repair Unit is provided on the previous page.

Dilapidated Units exhibit conditions so deteriorated that the investment required to rehabilitate the unit would likely be more than the value of the repaired home. They typically require costly investments, exhibiting major structural or foundation problems, evidenced by sags in the roof, porch, and corners of the home, severely deteriorated roofs, often accompanied by holes apparent in the shingles that allow rain water into the unit, holes in siding, ill fitting windows and doors, and major paint needs. These units are often uninhabited in their current condition and close to collapse. An example of a Dilapidated Unit is provided to the right above.



1.2. HOUSING CONDITIONS SURVEY RESULTS

In the fall of 2011, the consultant team, as part of the development of this plan, conducted a windshield survey of housing conditions for select residential parcels in the Community Development Block Grant (CDBG) eligible census tracts for Jonesboro. We first conducted a sampling of parcels in each of the designated Planning Areas within the CDBG eligible geographies to determine the predominate character of the housing conditions. Based on the sample, if a preponderance of the sample parcels were deemed in less than standard condition, meaning a majority of parcels were classified minor, major, dilapidated, or vacant lots, the Planning Area was then subject to the windshield survey technique. All other planning areas in CDBG eligible census tracts were analyzed utilizing the Neighborhood Assessment Method. The following represents the highlights of our findings for Planning Areas in CDBG Eligible Census Tracts where the windshield survey technique was applied.

- A total of 9,281 residential parcels were surveyed and conditions documented. It should be noted that some parcels included multiple lots.

- A total of 1,143 residential structures in standard condition were identified, meaning housing units that reveals no sign of structural damage or deferred maintenance.

- A total of 106 vacant parcels were documented exhibiting conditions ranging from lots well kept, mowed and free of debris and trash, to those with high weeds, trash and even some being used as illegal dump sites.

- A total of 7,437 residential structures in need of minor repairs were identified. Minor Repair Units are those housing units where there is an obvious need for some degree of minor or deferred maintenance.

- A total of 532 residential structures in need of major repairs were identified. Major Repair Units are those units where there are obvious, costly maintenance needed to address major systems such as roofs, foundations and the structural integrity of a house.

- A total of 63 residential structures were designated as Dilapidated, which were units that appeared to be unfit for human habitation. Dilapidated Units exhibited condition so deteriorated that the investment required to rehabilitate the unit would likely be more than the value of the repaired home.

- While we did not determine actual violations of City Building Codes, all residential structures surveyed and categorized, with the exception of those designated as standard condition, are deemed to have potential exterior structural code violations.

- While we did not document the location of non structural or premise violations on the residential parcels, we observed a number of residential parcels with high weeds, junk cars, litter, and some parcels with multiple premise or non-building violations.

ISSUES AND CONCERNS

- While the 106 vacant parcels constituted a small percentage of total parcels, most vacant parcels appear to contained multiple vacant lots or buildable footprints, and without researching the actual recorded plats, we were unable to determine the actual number of buildable vacant lots that exist.

- A combined total of 8,032 residential structures, 86.5% of the total residential parcels surveyed, are in need of minor or major repairs, or dilapidated.
- Home maintenance is being deferred as evidenced by the fact that 7,437 or 80.1% of the structures surveyed were in need of minor repair.
- Platting issues, regulatory controls and nonresidential use encroachment on residential uses are creating instability.
- Chronic and repeat violators of the City's building/premise codes regulations account for much of the code enforcement inspection work load.
- Some multifamily properties are rapidly aging and code enforcement inspections are costly and time consuming for the City. A more cost effective method for inspecting multifamily family and rental properties to insure that they are maintained is needed.
- Many elderly home owners are over-housed empty nesters, unable to afford operating cost/maintenance. They have limited housing alternatives.
- Lower cost housing alternatives are limited to mobile homes and deteriorated or obsolete multifamily housing. Alternative lower cost and sustainable housing products are needed.
- Obsolete/deteriorated non-residential structures are blighting the neighborhoods and commercial corridors leading into neighborhoods.
- Community intervention and response to neighborhood decline appears to be limited. Housing assistance programs are largely limited to City

programs. Increased participation from community, private sector, and the faith-based community is needed. The City cannot solve the issues associated with neighborhood decline alone.

- Sub-standard infrastructure, and sometimes a lack of infrastructure is compromising the continued viability of some existing neighborhoods and serving as a disincentive to new housing development of other areas.
- While the Arkansas State University makes a significant contribution to the regional and city economy and is deemed an intricate partner and major partner to the City, there are few signs of its positive growth and development having an impact on the surrounding community.
- Some planning areas are far removed from quality retail and commercial development.

Maps 20 on page 115 illustrate the boundaries for the 2011 CDBG Entitlement eligibility area for those at 80% or below the median income. Tables 29 - 35 on the pages 116 - 122 provide the housing conditions results.

Maps 21- 29 on pages 123 – 131 depict housing condition survey results for Neighborhood Planning Areas with an overlay of the City of Jonesboro Ward Boundaries.

Map 30: Jonesboro - Neighborhood Classification by Neighborhood Planning Area Boundaries, on page 136, reflects the results of the neighborhood classification scheme applied based on the direction of neighborhood decline as determined by the results of the housing condition survey conditions and neighborhood assessment of planning areas.

Map 31: Jonesboro – Neighborhood Classification of the Planning Areas with Ward Boundary Overlay Is presented on page 137.

Table 29: All Wards - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions – All Wards	Number of Units	Percentage of Units
Standard	1,143	12.3%
Minor Repair	7,437	80.1%
Major Repair	532	5.7%
Dilapidated	63	0.7%
Vacant	106	1.1%
Total	9,281	100.0%

Chart 7: All Wards - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups

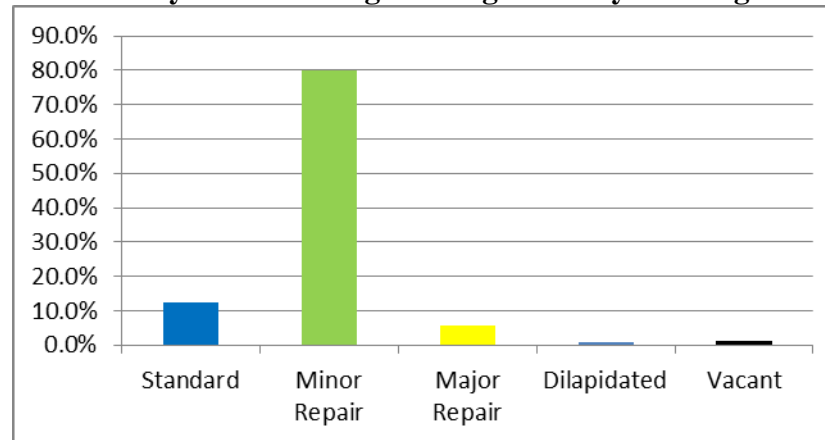


Table 30: Ward 1 - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions - Ward 1	Number of Units	Percentage of Units
Standard	445	22.2%
Minor Repair	1,408	70.4%
Major Repair	110	5.5%
Dilapidated	10	0.5%
Vacant	28	1.4%
Total	2,001	100.0%

Chart 8: Ward 1 - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups

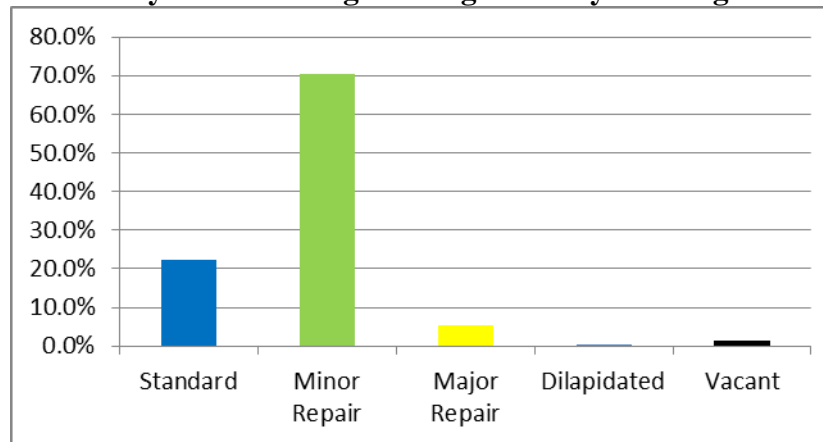


Table 31: Ward 2 - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions - Ward 2	Number of Units	Percentage of Units
Standard	402	11.8%
Minor Repair	2,730	79.9%
Major Repair	205	6.0%
Dilapidated	29	0.8%
Vacant	50	1.5%
Total	3,416	100.0%

Chart 9: Ward 2 - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups

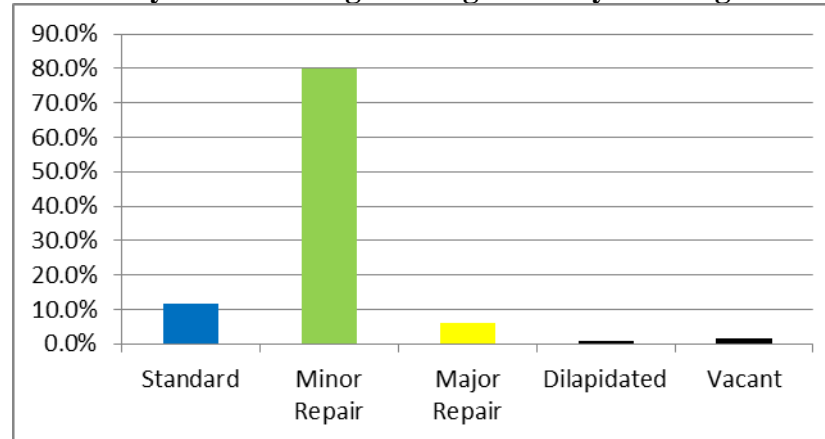


Table 32: Ward 3 - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions - Ward 3	Number of Units	Percentage of Units
Standard	107	13.3%
Minor Repair	620	76.9%
Major Repair	49	6.1%
Dilapidated	7	0.9%
Vacant	23	2.9%
Total	806	100.0%

Chart 10: Ward 3 - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups

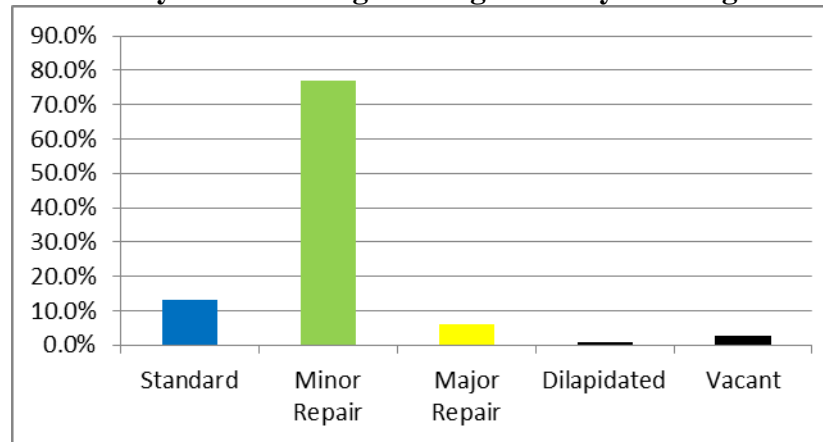


Table 33: Ward 4 - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions - Ward 4	Number of Units	Percentage of Units
Standard	0	0.0%
Minor Repair	1,158	100.0%
Major Repair	0	0.0%
Dilapidated	0	0.0%
Vacant	0	0.0%
Total	1,158	100.0%

Chart 11: Ward 4 - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups

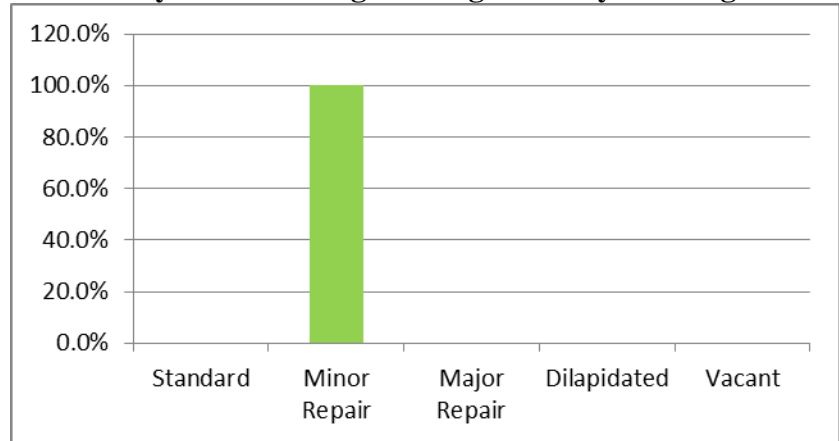


Table 34: Ward 5 - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions - Ward 5	Number of Units	Percentage of Units
Standard	2	6.5%
Minor Repair	29	93.5%
Major Repair	0	0.0%
Dilapidated	0	0.0%
Vacant	0	0.0%
Total	31	100.0%

Chart 12: Ward 5 - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups

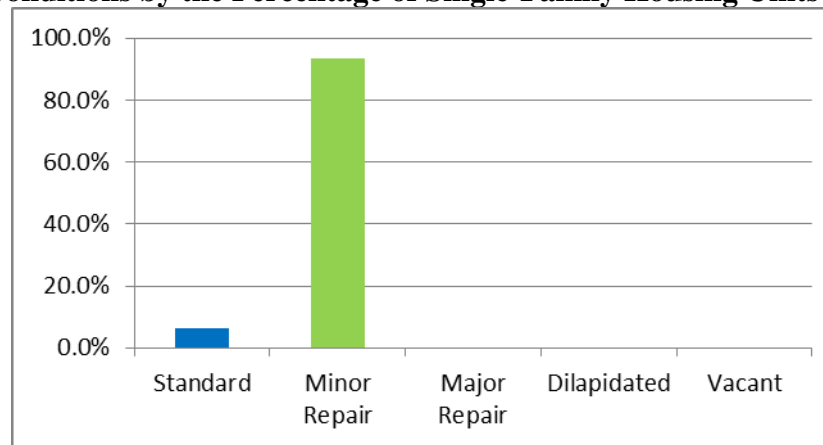
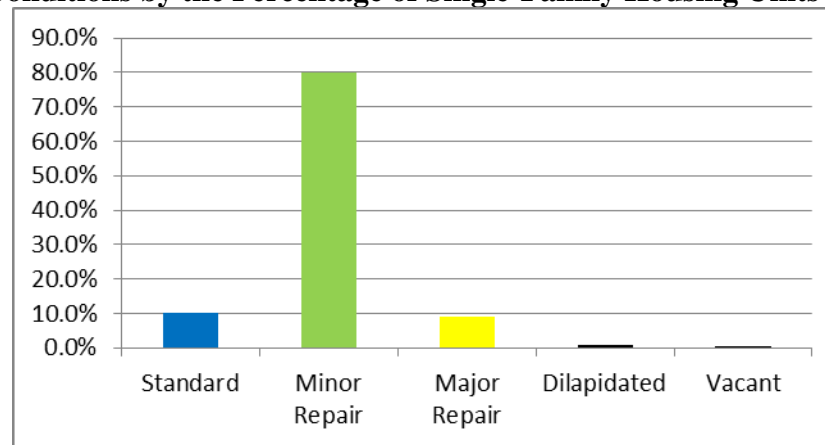


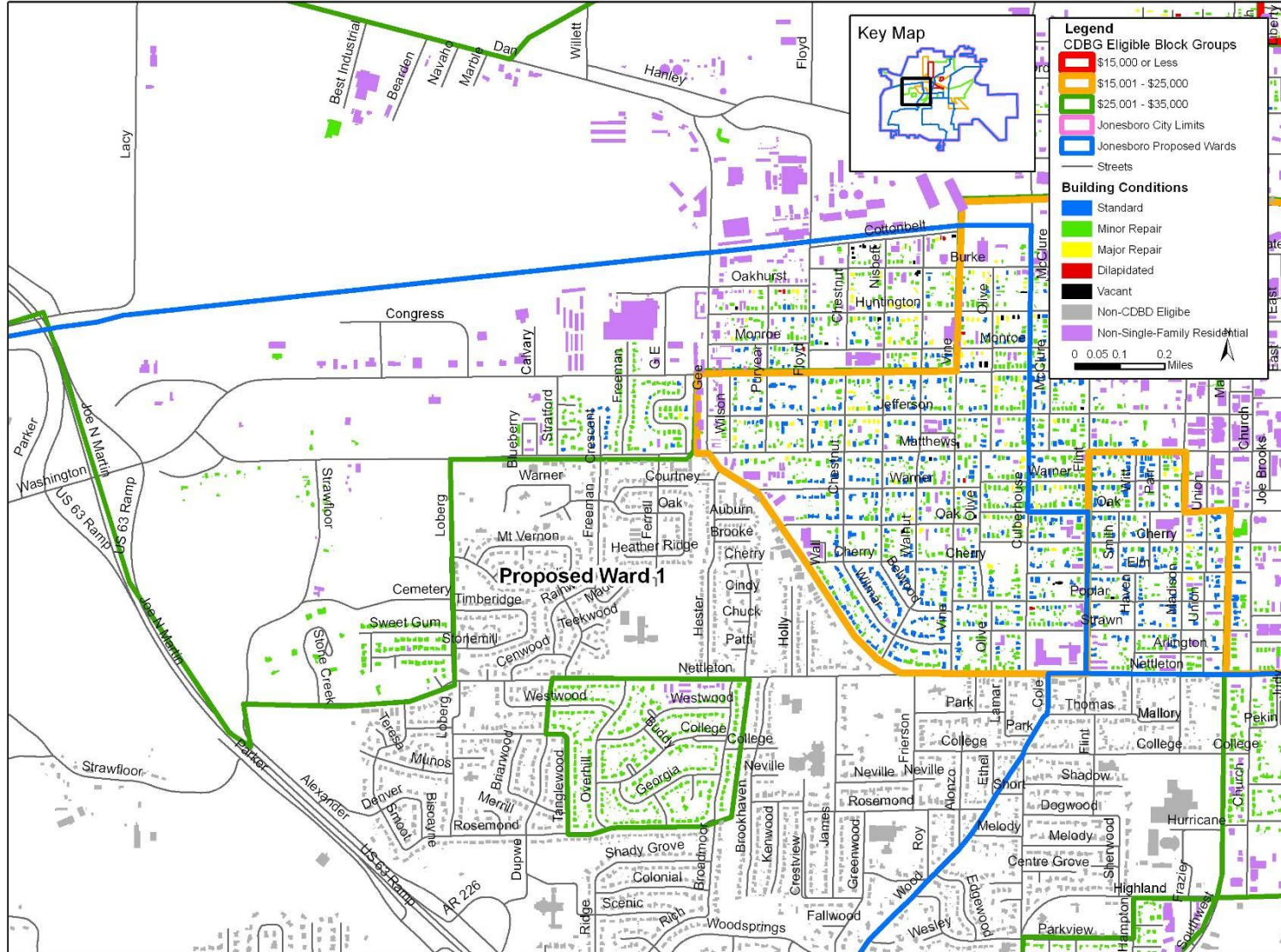
Table 35: Ward 6 - Housing Conditions of Single-Family Housing Units in CDBG Eligible Block Groups

Single-Family Building Conditions - Ward 6	Number of Units	Percentage of Units
Standard	187	10.0%
Minor Repair	1,492	79.8%
Major Repair	168	9.0%
Dilapidated	17	0.9%
Vacant	5	0.3%
Total	1,869	100.0%

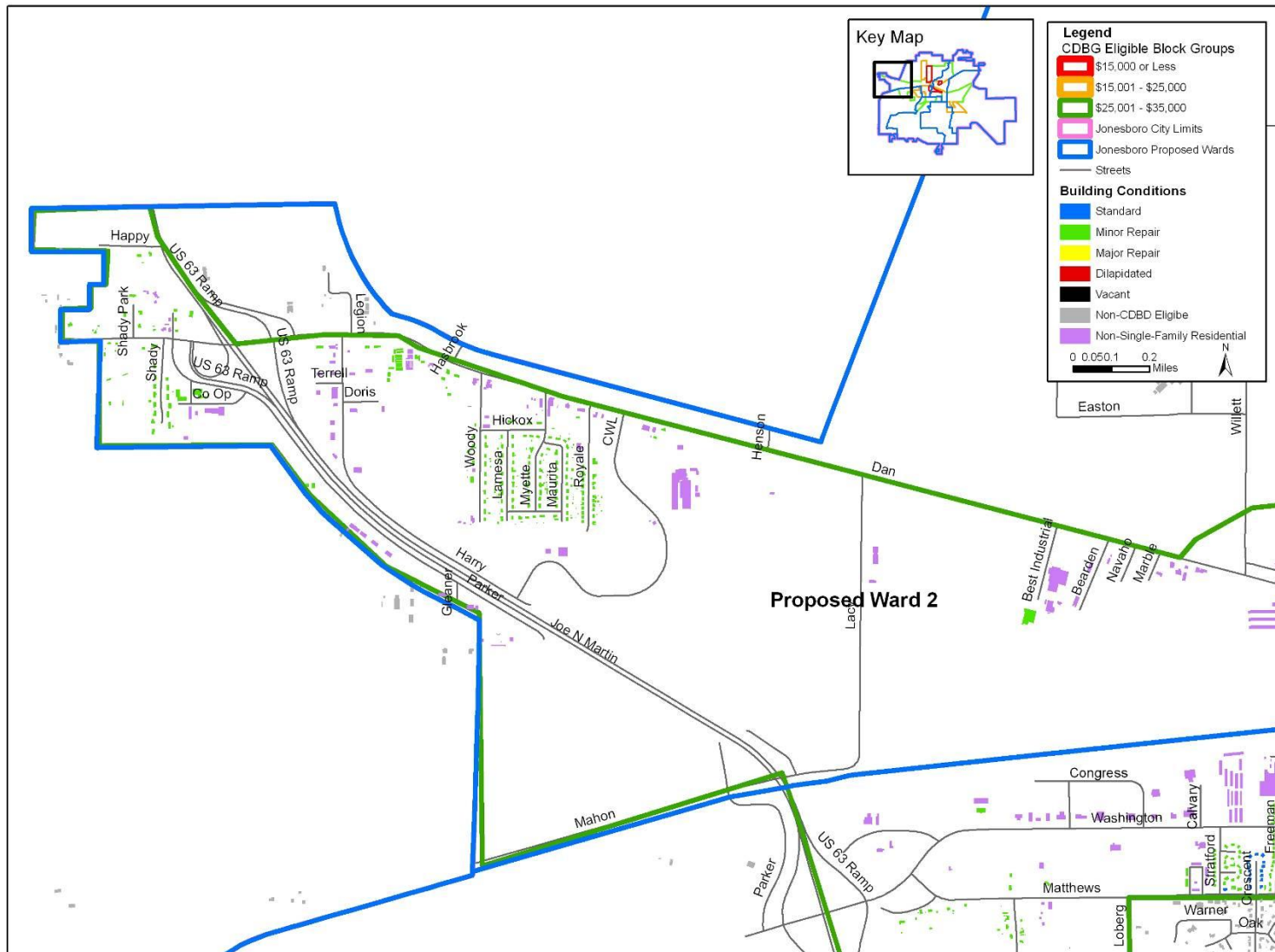
Chart 13: Ward 6 - Housing Conditions by the Percentage of Single-Family Housing Units in CDBG Eligible Block Groups



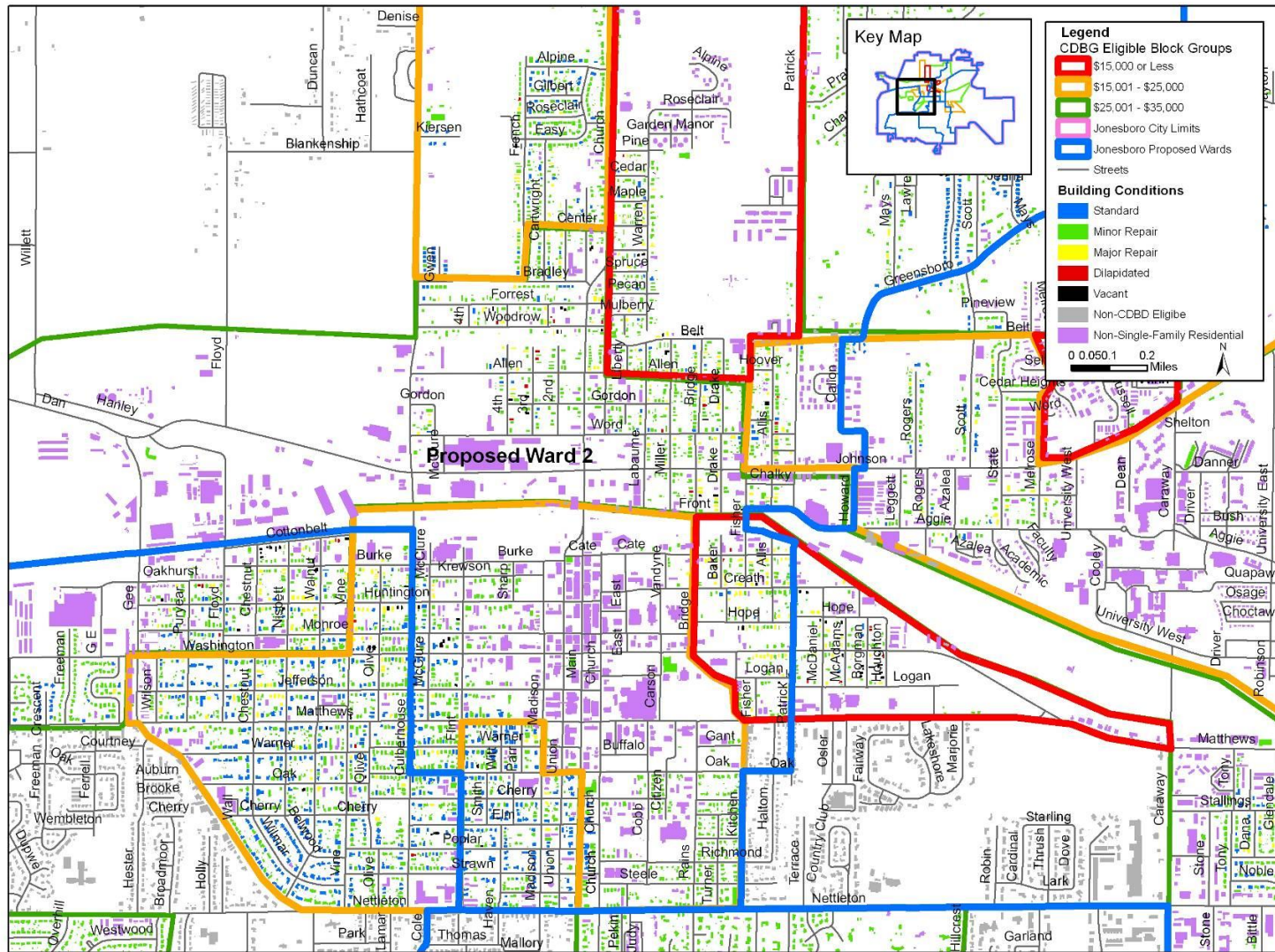
Map 21: Ward 1 - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



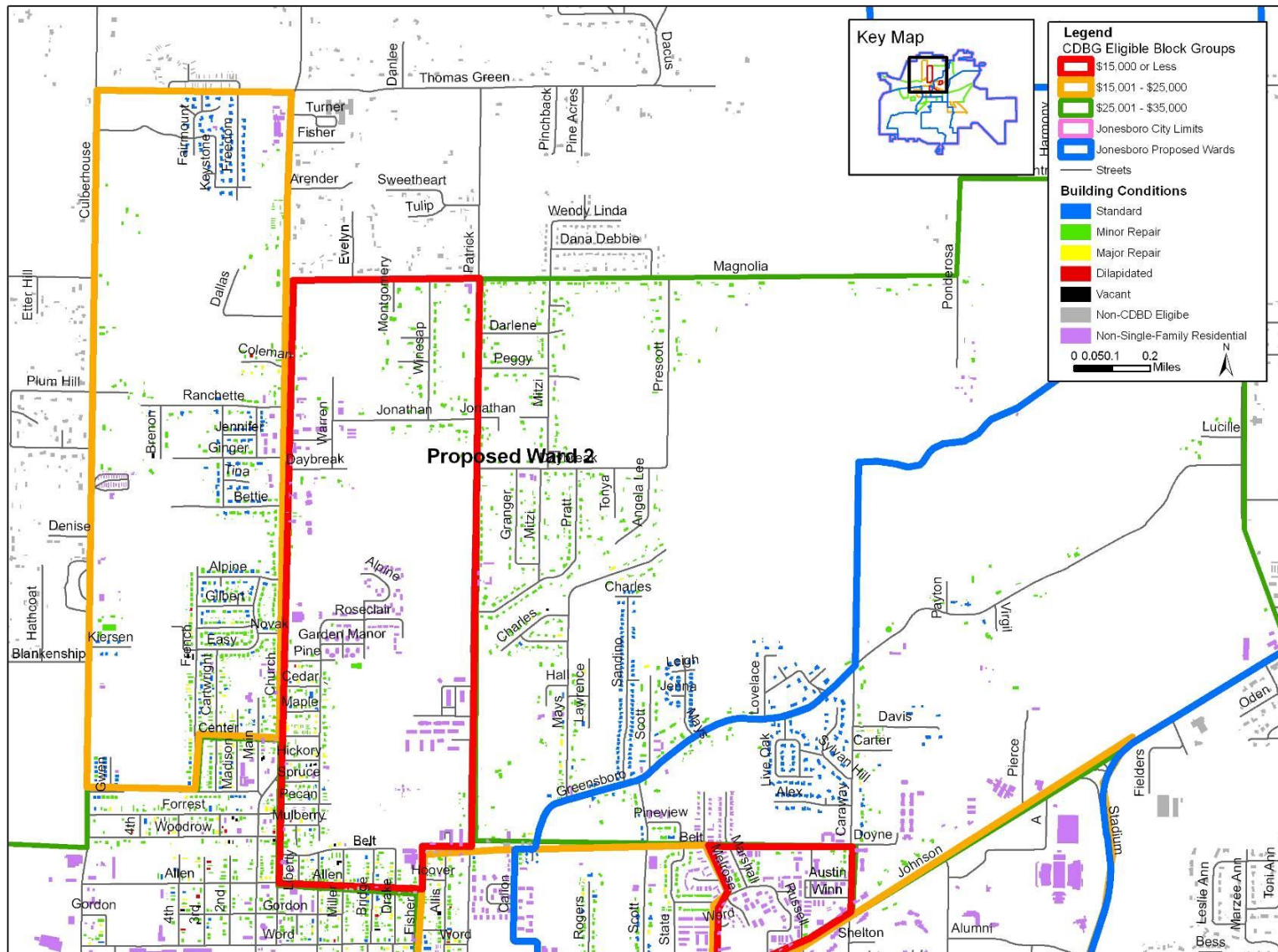
Map 22: Ward 2 - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



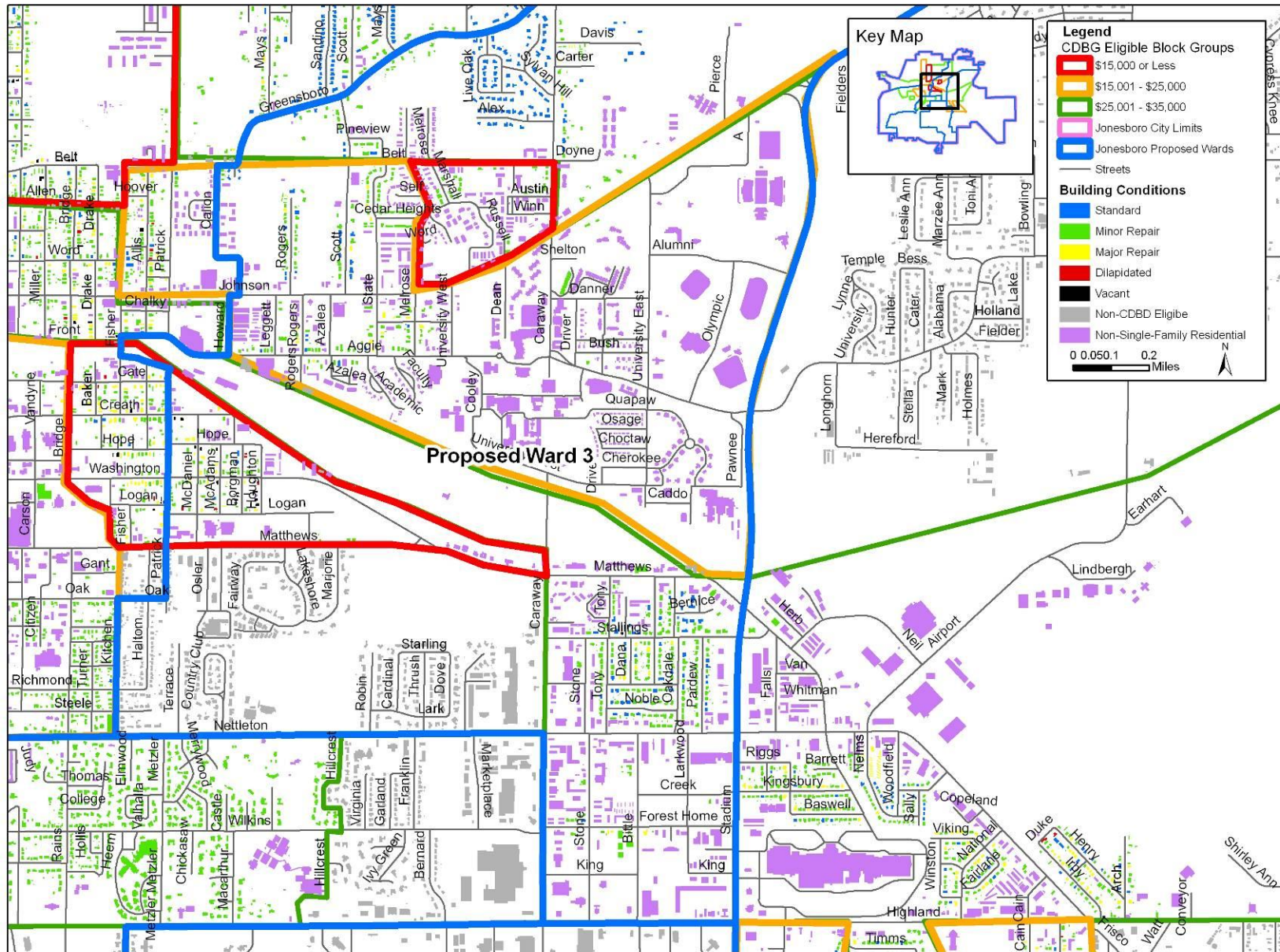
Map 23: Ward 2 (Cont'd) - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



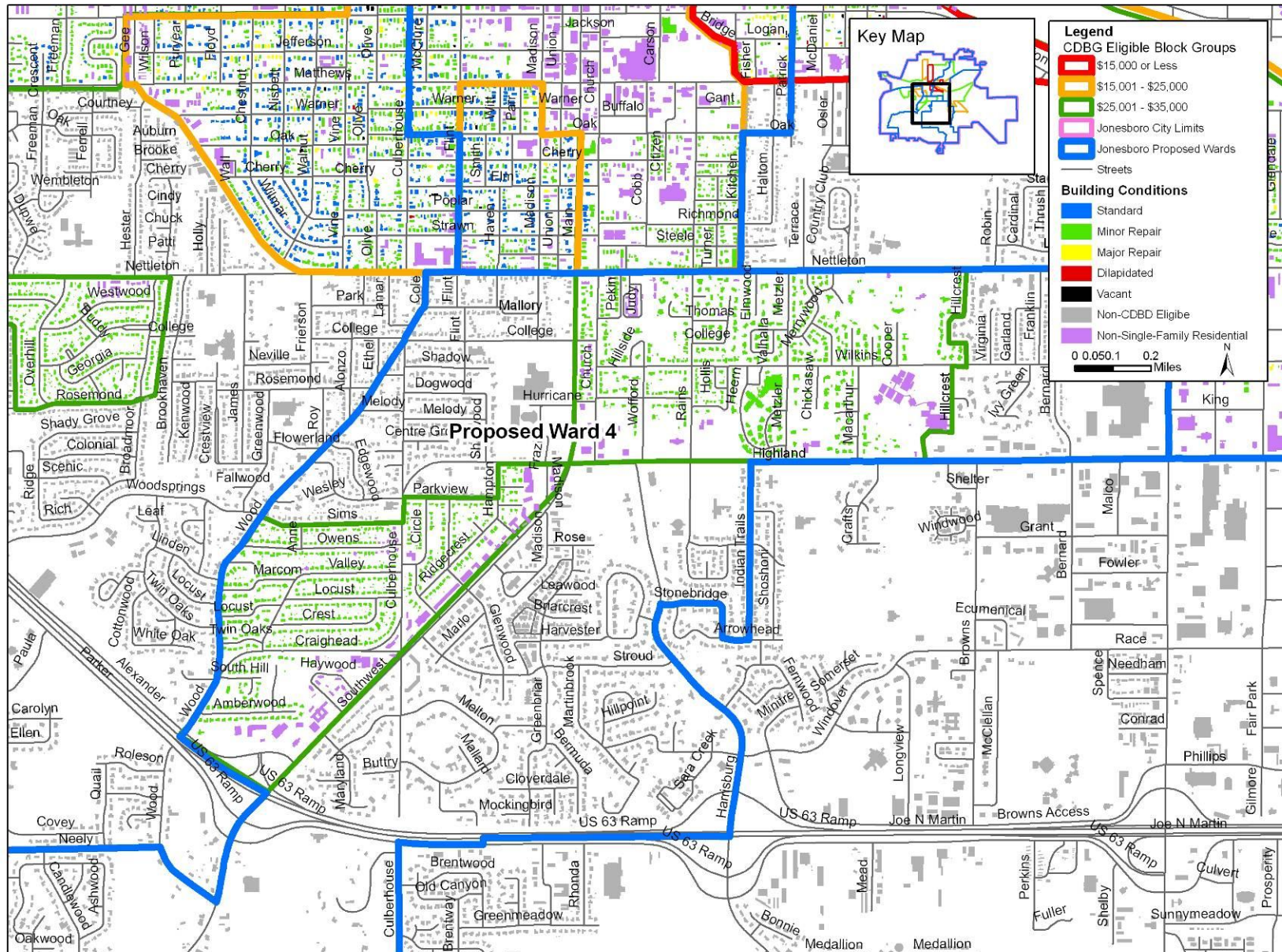
Map 24: Ward 2 (Cont'd) - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



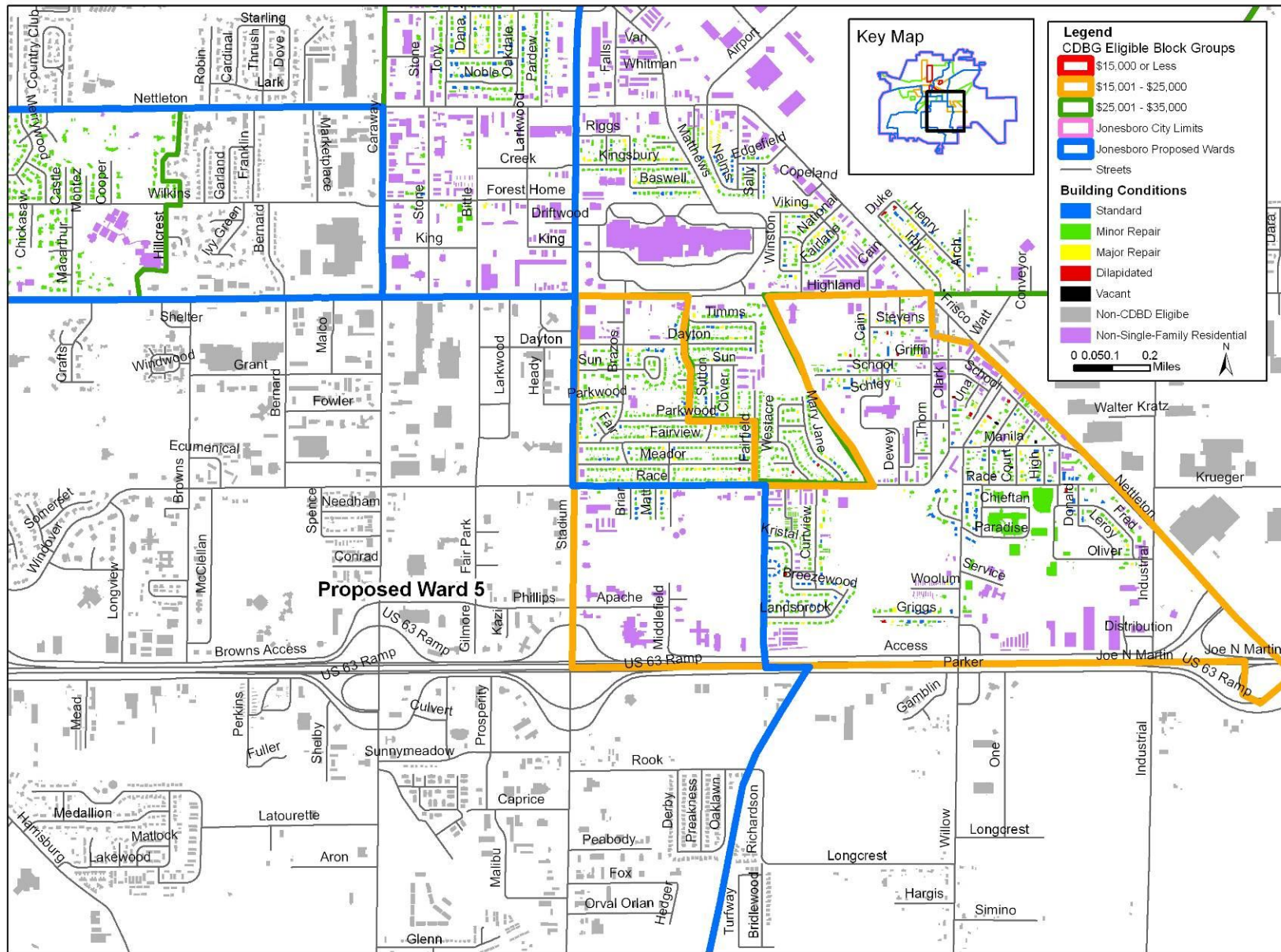
Map 25: Ward 3 - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



Map 27: Ward 4 - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



Map 28: Ward 5 - Housing Condition Survey Results in CDBG Eligible Neighborhoods in Jonesboro



Neighborhood Planning Area Classification System

Understanding where a neighborhood or Planning Area ranks on the sustainability spectrum, assist in determining the policy orientation as to which, how and to what extent revitalization strategies and redevelopment policies should be applied to the geography of the area in order to maintain stability or reverse decline. Once a fundamental policy direction and specific sustainability scheme can be determined the classification system was applied taking into account current conditions in the area and the direction of change perceived to be occurring.

The application of the classification scheme was based on the results of the housing condition survey, neighborhood assessment and housing market analysis. Perceived direction of current change was based on census data of socio-economic composition, age of the residents, owner occupancy, and other factors that create stress on neighborhood stability and can contribute to decline. Within this matrix, any Planning Area or part of an area can be placed in one of the 12 cells based on these two factors.

For example, an area may currently have major deterioration but be undergoing substantial improvements in the form of renovation or redevelopment activities. Similarly, areas in good to fair condition may be under major stress from an aging, low income population unable to maintain their current conditions. By understanding where neighborhoods conditions are currently and where they are likely heading, a fundamental policy direction can be set to facilitate neighborhood revitalization. Based on the twelve cells in the neighborhood classification model, five neighborhood classifications are included in the system. Five approaches or neighborhood classifications were applied to each of the planning areas and the results presented utilizing the Planning Area and City Ward boundaries.

Five classifications are used to determine a policy orientation for reversing decline as shown in Illustration 2, of the Neighborhood Classification Model below. The five classifications are:

- Stable Neighborhood Planning Areas / Stabilization
- Neighborhood Planning Areas in Transition / Enhancement
- Declining Neighborhood Planning Areas / Selective Renovation and Reinvestment
- Deterioration Neighborhood Planning Areas / Selective Redevelopment; and
- Residential Conversion to Non Residential Planning Areas / Redevelopment

Diagram 2: Neighborhood Planning Area Classification Model

Direction of Change Current Conditions	Improving ++	Beginning Improvement +	Beginning Decline -	Declining --
Good - Fair • Steady Maintenance • Reinvestment	• Stabilization	• Stabilization	• Stabilization + • Enhancement	• Stabilization + • Enhancement + • Selective Renovation and Reinvestment
Minor Deterioration • Minor repairs • Delayed maintenance • Scattered major repairs	• Enhancement	• Enhancement	• Selective Renovation and Reinvestment	• Selective Renovation and Reinvestment + • Selective Redevelopment
Major Deterioration • Major repairs needed • Little or no maintenance • Disinvestment	• Selective Renovation and Reinvestment	• Selective Renovation and Reinvestment + • Selective Redevelopment	• Redevelopment + • Selective Renovation and Reinvestment	• Redevelopment

Neighborhood Planning Areas can have characteristics and conditions that differ over parts of their geography. It is important that sub-area classifications be determined and the policy orientations be specific to those sub-geographies in order to achieve the intended goals of each of the five classifications. The descriptions of the classifications reveal both the recognition of the current conditions and a forecast of the direction of change, allowing the policy orientations to then determine the specific tools, programs, and resources to be applied. Each of the five neighborhood classifications are described starting on the following page.

Stable Neighborhood Planning Areas

The Stable or Stabilization strategy is used in those neighborhoods that are in good to fair condition and that show some evidence of, at least, sustaining or beginning improvement. It is also used in conjunction with enhancement and other strategies when neighborhoods are showing some beginning decline.

Neighborhoods in Transition Planning Areas

The Neighborhoods in Transition or Enhancement strategy is the next step up, in terms of intervention or participation in the neighborhood revitalization process. It is used in conjunction with stabilization strategies in neighborhoods currently in good to fair condition and represents the primary strategy for those neighborhoods with minor deterioration but which are already showing signs of improvement. These are generally neighborhoods where private economic forces are already at work and it is clearly evident that market forces are still at work. City intervention or participation is used to facilitate, compliment and assist the revitalization process already underway.

Declining Neighborhood Planning Areas

The Declining or Renovation - Reinvestment strategy is used in those neighborhoods where minor deterioration is prevalent and where decline is underway; and in those neighborhoods where there is major deterioration and where improvement has already started. The rationale for this strategy is that there needs to be a more active level of intervention or participation in these neighborhoods in order to either turn them around, or in those cases where there is sever deterioration, but some improvements, keep the process going. In some cases, this strategy is combined with selective redevelopment where existing conditions are such that renovation is too costly or where external pressures to change land use patterns are too great.

Deterioration Neighborhood Planning Areas

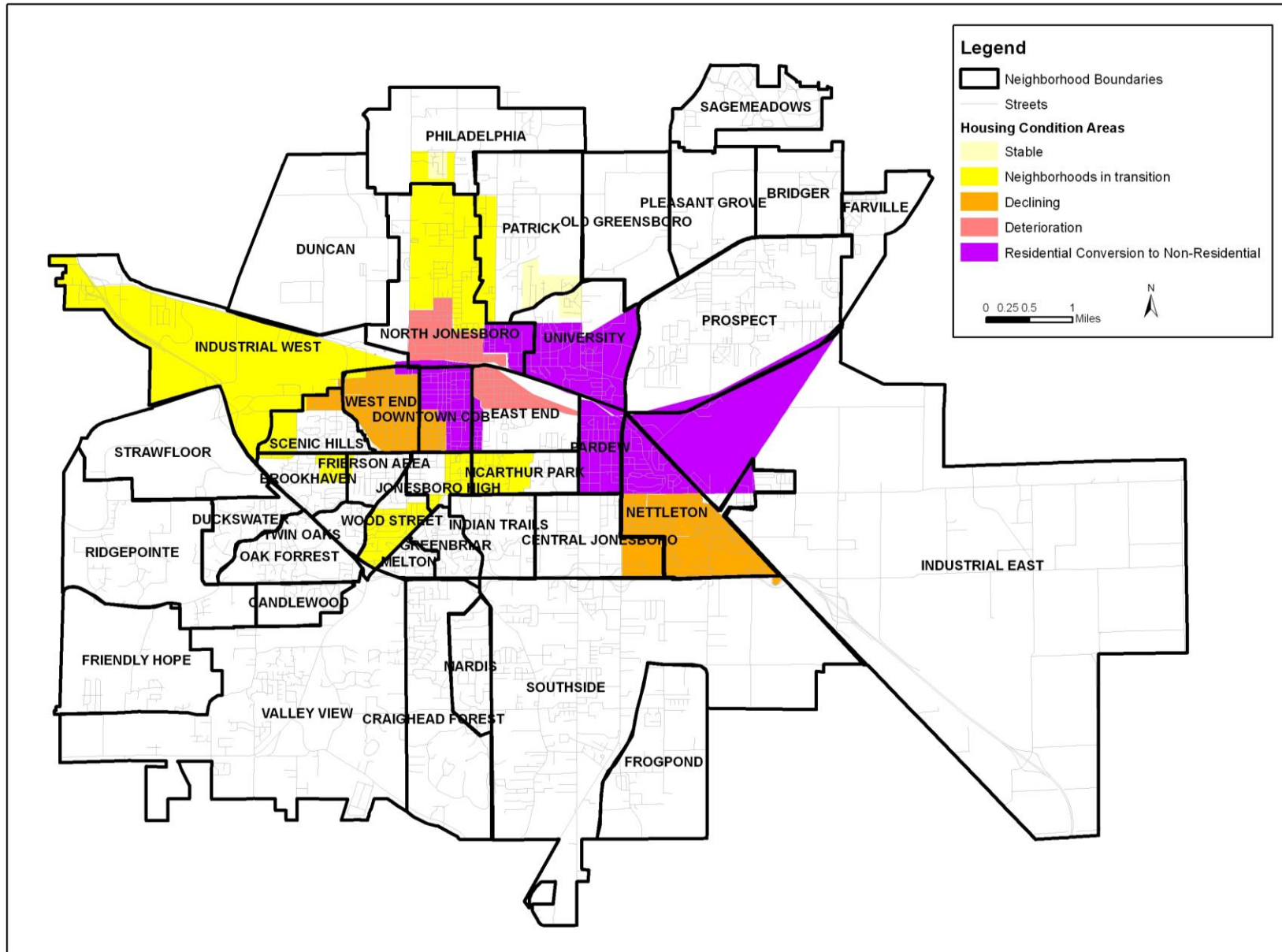
The Deterioration or Renovation - Reinvestment strategy is used where pockets of severe problems exist that are too expensive to renovate. Where edges of neighborhoods are under pressure for land use changes that can threaten the stability of the entire area, selective redevelopment can be used to accommodate the land use change desired and to establish a more defined neighborhood boundary that can withstand further pressure for destabilizing changes.

Residential Conversion to Non Residential

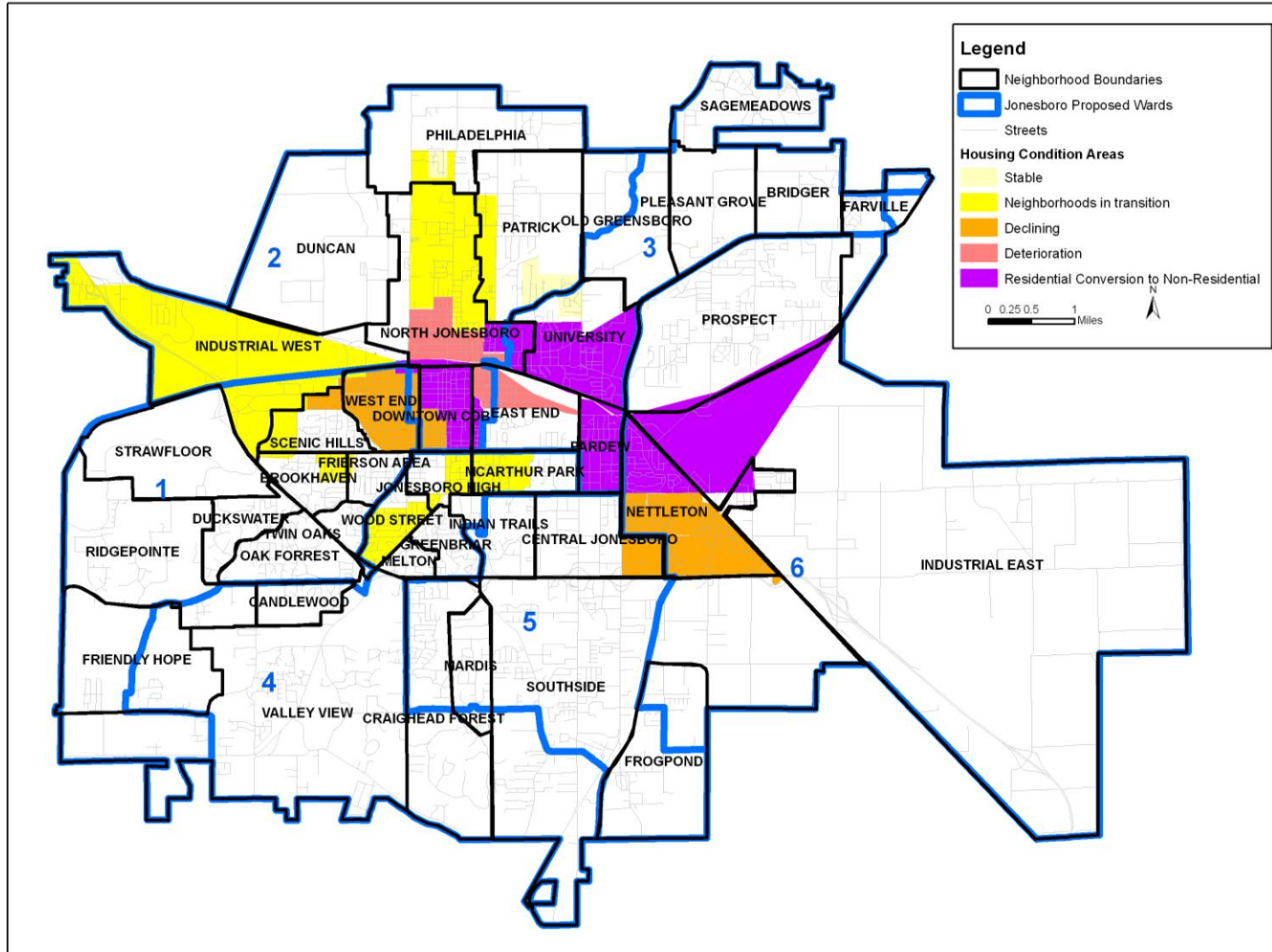
This strategy primarily based on redevelopment is used in neighborhoods where current conditions are the worst, and where decline is well underway and spreading. In some instances, most of the neighborhood fabric is no longer present due to the demolition of substandard structures. In some instances, these areas serve as the boundaries for residential areas adjacent to nonresidential areas. The majority of existing development can be commonly characterized as non residential uses with underlying residential zoning or vacant parcels. In this strategy, existing development and even land uses can be changed to accommodate current development needs of the broader community. This strategy can result in the quickest change from deterioration to high quality development because of the ability to start over. It also however, can be the most disruptive of the policy orientations to current residents of the area. In applying this classification, we must be careful not to cause gentrification of the area, forcing existing residents out due to higher scale developments that do not have a component of affordable housing.

The Maps on the following pages show the classification of Jonesboro Planning Areas located in CDBG eligible census tracts based on the applications of the Neighborhood Planning Area Classification Scheme.

Map 30: Jonesboro – Neighborhood Classification by Neighborhood Planning Area Boundaries



Map 31: Jonesboro – Neighborhood Classification with Ward Boundary Overlay



2. NEIGHBORHOOD PLANNING AREA ASSESSMENTS

2.1. METHODOLOGY

On-Site Evaluation

To evaluate and categorize the neighborhood planning areas that were not subject to the windshield survey technique, data were collected through a visual survey. Each neighborhood planning area was assessed during an on-site tour using a physical attribute evaluation form to note physical conditions and qualities. The on-site evaluation form provided a standard data collection tool to note characteristics found in each area, allowing the consultant team to rate the quality of the housing stock, infrastructure, and neighborhood facilities, cultural assets and open space. The evaluation form also allowed for notes and general impressions of the conditions found in each neighborhood area. The form, provided on page 143 of this section, was used to capture the following items of information about each neighborhood area:

Planning Area Name

The Planning Area Name identifies the historical name designated by the Vision 2030 Sub-Committees and the Planning Area geographies (Map 30 on page 136) are delineated on the maps with an overlay of the Jonesboro City Ward Boundaries (Map 31 on page 137).

Streets

This information serves as a reference tool to quickly identify the area without need for the neighborhood map. This data item contains the names of a few of the major streets in the neighborhood planning area.

Predominant Housing Type

The neighborhoods are generally homogeneous across several variables, including the type of housing. This item lists the type of housing which is the most common in the area. Additional housing types are also noted.

Area Structural Conditions

Evaluators chose the descriptor which best fits the predominant conditions of the neighborhood buildings. The descriptors available were; 1. Standard; 2. Minor Repair; and 3. Major Repair. An area rated as 'Standard' has housing which does not exhibit visible signs of deterioration. Homes in the standard conditions category would not exhibit peeling paint, their siding or brick exteriors are in good repair, and the roofs appear to be in good shape with no sagging or flaws. Homes in the areas listed as Standard are typically newer housing or, in older homes, have received ongoing maintenance to remain in good repair. Some units in a standard area may need minor repairs, but the majority of units are satisfactory.

An area rated as 'Minor Repair' has a need for some degree of minor restoration or maintenance attention. Repairs needed for the housing stock in these areas may range from some minor touch-up of painted surfaces where flaking has occurred, to the repair of holes in siding, missing bricks, or spot repair of roofs. As with the majority of the housing stock in the Standard rated areas, the roof, as a whole, is in good shape. Some units in areas listed as 'minor repair' may need more extensive work, while others may be in standard condition, but the majority of units in these areas require only minor repair or maintenance.

An area rated a 'Major Repair' has obvious, costly maintenance needs. Homes in these areas may be in need of a new roof, demolition or reconstruction of attached porches or additions, repair of large holes in siding or brickwork, or may

exhibit evidence of foundation problems, such as dips at the corners of the housing unit. Some homes in areas categorized as 'Major Repair' may be dilapidated. Dilapidated units are those where the condition is so deteriorated that the investment required to rehabilitate the unit would be more than the value of the repaired home. The majority of homes, however, while needing major repairs, are salvageable.

Lot Conditions

As with the condition of the structures in the area, evaluators chose the descriptor which best fits the predominant conditions of the neighborhood area lots. The descriptors available were: 1. Standard, 2. Minor Repair, and 3. Major Repair.

In an area rated as 'Standard', a majority of lots are well maintained, with no obvious major flaws, such as standing water caused by poor drainage. The majority of lots in a standard area has neatly trimmed lawns, healthy vegetation, no trash, and have well maintained walkways and driveways, as well as well maintained fencing. While some lots may have untrimmed vegetation, flaws in walkway and driveway paving, or deteriorated fencing, the majority do not.

In an area rated as 'Minor Repair', a majority of lots have minor maintenance issues. These maintenance issues may include unkempt vegetation, litter in yards, deteriorated walkways, or deteriorated fencing. Some lots may have more serious issues, such as inoperable vehicles occupying the lot or standing water, but the majority will not.

In an area rated a 'Major Repair', a majority of lots have obvious, sometimes costly maintenance needs. Lot sites in an area classified 'major repair' may have a significant amount of untrimmed vegetation and/or trash on the site and display one or more of the following issues: deteriorated walkways and driveways, vehicles on blocks, and deteriorated fencing.

Neighborhood Infrastructure

The neighborhood infrastructure section rates a neighborhood in terms of the quality and condition of various infrastructures. The infrastructures rated are street lighting, roads, sidewalks, signage, and utilities. A five-point scale is used to assess the conditions of each. The highest rating, a one, indicates that the infrastructure is present throughout a majority of the neighborhood and is of at least standard quality. A rating of two indicates that the item is present throughout the majority of the neighborhood, but is of below-standard quality. A rating of three indicates that the item is present in some, but not most of the neighborhood and of standard or better quality. A rating of four indicates that the item is present in some parts of the neighborhood, but is of below-standard quality. Finally, a rating of five indicates that this item is not present in the neighborhood.

Neighborhood Design

Using the same five-point rating scale from the 'Neighborhood Infrastructure' section, these data report information about the neighborhood design. The first item is 'Traffic Calming'. This encompasses the absence or presence of the various design mechanisms which reduce the speed of vehicular traffic through a residential area. Examples of these design features include speed 'bumps' or 'pillows', shortened or narrowed streets, one-way streets, and roundabouts. The second item, 'Pedestrian Friendliness' refers to the type of amenities which contribute to pedestrian activity in an area. Examples include sidewalks, shade trees, street furniture (benches, trash receptacles), adequate illumination, etc. The final item in the neighborhood design category is 'Landscaping/ Vegetation'. This item rates the presence and quality of the area landscaping and design. Positive features include gateway/entryway landscaping, planters, trees, and shrubs. Negative features may include items such as overgrown and unkempt vegetation or areas lacking in trees or plantings.

Data Analysis

Once the site data were collected the neighborhood planning areas could be evaluated. The evaluation consisted of four phases. These phases were: Division, Amalgamation, Categorization, and Description.

The Division phase analyzed the data collected for each neighborhood planning area to determine if an area was one homogeneous neighborhood, or if it should be divided into two or more areas. Indicators that an area should be divided were, for example, an area having more than one major housing type or if housing conditions in an area varied from one geographic section to another within that area.

The Amalgamation phase consisted in examining adjacent neighborhood areas to determine if they are so similar that they should be grouped. Neighborhood planning areas were considered for merger if housing conditions and other physical attributes were similar and there were no significant physical barriers separating the adjacent areas.

Categorization consisted of identifying the range of neighborhood planning area types described by the data. This phase included analysis of the different types of neighborhood conditions, as well as data items to group neighborhood areas by similarity.

The Description phase examined each of the neighborhood categories to determine what physical and data attributes they shared. The types of similarities on these attributes were used to describe the categories. The categories and descriptors form the basis to best generate strategies pertinent to groups of similar neighborhood areas.

Methodology to Synthesize Neighborhood Survey Data

This section describes the methodology used to synthesize the neighborhood assessment data into the Neighborhood Planning Area Classification Scheme. If assessment data show the predominant structural condition and lot condition in a survey area are similar, (structural conditions “Standard”, “Minor Repair”, or “Major Repair”, matching with their lot conditions “Standard”, “Minor Maintenance”, and “Major Maintenance”) that area was assigned to the corresponding categories in the plan: “Stable Neighborhoods”, “Neighborhoods in Transition”, or “Declining Neighborhoods” respectively.

Areas were categorized as “Deterioration” if the predominant structural conditions noted in the survey for an area was listed as “Major Repair”, the lot conditions were “Major Maintenance”, the average of infrastructure conditions ranked 3 or worse on the survey’s five-point scale, and the area had low property values and a high percentage of older (pre-1960) homes. Areas meeting the “Deterioration” category criteria which were observed to have conflicting land uses or contained residential stock adapted to commercial or office use, were categorized as “Residential Conversion to Non-Residential”.

If the predominant structural condition and lot condition in an area are different, then the higher or lower condition category was assigned to the area depending on the infrastructure conditions found in the area. For example, if the predominant building condition in an area is “Standard” and lot condition is “Minor Maintenance”, the area would be categorized as “Stable Neighborhood” if the average of the infrastructure condition rating is better than a three on the five-point infrastructure ranking scale. The area would be categorized as a “Neighborhoods in Transition” if the infrastructure condition score was three or poorer.

JONESBORO NEIGHBORHOOD PLANNING AREA EVALUATION FORM

AREA NUMBER: _____ STREETS: _____

PREDOMINANT HOUSING TYPE:

a	Single-Family	b	Multifamily	c	Mobile homes
d	Duplex	e	Public Housing	f	Other (enter in notes)

AREA STRUCTURAL CONDITIONS:

1	Standard	2	Minor Repair	3	Major Repair
----------	----------	----------	--------------	----------	--------------

AREA LOT CONDITIONS:

1	Standard	2	Minor Repair	3	Major Repair
----------	----------	----------	--------------	----------	--------------

NEIGHBORHOOD INFRASTRUCTURE:

RATING NUMBER

	1	2	3	4	5
Street Lighting	1	2	3	4	5
Roads	1	2	3	4	5
Sidewalks	1	2	3	4	5
Signage	1	2	3	4	5
Utilities	1	2	3	4	5

NEIGHBORHOOD DESIGN:

RATING NUMBER

	1	2	3	4	5
Traffic Calming	1	2	3	4	5
Pedestrian Friendliness	1	2	3	4	5
Landscaping / Vegetation	1	2	3	4	5

OTHER:

RATING NUMBER

	1	2	3	4	5
Neighborhood Environment	1	2	3	4	5

RATING NUMBERS:

- 1- Present in most of the neighborhood and of standard quality
- 2- Present in most of the neighborhood and below standard quality
- 3- Present in some parts of the neighborhood and of standard quality
- 4- Present in some parts of the neighborhood and of below standard quality
- 5- Not present in neighborhood

2.2. NEIGHBORHOOD ASSESSMENT RESULTS

Neighborhood Condition Assessment

Brookhaven

The Brookhaven NPA comprises predominantly areas located in the western center of the city, with the northern boundary of West Nettleton Avenue, southwestern boundary of Alexandria Drive and Highway 63-By Pass's northern access road, with the southern boundary that of Woodsprings Road, east of Broadmoor Road. Brookhaven contains single-family housing in standard condition on well maintained lots. Roads are in good condition and there are no sidewalks. Housing in the area has units on large lots and a mix of small and medium sized homes and two-story larger homes with enhanced landscaping.

This area also has a mix of housing styles. The single-family housing in this area is in standard condition and the lots, while varied in size, are well maintained. Roads appear new or recently paved and utilities are well maintained. This area is categorized as a "Stable" neighborhood.

Jonesboro High

The Jonesboro High NPA comprises areas located slightly west of the center of the city, with a northern boundary of West and East Nettleton Avenue, Rains Street to the east and west, and West Highland Avenue to the south. This NPA contains the Jonesboro High School, and single-family housing in standard condition on well maintained lots. Roads are in good condition and there are limited sidewalks. Housing includes a mix of small and medium sized homes and two-story larger homes. Single-family housing in this area is rated in standard condition for the most part and the lots, while varied in size, are well maintained. Roads appear in good to fair condition, with some recently paved. Utilities are well maintained. This area is categorized as a "Stable" neighborhood.

McArthur Park

The McArthur Park NPA comprises predominantly areas located slightly northwest of the center of the city, with East Nettleton Avenue forming its northern boundary, east-southeast out to south Caraway Road near the old Indian Mall – currently developed as Caraland Mall, south boundary east Highland Drive, and a west boundary of Rains Street. McArthur contains single-family housing in standard condition on well maintained lots. Roads are in good condition and there is a mix of areas with and without sidewalks. Housing in the area has units on large lots and a mix of small and medium sized homes and two-story larger homes with enhanced landscaping.

This area also has a mix of commercial development. Some of the commercial is recent construction and mostly in standard condition. Roads appear new or recently paved and utilities are well maintained. This area is categorized as a “Stable” neighborhood with the exception of its’ western edge which is classified as a “Neighborhood Transition Area”.

Patrick

The Patrick NPA comprises predominantly areas located in the north central area of the city, with its northern boundary being the area south of East Thomas Green Road, western boundary of North Patrick Street, southern boundary that of Belt Street and Greensboro Road, and eastern boundaries comprised of undeveloped land. Much of the neighborhoods in the Patrick NPA are in “Stable” condition, while pockets of neighborhoods in its’ western area are categorized as “Neighborhoods in Transition”.

Although the majority of the neighborhoods in the NPA are classified into two broad categories, a closer look reveals some differences. This undeveloped area in and along the eastern boundaries also has a rural quality.

Industrial East

The Industrial East NPA is located in the east and south western portion of the central city. Its' northern most boundaries are comprised by the Airport and Pacific Road, East Highland east to the city limits and Barnhill Road, south city limits, U.S. Highway Exchange Hub, and then the western direction of Burlington Northern and Santé Fe Railroad and East Nettleton Avenue. This planning area has a diverse development pattern in terms of land uses and neighborhood conditions. Because most of the Industrial East NPA residential neighborhoods and housing are in "standard" to "minor" condition, the overall planning area has been classified as "Stable". However, the planning area being surrounded by areas of commercial and industrial development, rail road tracks, and vacant land could present a challenge in the future. The Industrial East NPA could experience issues relative to "Neighborhoods in Transition" in the future.

Industrial West

The Industrial West NPA is located in the north western portion of the city. Its' northern boundaries are comprised by Dan Avenue and State Highway 91 and the Burlington Northern & Santé Fe railroad tracks. The upper north western boundaries are that of the major traffic hub of State Highway 91 and U.S. Highway 63 By-Pass, and the Mahon Street and U.S. Highway 63 By-Pass. This planning area has the most variety in terms of land uses and neighborhood conditions. The north western most neighborhoods in the Industrial West NPA are classified as "Neighborhoods in Transition", and are surrounded by areas of industrial development, rail road tracks, and vacant land. Conversion of residential to non-residential uses is prevalent in some areas.

The Industrial West NPA as a whole is classified for the most part as "Stable", with a small residential area in the north western NPA classified as "Neighborhood in Transition".

Old Greensboro

The Old Greensboro NPA is located northeast of the central part of the city, adjacent to the city limits which serves as its' northern boundary. Old Greensboro road serves as the area's boundary to the east, and East Johnson Avenue and State Highway 49 comprise the southern portion of the boundary. The farm and undeveloped parcels constitute the area's western most boundaries. Most of the neighborhoods in the Old Greensboro NPA are in "Stable" condition.

The western portion of the area remains mostly farm and undeveloped area. These areas will likely develop in the future as residential or remain as farm land and therefore is also categorized as a "Stable" based on the Planning Area Classification Scheme.

Wood Street

The Wood Street NPA is located in the south central area of the city, with the northern most areas being that of the Neal Subdivision and West Highland Drive, and southerly boundary being that of Southwest Drive out to the south entrance and exit ramps of Highway 63. Wood Street contains a mixture land uses, including single-family housing, exhibiting a range of structural and area conditions ranging from "Standard" and "Stable" to "Deterioration" and "Neighborhood in Transition". Roads are in fair to good condition and there are no sidewalks in most areas. Housing in the area has units on large lots and a mix of small and medium sized homes and some two-story homes.

While this area has a mix of housing styles and conditions, this planning area is categorized as a "Neighborhood in Transition". Significant market shifts and reversal of the pattern toward decline will determine the direction of this planning area in the future.

Synopsis

J-Quad Planning Group undertook a neighborhood Area Evaluation of select Jonesboro Neighborhood Planning Areas, not selected for the property conditions survey method. The technique included collecting both qualitative and quantitative data for these city's residential areas. Data collection was performed by 'neighborhood area'. These areas were initially determined through a GIS data exercise to produce homogenous areas based on housing stock age, assessed values, lot size, and zoning.

Data collected in each neighborhood area included:

Housing Condition - housing type most common; structural and lot conditions -

1. Standard Condition
2. Minor Repair
3. Major Repair.

Neighborhood Infrastructure - a five-point scale used to rate the presence and quality of area infrastructure including street lighting, roads, sidewalks, signage and utilities.

Neighborhood Design - a five-point scale was used to rate the presence and quality of neighborhood design enhancements such as traffic calming measures, pedestrian friendliness, illumination and landscaping.

The data collected was adapted to fit the five neighborhood descriptor categories used in the Jonesboro Comprehensive Housing and Neighborhood Plan - "Stable", "Neighborhoods in Transition", "Declining", "Deterioration, and "Areas of Residential Conversion to Non-Residential". The residential areas of concern are those designated as in declining, deterioration or transition. Strategies and recommendations appropriate for assisting these areas to improve are discussed in the Key Issues section.

VII. KEY ISSUES, STRATEGIES AND RECOMMENDATIONS

INTRODUCTION

The Comprehensive Housing and Neighborhood Plan for the City of Jonesboro must include **four fundamental principles**. **First**, the recommendations must be based on **broad strategies** that collectively address a wide range of physical, financial, social, economic, human, and policy issues that have a negative effect on the well being of the community. Some of Jonesboro's CDBG eligible census tracts and other areas are experiencing advanced levels of decline and will require more aggressive strategies and a greater infusion of resources than other more stable areas within Jonesboro.

Second, the plan must address needed **improvements to the community's basic attributes** of a clean and safe community, adequate delivery of city services, convenient access to quality retail and commercial services, recreation for all age groups, effective regulatory enforcement, public school systems that offer competitive programming to that of surrounding independent school districts, resource availability, and programmatic enhancements that ensure a reasonable quality of life for residents.

Third, maintaining neighborhood stability and reversing decline requires that **increased resources** be identified and dedicated to revitalization through innovative programming and by identifying additional resources for implementation. This includes partnerships between government, business, industry and the community. In establishing new partnerships, emphasis must be placed on cultivating and expanding the community's social fabric, a necessary step in order for the community to take more of a leadership role in the revitalization process. Community service organizations, religious institutions, neighborhood residents, and other civic organizations have had limited involvement in revitalization efforts aimed at improving the community.

Fourth, the plan requires that the implementers and policy makers directing the implementation process and enacting housing policies make tough decisions relative to **resource targeting, leveraging of resources**, and the **priorities and timelines** associated with each activity outlined in the overall plan. The disparity between resource availability and the existing level of need dictates that careful planning and consensus building must be at the forefront of the plan implementation effort to ensure that priority is given to the most critical issues facing the community.

These fundamental principles serve as a starting point for launching the plan. Building upon the fundamental principles, individual strategies are needed in response to specific issues faced by the community. Implementation of these strategies in response to the key issues will serve to under gird the entire plan and its recommendations. The Plan identifies fourteen **Key Issues** and prescribes a myriad of **Strategies and Recommendations** for implementation

KEY ISSUES, STRATEGIES AND RECOMMENDATIONS

The following section presents housing policy alternatives, prototypical concept illustrations, strategies and recommendations, all designed to address Housing and Neighborhood Issues identified in the Plan for Jonesboro. These issues were derived from input during the focus group sessions, community forums, priority needs survey, 2030 Vision Sub-Committee / Plan Steering Committee input, and an examination of data and analysis performed by the consultant team during the planning process. Some of the recommendations and policy alternatives may address specific areas of the city or a specific sub-market, while others are broad in their possible application citywide. The recommendations are presented as options in the creation of an overall housing policy that will serve as the basis for developing the Housing and Neighborhood Element of the Vision 2030 Comprehensive Plan. The following are the Key Issues addressed in this section.

KEY ISSUES

- 1. Restoring the “Basic Attributes” of the Communities**
- 2. Concentrations of Poverty**
- 3. Zoning and Development Regulations and Incentives**
- 4. Land Use Compatibility**
- 5. Housing and Neighborhood Conditions**
- 6. Regulatory Reform**
- 7. Location of New Construction**
- 8. Downtown Housing**
- 9. Multifamily Housing Affordability, Condition, and Location**
- 10. Senior Housing and Special Needs Housing**
- 11. Alternative Housing Products**
- 12. Increase Resources for Housing and Redevelopment**
- 13. Economic Development and Community Projects**
- 14. Collaboration with the Arkansas State University on Revitalization**

Restoring the “Basic Attributes” of the Communities

Revitalization must include addressing needed improvements to the community’s basic attributes such as: public safety, street maintenance, clean streets, timely infrastructure improvements, trash collection, brush collection, well maintained buildings, vacant lots that are regularly mowed and kept free of debris, regular yard maintenance, and a general neighborhood appearance and level of community involvement that suggests that people care about their community. Public schools must demonstrate that academic programming and student achievement is comparable to that of surrounding independent school district schools and the public’s perception of the quality of their schools must validate that comparability. Resident must feel safe in their homes and confident that they can conduct their daily routines in the neighborhood without being victimized by crime. These basic attributes tend to shape both the way a neighborhood sees itself and how non-residents entering the neighborhood view it as well. In an

effort to achieve this goal of improved basic attributes, the following are the proposed **Strategies are Recommendations** that can be applied citywide – and prototypical examples of their application to specific areas.

- **Citywide - Enhance the Communities’ Image, Identity and Physical Attributes.**

- **Prototypical - Market Area Destination and Purpose – Johnson Avenue corridor’s connection to downtown and “The Open Air Festival Market” concept.**

- **Citywide - Improving neighborhood image and physical attributes through land use and design.**

- **Citywide - Provide Gateway and Major Corridor Improvements**

- **Prototypical – West End Neighborhood Entrance, Washington Avenue at Gee Street.**

- **Prototypical - Revitalize Washington and Monroe Avenue Corridors as a Specialty Lodging and Work-Live District**

- **Prototypical - Create New Mixed Residential Development in the Huntington Street – Burke Avenue Corridor**

Enhance Community Image & Identity and Physical Attributes - Our planning effort identified a number of neighborhoods experiencing decline throughout Jonesboro, some in worst condition than others. Many of the neighborhoods planning areas are comprised of Community Development Block Grant eligible census tracts appear to have the higher concentrations of poverty and to be experiencing the greatest impact of neighborhood decline in the city. While our report has selected these neighborhood planning areas, to illustrate current conditions and strategies and prototypical design concepts for revitalization, it is

important to note that both the existing conditions and recommendations presented in this report can be applied citywide.

Since maintaining and enhancing neighborhood stability and as a vision for 2030, achieving sustainability, an essential recommendation is that neighborhood planning areas impacted by decline must enhance their “Image and Identity” as a neighborhood in order to attract new residents and retain existing residents and businesses. An essential component of this recommendation will include all neighborhood areas becoming healthier, sustainable neighborhoods, able to meet the essential quality of life needs of its residents. This means improving the physical character of the neighborhood, which in some instances, is viewed both internally by its residents and externally by the larger community as uninviting. Some neighborhoods are viewed as unsafe and as havens for criminal activities. Whether this is reality or a perception, it has a detrimental effect on the image of the neighborhood either way.

Neighborhood assets must be protected and improved, if retained, or strategically removed if found to no longer contribute to the well being of the community. For example, the Johnson Avenue corridor from Caraway Street to Main serves as an East-West gateway into the city. However, the corridor lacks significant redevelopment and reutilization of its existing buildings and land area, and urban design and streetscape amenities that could further transform the corridor into a true community asset. Vacant land and obsolete and deteriorating buildings should be evaluated for adaptive reuse and redevelopment as new residential, retail and mixed use development, providing housing and employment sites that could serve to create needed jobs for community residents as well as employment needs citywide.

Other corridors including Burke Avenue, from Flint Street to Puryear Street, represents a transitional area between the West End Neighborhood Planning Area to the south and the industrial development beyond the railroad and to the north. It is also an important east west connector from downtown. We must

define the transitional land use patterns appropriate for the areas south of this corridor and create adequate buffers to support the co-existence of current and future commercial activities along Burke and their compatibility with alternative land uses to the south.

Beyond the corridor's lacking in the quality of development, businesses, employment, and activities and events with broad appeal, entry points from these corridors and their serving as gateways into the neighborhood fail to create a positive initial impression of the area as a community or provide curb appeal in terms of its appearance. Neighborhood residents identified a need for streetscape improvements and landscaping in area medians, as well as, sidewalks, street lighting, benches, and plantings that could make a significant impact on the image of the neighborhood. Greater emphasis on maintaining vacant lots including clearing weed and tree growth is needed. Providing streetscape enhancements in the medians and pedestrian areas along residential streets, adding street lighting, sidewalks, shrubs, as well as, new development on vacant lots, would significantly improve the neighborhoods. Most of all, there is a need to revive the "sense of community and trust" and encourage participation and cooperation from residents to maintain their homes, yards, and surroundings and to actively participate in community empowerment activities such as crime watch, neighborhood associations and self help initiatives.

Marketing the Neighborhood's Destination and Purpose – Neighborhoods that serves as a destination for visitors and an asset for its residents are dependant upon creating a positive and lasting image of their commercial corridors leading into the area. The enactment of this plan itself and its visible impact on the physical landscape of the community must replace current negative images of the corridors. Positive change resulting from the planning process and implementation of the recommendations must be marketed to residents and the broader Jonesboro community as a means of signaling a new beginning. Again using the Johnson Avenue Corridor as an example, marketing and image concepts should be designed to help create a mental and physical

attraction of resident or visitor to a particular neighborhood. Marketing should also assist in creating a destination or purpose for visiting an area based on its distinct character and unique personalities. Branding could be based on the cultural diversity, entertainment, historically significant places or buildings, and the people and businesses that have made the neighborhood their home. Branding can also be based on an emerging image of a revitalized community that has replaced its tarnished image with visual evidence of positive change.

Sustainable neighborhoods invite people to live there for lifetimes and beckons visitors to return time and time again. These neighborhoods enjoy a positive image as being clean and safe and offer the necessary amenities in support of a healthy quality of life. This image of a sustainable neighborhood will assist in attracting new community assets. The Johnson Avenue Corridor was once well known for its diversity and culture as a retail, entertainment and commercial district and capitalized on being the primary connector between Arkansas State University and Downtown Jonesboro. Its quality restaurants and entertainment venues attracted both the university and boarder community and helped bring the university and downtown closer together. The corridor must once again be transformed into a mixed residential, retail, commercial and entertainment district based on a cultural theme that helps appeal to those visiting nearby downtown and university cultural assets and entertainment venues. Some underutilized building could be adaptively reused and transformed into retail shops and restaurants, as well as, opportunities for service and professional trades such as shoe repair, dry cleaners, pharmacies, and professional office. Special events that increase awareness and utilization of corridor, such as “Music under the Stars” featuring local musicians, bands and vocalist; and African American, Hispanic and Asian Festivals, could enhance the positive cultural heritage of the people who live in the community.

Ultimately a neighborhood’s brand should describe to the customer or visitor what to expect and provide a brief description of the neighborhood’s spirit. To

brand a neighborhood and to create an identity, these themes should be carried out throughout nearby neighborhood, particularly in the retail corridors and in the streetscape and urban design. Banners, signs, street furniture, art, and street sign toppers all help to emphasize the identity of the neighborhood. This effort should be implemented throughout the corridor and used in promotional materials developed and distributed to attract regional patronage to neighborhood events. The community might be well served to solicit the support of local university marketing and business schools, such as Arkansas State University, in developing a branding and marketing campaign. The corridor branding campaign could be organized by volunteers who will lead and facilitate the marketing campaign. Detailed goals and objectives for the campaigns should be developed to specifically delineate what the neighborhood would like to accomplish through these efforts and what the corridor commercial community desires. Based on those goals and objectives, the campaigns should identify visible places and activities to incorporate marketing such as:

- street signs and banners
- lighting
- public spaces and park activities
- landscaping and plantings
- cross walks and medians
- festivals and special events
- benches and other street furniture
- entrance markers and statues
- fountains
- business facades
- public art and murals
- promotional materials
- advertisements
- public buildings such as library, schools and post offices

Improving neighborhood image and physical attributes through land use and design - When entering the North Jonesboro Neighborhood Planning Areas west of the intersection of Johnson Avenue and Main Street, and downtown to the east, it is important that the transition be noticeable and inviting, highlighting the historic and cultural heritage of the city. This will help demonstrate the importance of revitalizing the adjacent neighborhoods and continuing the emphasis on redevelopment in downtown. In order to accomplish this, our planning efforts must focus on this commercial corridor and others. The Johnson Avenue corridor itself must be reclaimed for commercial, residential, retail and restaurants with an emphasis on adaptive reuse of existing structures and complimentary streetscape and infrastructure improvements. This key intersection and others serving as “gateways” to the broader community must be enhanced to serve as the announcement of positive change occurring in the city.

The negative images of an unsafe and relatively uninviting neighborhood will change with the physical redevelopment of vacant parcels and existing structures and the replacement of the current dilapidated retail, commercial and residential buildings that line the commercial corridor and neighborhood streets. Much of how people view the community is shaped by the physical conditions that exist and the criminal element that those conditions tend to attract. The success of a marketing campaign to bring investment to the broader neighborhood will depend largely on our ability to bring physical change to the corridor in terms of new housing units and businesses offering the quality goods and services that are needed in the community. Then and only then, can we use visual aides and promotional material to successfully promote the image we want for the corridor. The following are recommendations for improving neighborhood image and physical attributes through land use and design.

Design Guidelines – Revitalization of the commercial corridor should be guided by a unified design concept, connecting new and existing residential, retail, and commercial uses and new amenities and

development along the Corridor. An overall design plan should be created to achieve greater design cohesiveness in this area whether development occurs as a single, phased or as separate projects each based on guidance from that plan. This design plan should take into account the uses planned for this area – new residential options, mixed use development, restaurants, employment centers and offices.

Land Uses – The corridor itself should be redeveloped with a mix of residential and non residential uses. New residential uses proposed for the corridor should be primarily higher density townhouse, cluster or cottage senior housing, and multifamily. Developers should consider mixed use development that includes a residential component and new multifamily rental housing, which are currently not available as a residential housing type in the area. Higher density housing and mixed use development should also be designed to complement the scale and texture of the corridor’s new character and to compliment the strong single family residential neighborhoods adjacent to the Johnson Avenue Corridor. Retail uses should encourage pedestrians to walk along the corridor and to promote the connectivity of the retail uses along the corridor to the mixed use, commercial and office development that might be developed.

Public Spaces – Streetscape amenities should be enhanced to include wide sidewalks on both sides of Johnson Avenue providing, a greater sense of security and comfort to the community when combined with a strong street-level presence of retail entrances and doorways contributing to an interactive pedestrian experience. Improvements such as street furniture, signage, banners and markers can also enhance the image and identity of the area and further serve to link pedestrian to area offices, shops, and restaurants. This sense of security and street activity can have a spillover effect on the neighborhood’s sense of security.

Connectivity of Corridor Revitalization - One of the main purposes for improving the entry points and commercial corridors leading into existing neighborhoods is to help residents and visitors feel connected to the area and to create an impetus for expansion of the revitalization efforts. It is difficult to revitalize and transform the broader residential neighborhood when your entry into the neighborhoods presents an image of despair. Residents and area visitors should be free to drive and walk safely to destinations within the residential neighborhood including work, restaurants, entertainment, and friends' residences, or take advantage of the transit stops in this area. The changes to the corridor would send a positive message that reinvestment in the area is occurring.

Provide Gateways and Major Corridor Improvements – The Johnson Avenue Corridor needs gateway entrances into the area and vistas along the corridor that are improved with trees, signage, lighting, public spaces, and benches, which signifies the presence of a safe and stable neighborhood. Key intersections must be enhanced to serve as portal neighborhood entrances to the area. Illustrations 1 - 3 on the following pages demonstrate alternative approaches to these goals.

- The intersection of Johnson Avenue and Main Street should serve as a primary entrance to North Jonesboro neighborhoods and an extension of downtown.
- The Johnson Avenue corridor and its intersection at Main Street could serve as a major entrance to the neighborhood and the gateway to new residential, retail commercial and job site destinations.

Open Air Market Center - The land on the northwest corner of Main Street and Johnson Avenue is largely comprised of vacant and underutilized buildings, vacant land, and an existing car wash. This property could be redeveloped to provide an “open air market” center featuring a farmers market, arts, crafts, and specialty retail outlets as well as public recreation space. Illustrations 4 - 6 demonstrate the area accommodating uses such as small water or splash parks,

walking or exercise trails at the intersection of Main and Johnson, and a downtown park that could replace the unpaved land area used for parking just over the bridge at main and Burke. The Open Air Market Center could serve as a regional attraction and help create that new destination and purpose for the area.

Enhance and Designate the Washington and Monroe Corridors as a Specialty District – the Washington and Monroe corridors, from McClure to Madison and the downtown core could serve as specialty lodging and work-live district building upon the area’s unique character as a culturally diverse neighborhood. This could encourage small home-based and community-based businesses to establish enterprises in existing buildings and enhance their survival by capturing a greater share of the broader city-wide and tourist market.

Specialty Districts are defined by their unique mix of land uses, business establishments, or special architectural characteristics. They are sometimes based on a theme and often characterized as a “Cultural Arts District”, “Festival Market Place”, or “Ethnic Restaurant and Retail Mall”.

Prototypical Illustrations 14 - 15 focuses on similar possibilities for the capitalizing on the corridors existing assets by transforming the area into a “Bed and Breakfast” lodging and business “Work-Live District. The large residential structures featured in the photographs used for Illustration 14 are iconic representations of the history of Jonesboro, and would make great lodging properties. Other residential structures along the corridor have already been transformed into professional office uses. Again, these corridors’ proximity to downtown, their history, and potential to attract a diverse mix of businesses and patrons, enhances their possibility of supporting neighborhood level retail, lodging and commercial uses and becoming a destination for visitors and the Jonesboro community. Jonesboro also has limited lodging alternatives in and around downtown.

Changing the Corridor' Physical Attributes

Illustration 1: Revitalization Concept for Johnson Avenue



Enhanced Image and Identity

Illustration 2: Intersection of Johnson Avenue and Main Street Gateway to Downtown



Illustration 3: Johnson Avenue Open Air Festival Market or Spray Park



Illustration 4: Downtown Park at Main Street and Burke Ave



Illustration 5: Existing Gateway Entrance at the intersection of Johnson Avenue and Main Street



Market Neighborhood's Destination and Purpose

Illustration 6: Johnson Avenue Open Air Market



Revitalization Concept for Huntington Street - Burke Avenue Corridors

Illustration 7: Mixed Residential – single family, townhome, cluster housing, patio housing

Special Needs Housing – senior cottage housing and intergenerational / shared housing



- Improved image and identity for the corridor and neighborhood
- New special needs housing
- Adaptive reuse of existing commercial/residential structures
- New residential development on vacant lots and utilizing property in marginal conditions
- Utilization of vacant commercial structures

**Illustration 8: Huntington – Burke Concept for Mixed Residential Housing
Burke Avenue Frontage between Vine Street and Floyd Street**



**Illustration 9: Huntington – Burke Concept for Mixed Residential Housing
Vine Street Frontage between Huntington Street and Burke Avenue**



Illustration 10: Burke Avenue and Floyd Street Intersection, Between Huntington and Floyd Street

Special Needs Housing

Cottage Housing



Illustration 11: Burke Avenue at Floyd Street – Assisted Living or Intergenerational Housing



Illustration 12: West End Neighborhood and Burke Avenue Corridor

Redevelopment and Revitalization Concept

– addressing Incompatible Land Uses and Transition from Residential to Non-Residential Uses

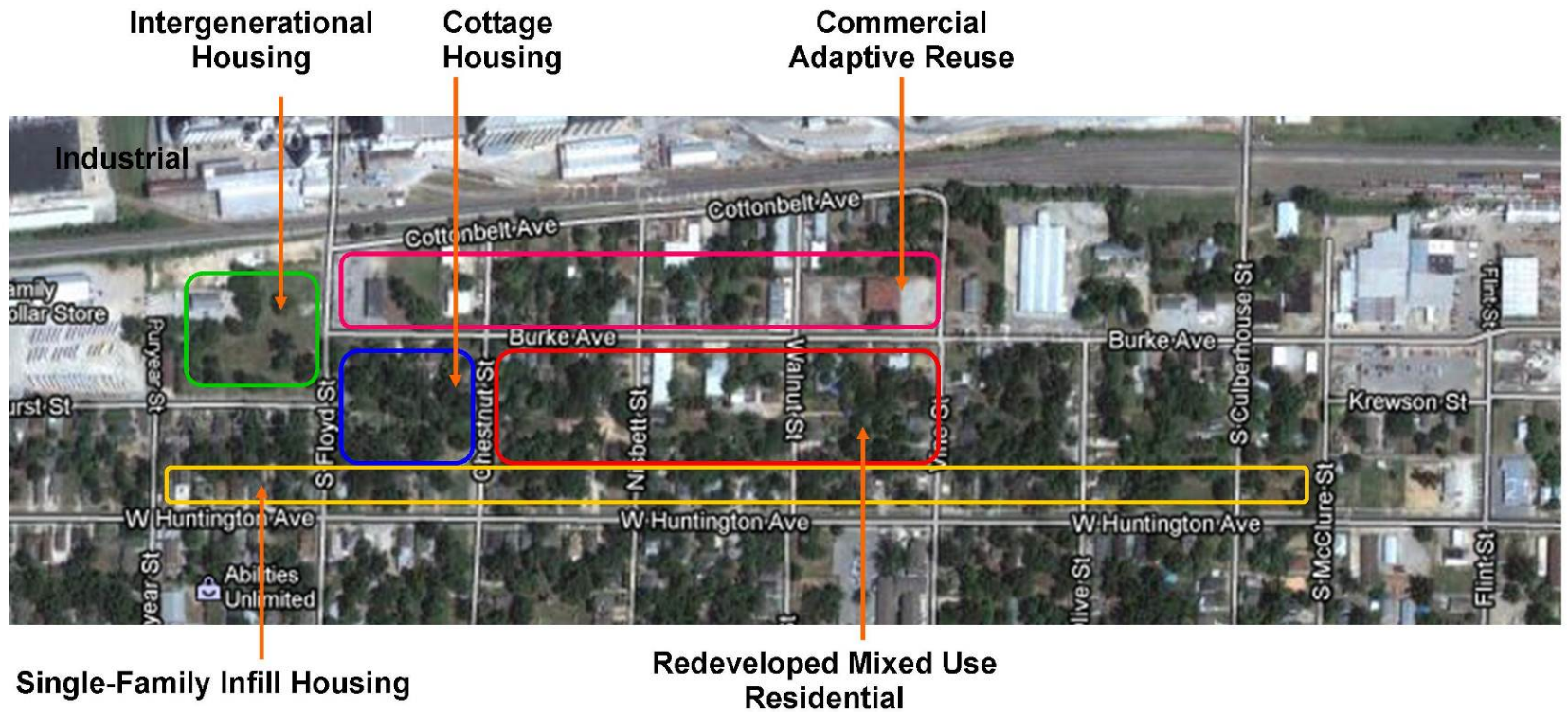
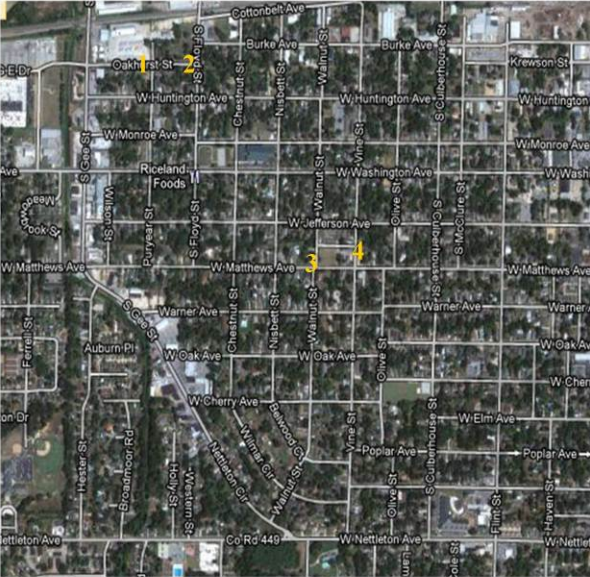


Illustration 13: West End Neighborhood and Burke Avenue Corridor – Addressing Incompatible Land Uses and Transition from Residential to Non-Residential Uses



Washington Avenue “Bed and Breakfast” and “Live Work” District

Illustration 14: Washington Avenue Specialty District

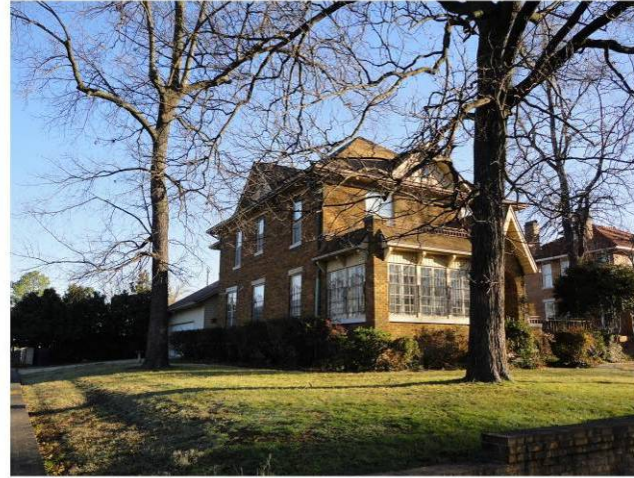


Illustration 15: Opportunities to continue the revitalization in downtown and adjacent to the Specialty District



Enhanced Image and Identity

Illustration 16: West End Neighborhood Entrance, Washington Avenue at Gee Street



Create New Mixed Residential Development – Currently, Burke Avenue and the adjacent neighborhoods to its south contain a mixture of marginal and obsolete commercial and retail structures, and a number of dilapidated houses and vacant lots. There is a need to improve the quality of life in the area by attracting new residents with a range of residential development types that will complement existing reinvestment in the West End Neighborhood Planning Area. A broad range of residential types desired by renters and home owners, and supporting the needs of families, singles and elderly are needed. Existing residential to the east and south of Johnson Avenue must be improved and neighborhood populations or rooftops increased to demonstrate levels of demand that support the retail establishments needed along the Gee Street and Johnson Street retail corridors. New residential development must also be affordable to existing and potential residents and designed in response to their desire for housing development alternatives offered in other parts of the city.

Illustrations 7 - 13 emphasize an opportunity to create a mixed housing types including higher density residential, cluster or cottage housing for the elderly, special needs housing, and vacant lot single family infill housing in the West End Planning Area, between Huntington and Burke. Alternatives to the traditional single family detached housing unit is needed with many seniors experiencing a housing crisis due to their over-housed and single occupancy status in units for which they are no longer able to afford repairs, maintenance, utilities and operating expenses. Their homes, which once housed large families are now lacking modern updates and energy efficient features, and in some cases suffer from years of neglect and deferred maintenance. Cottage housing can be operated as rental housing or offered for sale as homeownership, and generally ranges in size from 450 to 900 square feet. Amenities can include common area green space, recreation or community gathering space, community gardens and shared parking. Developments are sometimes sponsored and managed by non-profit, religious or community organizations and residents are offered shared

maintenance and supportive services by paying a condominium-type homeowners fee.

Adaptive reuse of existing commercial land uses and new residential development is needed along the Burke Avenue corridor and along adjacent commercial corridors such as Gee Street as well. Vacant tracts of land ranging from the abandoned lots between Huntington and Burke, to the development site adjacent to the school bus facility at Puryear, all provide potential development sites for new housing and revived commercial. The recapture of many of these parcels may require acquisition and land banking activities on the part of the City in order to assemble and market these properties. Conceptual development concepts for a variety of housing types are shown in illustrations 7 - 13, and 17 – 18. These housing examples are based on new construction single family units ranging in size from 1100 to 1800 square feet and multifamily and special needs housing with higher densities and ranging from one story to four stories.

Illustration 21 demonstrates prototypical smaller patio homes or townhouse unit development needed as replacement housing for residents currently living in the North Jonesboro Planning Area, including substandard houses on Word Street in the area bounded by Johnson, LaBaume, Belt and Caraway. These units which are also appropriate for the West End Planning Area may require redesign of streets, resembling alleys and lots that should be re-platted to support smaller units ranging in size from 900 to 1100 square feet. This development type commonly involves zero-lot-line setbacks and can be used to maximize density, while adapting new development to the constraints of exiting streets and platting.

Illustrations 19 and 20 focus on improve existing conditions and the de-concentration of poverty and sub-standard housing conditions in and surrounding the same area of North Jonesboro, often referred to as “apartment city”. We have identified this area as a possibility for the HUD Choice Neighborhood Planning and Implementation Grant.

**Illustration 17: Huntington Street Frontage - Single Family Housing along the Huntington frontage
Cottage Housing between Huntington and Burke, along Floyd Street**



Illustration 18: Single Family Housing Infill between Huntington and Burke



Illustration 19: Proposed HUD Choice Neighborhood Grant Area - Existing Conditions



Illustration 20: HUD Choice Neighborhood Grant Area - Existing Conditions



Illustration 21: Lower Cost Patio Homes Alternatives

Illustrated along Word Street, near Word Street and LaBaume Street



Interim Land Uses and Projects on Under Utilized Buildings and Vacant Lots – Existing non residential building in marginal or poor condition litter the landscape along major corridors. Some businesses occupying these building are clinging to their financial existence, barely able to keep afloat and virtually unable to afford or justify needed improvements to their physical building or infrastructure. If market conditions improve and development opportunities desired under this plan become a reality, some owners may opt to redevelop their properties for alternative development types. However, during this interim period, while the redevelopment concepts are taking shape, existing business must continue to operate until area conditions improve. Their survival as viable businesses, in some instances, is linked to immediate improvements by making minimal investments that will attract increased client traffic.

Existing buildings can be improved without making major investments in the structures and infrastructure. By maintaining the existing rustic and eclectic character of the buildings and lots as shown in Illustrations 22 and 23 on the following pages, businesses in other communities have capitalized on a market derived from patrons looking for unique places to visit shop and dine. Land use such as farmers markets and craft outlets can quickly retrofit existing building or transform vacant lots into business enterprises with few changes to the actual building or property infrastructure. This allow for the redevelopment of the property at a later date if desired without forfeiting larger sums of dollars having been invested in interim uses.

Illustration 22: Examples of Interim Land Uses and Projects for Underutilized Lots and Buildings



Illustration 23: Examples of Adaptive Reuse of Existing Buildings



Implement a Neighborhood Watch Association - a Neighborhood Watch Association (NWA) or Crime Watch program encourages active neighbors to become the “eyes and ears” for the police by reporting any criminal activity or suspicious behavior. Neighborhood Crime Watches can address all types of criminal activity, but usually are more focused on home-based crimes, such as larceny and vandalism. A Neighborhood Watch Association could be organized with teams comprised of neighbors within designated blocks or small neighborhood sub-areas who come together to address crime and/or safety issues in their area. This group then works cooperatively with local government and law enforcement to develop solutions to problems and/or create interventions for issues that could become problematic. A NWA could be organized by the existing neighborhood association, but the key element in a formal Neighborhood Watch Association is its relationship with local law enforcement. It may also act as a deterrent to drug and gang-related crime on the streets. Some city Police Department offers support in establishing Crime Watch programs and they can send police officers out to instruct community organizations on safety surveillance and reporting. Block leaders can be selected as points of contact for each block and a communication network can be established to pass along information about crime and security.

Steps to Setup a Neighborhood Watch:

- Ask the police to assist in setting up a program. Schedule an initial neighborhood meeting.
- Establish the boundaries of the watch area that can be effectively monitored. Discuss what, how, and when to report activities to the police and effective ways to use 911. The department liaison can recommend security measures for homes--such as locks, lights and alarms.
- Elect a chairperson to oversee the program and block captains to disseminate information and enlist volunteers.

- Hold regular meetings with law enforcement personnel to educate neighbors on local crime patterns, effective crime prevention, and crime reporting. Have a law enforcement representative present as a guide for the first few meetings and then return occasionally to address residents' questions and concerns.
- Create a website and newsletter to post events and incidents.
- Distribute a list of all residents with their home phone numbers and e-mail addresses (which are also useful for emergencies). Update the list as families move in or out of the neighborhood.
- Post neighborhood watch signs. Check with the police about regulations governing their posting and where to acquire them.
- Contact the police department about developing a community policing program. These partnerships are a collaborative effort between police and residents, where the input of the entire community is utilized to reduce the incidence of crime and improve community relations.

Volunteer Patrols — In many communities across the country where crime or the perception of crime has made neighborhoods unsafe or less attractive to potential residents, volunteer patrols have worked to reduce crime and assist the local police department. These groups receive training from the local police, with particular attention on what to look for and what to do if the patrol notices something suspicious. The objective of the patrols is to provide additional eyes for the police department and create a presence in the community that discourages criminal activity. With the budget constraints that many cities are currently experiencing, beefing up police presence in a community is unlikely. Adding patrols to one area of town means reducing them from another area. Volunteer patrols give cities a low cost option that increases activity in the community and works to reduce crime.

Trained citizens drive their communities and call in anything suspicious that they observe. They drive their own cars, identified as a volunteer patrol participant with a magnetic sign on the door, and carry cell phones. Volunteers slowly cruise their neighborhood looking for suspicious persons or vehicles. Volunteers should not get involved in any situation, such as stopping a car theft, but instead are instructed to call the activity into the police dispatch center and report any relevant information. They should never attempt to stop the perpetrator or follow to report on movements of the perpetrator after the fact.

Volunteers are simply additional sets of eyes dedicated to making their neighborhood a safer place to live. Additional benefits include reports to relevant departments concerning burned out street lights, street repair needs, abandoned vehicles, and other public concerns that often go unreported. Implementation of the concept would require recruitment of volunteers, arranging for training with the Police Department, and buying magnetic signs for the patrol participants. Ongoing needs would include scheduling volunteers, ensuring that volunteers conform to the guidelines under which they are supposed to operate, and various public relations tasks, such as recognition awards for volunteers.

Concentrations of Poverty

According to the 2005 - 2009 American Community Survey data in Table 5, of the Socio-Economic Profile, 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 in married couple families was significantly lower than that of families with a female-headed householder. An alarming 47 percent of female-headed households and 53.7 percent of female-headed households with children under the age of 18 lived in poverty.

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.

Concentrations of poverty are not only a concern with regard to social equity, but have a significant impact on the condition and quality of housing in a neighborhood. In areas where a majority of homeowners cannot afford to perform routine maintenance, poor housing conditions may quickly become the accepted state of affairs. The housing condition survey and neighborhood planning area assessment data show that there is a correlation between areas with high poverty rates and poorer housing conditions. Examining Maps 11 and 12 showing the results of the neighborhood classification scheme application, identifies areas with the most housing concerns are those located in the areas closest to downtown, and areas where the majority of residents are performing below the City of Jonesboro median income level or citywide poverty levels.

Recommendations - There are a number of policy options which address the de-concentration of poverty and creation of income diverse neighborhoods. Policies focused on changing the mix of housing types, attracting a range of incomes, and de-concentrating public and assisted housing can work to create neighborhoods with a greater range of values and, therefore, residents with a mix of incomes. Examples of these policies include incentives for mixed-income infill development, inclusionary zoning, and allowing for a variety of lot sizes and zoning categories to create mixed-income areas. Public and Assisted Housing must replace obsolete housing types and large rental developments with scattered site development that include a mix of both subsidized and market rate housing. The City through its regulatory powers must aggressively address substandard housing conditions that contribute to the decay of the neighborhoods.

Improved access to healthy, affordable food choices

Not all of the policy options relate directly to improving housing choices and conditions, and de-concentrating poverty by diversifying housing. Poverty stricken areas are also isolated from quality goods and services such as convince stores rather than full service grocery stores. Due to higher cost and limited food choices, people living in these areas of Jonesboro make daily lifestyle choices that disproportionately affect their health and well being. For many households, low access to healthy, affordable food translates into a higher incidence of nutrition-related diseases, including diabetes and heart disease and is a major factor preventing their exercise of housing choice.

A food desert is any area where healthy, affordable food is difficult to obtain. It is prevalent in rural as well as urban areas and is most prevalent in low-socioeconomic minority communities. Food Deserts are also associated with a variety of diet-related health problems. Recently highlighted in the City of Shreveport, Louisiana, low access to healthy, affordable food translates into a higher incidence of nutrition-related diseases, including diabetes and heart disease, says Grace Peterson, of the LSU Agricultural Center, who helped formulate the recent Shreveport/Caddo master plan outlining this issue. At a time when people in Shreveport are scouring their newspaper's weekly grocery ads for the best deals, some people also must consider whether it is worth the effort. For they live in food deserts, urban areas with little access to healthy, affordable groceries within walking or biking distance of their homes. For them, a trip to the store can mean waiting in the elements at a bus stop, perishable goods in hand, or laboring to get a heavy bag of produce into a taxi. It's enough to make them settle for fast-food outlets that often are a characteristic of food deserts.

When divided by census tracts, Shreveport has 22 food deserts, according to the U.S. Agriculture Department's Economic Research Service (ERS). Within these areas live 63,291 people, 64.5 percent of whom have low access to a supermarket or large grocery, ERS data show nearly 11 percent of those with low access have no vehicle at their disposal. Shreveport's food deserts span the city

from the north to the south-southwest. They range from the Russell Road area south of Southern University and Dr. Martin Luther King Jr. Drive, where 72.5 percent of the 5,728 residents of that census tract have low access, to the tract that flanks Line Avenue between Southfield Road and just north of state Highway 3132, where the rate is 29.3 percent among that area's 6,890 residents.

Among the goals outlined in the Shreveport/Caddo Parish plan is ensuring that all residents have reasonable access in close geographic proximity and are well informed about nutrition. This will be difficult given the City's Business dynamics and their lack of support for investing millions in construction of a supermarket every square mile. So locally, the focus thus far has been on providing fresh produce through a quarter-acre urban farm and teen-run market in the Valencia Park area and 11 other community gardens. Peterson, who heads an eight-member Caddo food system task force formed as a result of the master plan, wants to expand that. The City applied for and received a federal grant for additional gardens, each of which costs \$3,000 to \$4,000 to start plus funding for educational and support services.

The City of Jonesboro should evaluate and consider applying for 2012 or 2013 USDA Food Desert and other related Grant funding. The Department of Agriculture (USDA), Deputy Agriculture Secretary Kathleen Merrigan announced on June 3, 2011 approximately \$10 million in funding for the Farmers Market Promotion Program (FMPP) to help increase availability of local agricultural products in communities throughout the country. These grants will put resources into rural and urban economies to create and support direct marketing opportunities for farmers. Secretary Merrigan indicated that this year USDA will place emphasis on food deserts because America's low income and underserved communities need greater access to healthy, fresh food.

In fiscal year 2011, USDA's Agricultural Marketing Service (AMS) competitively awarded grants to projects that develop producer-to-consumer market outlets, including but not limited to farmers markets, community supported agriculture,

and road-side stands. Priority status will be granted to those projects that expand healthy food choices in food deserts. AMS will continue to target 10 percent of grant funding toward new electronic benefits transfer projects at farmers markets.

USDA, in coordination with the Departments of the Treasury and Health and Human Services, seeks to eliminate food deserts in the U.S. by increasing access to fresh, healthy and affordable food choices for all Americans, while expanding market opportunities for farmers and ranchers. Through a suite of funding options, the federal partners are targeting food deserts or areas with limited access to affordable and nutritious foods in urban, rural and tribal neighborhoods. Earlier this year, USDA's Economic Research Service released a Food Desert Locator tool online. The Food Desert Locator is an Internet-based mapping tool that pinpoints the location of food deserts around the country and provides data on population characteristics of census tracts where residents have limited access to affordable and nutritious foods. To use the Locator, visit www.ers.usda.gov/data/fooddesert.

Because of changes to the program in fiscal 2011, applicants should visit the FMPP website for full details about food deserts and assistance in applying. The "FMPP Pre-Application Guide" also helps applicants assess their readiness for implementing a federally-funded grant project, and the "How to Apply for an FMPP Grant" tutorial will guide them through completion of the application. These and other tools can be found at <http://www.ams.usda.gov/FMPP>.

If interested in information on the 2011 application process, the FMPP grant was published in the June 1, 2011, Federal Register, and posted to <http://www.ams.usda.gov/FMPP>. For more information, also contact in writing: Carmen Humphrey, Program Manager, Farmers Market Promotion Program, AMS, 1400 Independence Avenue, SW, Room 4509 – South Building, Washington, DC 20250; call (202) 720-8317; or fax (202) 690-0031.

De-Concentration of Public and Assisted Housing

The Jonesboro Urban Renewal and Housing Authority (JURHA) own and operate low rent public housing units in the City of Jonesboro. The Public Housing Program includes 151 units in scattered sites, of which eight units are designated for low income families, 40 for very low income families, and 99 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. JURHA administer Section 8 Vouchers throughout Craighead County. In November 2011, 1,312 Jonesboro households were receiving tenant-based rental assistance through the Section 8 Voucher Program. There are another 781 applicants from Jonesboro on the waiting list.

The City of Jonesboro has 344 subsidized units situated in 11 scattered site developments, owned and operated by various entities, which are affordable to very low income and low income households. Table 12, in the Housing Market Analysis Section, 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 assisted housing units was approximately 478 units in November 2011, including 180 of which were constructed or adapted for the elderly or disabled persons. The Public and Assisted housing inventory is primarily concentrated in the lower income areas and areas of minority concentrations. Conditions of these units vary, but for the most part are in poor condition and or otherwise obsolete or in need of modernization and updated amenities. In additions to the concentration of units, the developments are surrounded by lower income concentrated neighborhoods comprised of single family and privately owned multifamily units that are largely in poor conditions.

Recommendation - The City of Jonesboro, in conjunction with the Housing Authority of Jonesboro should consider applying for a **2012 or 2013 HUD Choice Neighborhood Planning Grant. 2012 applications are due May 1, 2012.** The U.S. Department of Housing and Urban Development announced June 3, 2011 that \$3.6 million in Choice Neighborhoods Planning Grants were to be awarded in fiscal year 2011 to assist in the transformation, rehabilitation and preservation of public housing and privately owned HUD-assisted housing, and surrounding distressed neighborhoods. A total of \$100 million was included in the final Continuing Resolution of 2011 Appropriation Bill for HOPE VI, which included the Choice Neighborhood Planning Grants funding.

In announcing the Choice Neighborhoods Initiative, HUD Secretary Shaun Donovan said the program is intended to reward communities that use innovative tools to tackle concentrated poverty holistically. The initiative expands on the success of the HOPE VI program by recognizing that communities must link affordable housing with quality education, public transportation, good jobs and safe streets.

As part of HUD's overall plan to revitalize areas of concentrated poverty, the Choice Neighborhoods Planning Grants are intended to help transform distressed and at risk public or assisted housing, and their surrounding neighborhoods into sustainable, mixed-income housing that connects to key services, such as education and transportation, and supports positive outcomes for the neighborhood's families. Eligible applicants are public housing authorities, local governments, nonprofit organizations, and for-profit developers that apply jointly with a public entity. Applicants must demonstrate their plan to revitalize the neighborhood through public-private partnerships that seek to develop high-quality public schools and early learning programs, public transportation, and improved access to jobs and well-functioning services.

These grants will enable communities to create a comprehensive "transformation plan," or road map, to transform public and/or assisted housing within a

distressed community to create a “choice neighborhood”. This Federal support provides a significant incentive and catalyst for the local community to take critical steps toward neighborhood transformation. In 2011, applicants had until August 8, 2011 to apply for the 2011 Choice Neighborhoods Planning Grants. HUD anticipates awarding approximately 17 to 22 grants with a maximum award of \$300,000 each. HUD at its discretion may award additional grants with remaining 2010 appropriations for this initiative. Applications must focus on the revitalization of at least one distressed public and or HUD assisted housing development and may target more than one. Distressed includes income and racial concentration in addition to obsolete or deteriorated conditions. The neighborhood surrounding the distressed development must be distressed as well. A match of at least 5 % of the grant is required.

The Choice Neighborhoods initiative will transform distressed neighborhoods and public and assisted projects into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. A strong emphasis will be placed on local community planning for access to high-quality educational opportunities, including early childhood education. Choice Neighborhoods grants will build upon the successes of public housing transformation under HOPE VI to provide support for the preservation and rehabilitation of public and HUD-assisted housing, within the context of a broader approach to concentrated poverty. In addition to public housing authorities, the initiative will involve local governments, non-profits, and for-profit developers in undertaking comprehensive local planning with residents and the community.

Additionally, the Department is placing a strong emphasis on coordination with other federal agencies, with the expected result that federal investments in education, employment, income support, and social services will be better aligned in targeted neighborhoods. To date, the Departments of Education, Justice and Health and Human Services are working with HUD to coordinate

investments in neighborhoods of concentrated poverty, including those targeted by Choice Neighborhoods.

Zoning and Development Regulations and Incentives

Zoning and Development regulations and developer incentives are needed to encourage the development of a mix of housing types, affordable to persons with diverse incomes and needs. **Recommendations** include incentivized zoning, tax abatement, development subsidies and a variety of programs funding with federal Entitlement funds.

Mixed-Income Infill

Incentives for mixed-income infill housing development may be appropriate as a part of the overall strategy to rebuild older neighborhoods and replace demolished homes and vacant lots, and substandard housing, particularly in neighborhoods identified as “Declining or Neighborhoods in Transition”. Many of the Declining and In Transition Areas have vacant lots available for redevelopment. Lower income and older neighborhoods which are otherwise strong may see an immediate benefit if the vacant lot or vacant house on a block is replaced with a new home. This type of development, known as infill housing development places new housing on scattered vacant or underutilized lots in established neighborhoods or in an area within a neighborhood which has previously been left undeveloped. The City promotes infill development and area agencies, such as the Jonesboro Area Habitat for Humanity, have had success in creating new housing in existing neighborhoods. The City through its CDBG Entitlement program dedicates funding for development of infill housing and housing assistance to first time homebuyers who qualify.

Mixed-income infill development refers to infill development which does not necessarily focus exclusively on low to moderate-income housing. Rather, mixed-income infill looks to create a broader range of infill housing types and values. This type of development does not necessarily mean a one-for-one

replacement of residential stock on currently vacant lots, but typically accommodates higher densities and different housing options, including townhome and duplex development, cluster housing, and assisted living, nursing homes, and cottage housing for the elderly where appropriate. Increasing area density through density bonuses or re-zoning is one possible component of a mixed-income infill strategy. Other components may include:

Generating Developer Interest

Developers may be hesitant to initiate an infill project if their experience in this area is limited. A training and outreach program or seminar on infill development, showcasing City incentives for this type of development, City donation or subsidized pricing on tax foreclosure or adjudicated properties, may provide developers with the tools to start infill activities. Identification of infill priority areas and creating a list of available infill sites could be undertaken as well. This list showing potential infill sites could be accessed by developers searchable on the City website.

Reducing Development Costs

Examine the reduction or waving of development fees for infill development. Often vacant lots are difficult to develop because doing so involves a lengthier review and approval process not associated with other development. This process may involve soliciting variances from side-yard set-backs and other restrictions which may not be granted. Review the process required to create infill housing for ways to make the process more streamlined and efficient. One way to reduce development costs may include 'fast-tracking' permitting and variance processes for infill status projects.

Developing one lot is more costly than developing a number of contiguous lots. One strategy includes creating a public land assembly and land write-down program to generate larger impacts than piecemeal development. Examine the appropriateness of financial assistance to spur infill development through loan guarantees, tax abatements, and below-market financing.

Generating Market Awareness

An infill strategy will be less likely to be successful if no one is aware of it. Consider a publicity campaign targeting builders, real estate professionals, and lenders, encouraging them to take advantage of the City's infill incentives. Provide information on infill development through planning, zoning and permitting offices, and distribute materials explaining the new program through builders associations and the boards of realtors. Minimize opposition by lenders to finance infill development projects, which they may be unfamiliar with, by providing information on successful infill development projects. A Parade of Homes project offering tours of infill housing efforts sponsored by the City may be appropriate.

Inclusionary Zoning

Inclusionary Zoning refers to a set of strategies that aims to create balanced housing development and mixed-income communities by ensuring that some portion of new housing development is affordable. This strategy may be appropriate to encourage a mix of incomes in the city where development may create neighborhoods of homogenous home prices and residents of similar incomes. Mixed-income communities broaden access to services and jobs, as well as provide openings through which lower-wage earning families can buy homes in appreciating housing markets and accumulate wealth.

Inclusionary Zoning policies can be voluntary or mandatory. Austin, Texas is an example of a city with a voluntary inclusionary zoning policy implemented through its Safe, Mixed-Income, Reasonably-Priced, Transit-Oriented (SMART) Housing program. The program provides fee waivers and other incentives on a sliding scale according to the share of affordable units included in new developments. An example of a mandatory inclusionary zoning policy is that of Montgomery County, Maryland, which was enacted in 1974. The policy requires developments of more than 50 units to include 15 percent moderately priced dwelling units. Of that 15 percent, two-thirds are sold to moderate-income first-

time homebuyers and the remainder can be purchased by the local housing commission or local non-profits for use in their affordable rental programs.

Conservation Districts

Within the City of Jonesboro there are unique and distinctive older-in-town residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the City and are worthy of preservation and protection. Some of these districts are designated as historic districts while others may lack sufficient historical, architectural or cultural significance at the present time to be designated as Historic Districts. As a matter of public policy, the City may want to take steps to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of Neighborhood Conservation Districts.

The purposes of a Neighborhood Conservation District are as follows:

- to promote and provide for economic revitalization and/or enhancement;
- to protect unique physical features, design characteristics,
- to protect and enhance the livability of the neighborhood;
- to reduce conflict and prevent blighting
- to promote new compatible development; and
- to help stabilize property values;
- to provide property owners a planning bargaining tool when evaluating request for future development;
- to promote and retain affordable housing;
- to encourage and strengthen civic pride; and
- to encourage the harmonious, orderly and efficient growth and redevelopment of the neighborhood.

The City's zoning ordinances would be used to designate each district. Ordinances designating each Neighborhood Conservation District will identify the designated district boundaries, and specify the individual purposes and standards for that district. The enabling ordinance could be written as an overlay district to the base zoning. These ordinances generally include the following:

Overlay District - Neighborhood Conservation Districts are designed as overlays to the regular zoning districts. Property designated within these districts must also be designated as being within one of the General Use Districts. Authorized uses must be permitted in both the General Use District and the overlay district. Property designated as a Neighborhood Conservation District may have additional designations. Such property shall comply with all applicable use restrictions. The City of Jonesboro would be required to enact changes to its local zoning regulation in order to implement Neighborhood Conservation Districts. Individual regulations would then be drafted for specific geographies in order to create an actual district, using similar procedures and public hearing requirements used for zoning changes.

Zoning Designation - The zoning designation for property located within a Neighborhood Conservation District would consist of the base zone symbol and the overlay district symbol (CD) as a suffix. Neighborhood Conservation Districts could be numbered sequentially to distinguish among different districts, i.e., R-4 (CD-1), R-1 (CD-2), etc.

The designation of property within a Neighborhood Conservation District places such property in a new zoning district classification and all procedures and requirements for zoning/rezoning must be followed.

In the event of a conflict between the provisions of a specific Neighborhood Conservation District ordinance and the General Use District regulations, the provisions of the Neighborhood Conservation District ordinance shall control.

West End Conservation District

The West End Neighborhood Planning Area is an area that could potentially improve neighborhood stability and long term sustainability utilizing Conservation District Overlay Zoning. The West End Area is currently benefiting from a renewed interest and reinvestment by a diverse group of investors. However, the area has unresolved planning issues including differences in the underline higher density zoning of R3 that allows higher densities for residential development than has actually been developed on much of the existing parcels and lots. The majority of the parcels are generally developed as lower density single family and duplex uses.

Design standards are also needed to insure that the development consistency and integrity of the neighborhood can be maintained. Currently setback requirement and regulations governing the placement of a home on a lot are inconsistent.

The West End Planning Area is generally bounded by Nettleton to the South, Burke to the North, Flint to the East, and Gee to the East. However, it is recommended that Huntington Street running east and west between Gee Street and Flint Street be considered the northern boundary for the proposed West End Conservation District. Currently the Huntington – Burke corridor contains marginal residential structures, higher density residential and commercial development along Burke and has an abundance of vacant lot. Not only does this area differ in character from the rest of the West End, but a conservation district would likely constrain redevelopment. Due to the transitional character of the area, a concentration of vacant lots, and in order to conserve the commercial development situated along Burke, we recommend that this area continue to be zoned for higher density residential.

Illustration 25: Existing housing renovated or replaced under Conservation District Guidelines

Replicates architecture and cultural amenities with modular housing - less restrictive design and construction guidelines



Land Use Compatibility

One land use issue observed in the housing condition survey and neighborhood planning area assessment phase of the analysis was areas with land uses inconsistent with the underlying zoning designation or with land uses that were incompatible with the adjacent land uses. These areas had a variety of problems which included:

- commercial adjacency / encroachment into residential neighborhoods
- isolation of smaller residential neighborhood areas
- vacant lots and residential structures along arterials
- development along corridors that form the buffers, boundaries or transition for residential neighborhoods or other developed land use areas

One area where commercial adjacency and the encroachment of commercial uses into residential areas was seen as having a particularly negative effect was in the neighborhoods north and south of Washington Street. Encroachment of commercial uses from the corridor has had two different effects on the adjoining neighborhoods. The first effect has been the conversion of some single-family homes in the adjoining neighborhood to commercial uses. Not all instances of these conversions have had serious negative effects. While these conversions necessarily result in a change of the character of the adjoining neighborhoods, elements, such as adequate buffering, vegetative or other enhanced visual screening, and careful design of traffic flow, minimize the impact a commercial use has on residential uses in the area.

The second effect is the impact of the commercial character on the residential area, particularly at the entrances to the neighborhoods. The lack of adequate transition between high impact uses, and the adjoining residential structures has created a problem for these properties. Some of these properties were in poor repair and others were vacant. This is strong evidence of the inappropriateness of residential uses at those locations, if the externalities of the commercial area cannot be eliminated through a distance buffer or appropriate screening.

Another form of land use incompatibility is found in the areas identified on the neighborhood conditions map (See Maps 11 and 12) as “Residential Conversion to Non-Residential”. These areas are residential pockets, surrounded by non-residential uses. One example is in the area abutting Burke Avenue where the residential uses are adjacent to and sometimes integrated within commercial and industrial uses. The homes in these areas are generally in dilapidated condition and surrounded by high concentrations of vacant lots. Housing surrounded by active commercial or institutional uses, with traffic and access issues, and subject to noise makes these areas undesirable as residential areas. Because these areas are small there are relatively few, if any, interior streets shielded from the negative spill-over from the adjacent uses.

The City should examine site-specific measures in each of these areas of land use incompatibility. In areas with encroachment and adjacency problems, the City should study the appropriateness of residential uses adjacent to commercial uses, determining if the lot sizes provide for adequate buffering and screening between the uses, or if a transitional use is more appropriate on the residential lot. In the areas identified in the City’s Vision 2030 Comprehensive Plan and this plan as “Residential Conversion to Non-Residential”, the City should conduct special area studies to determine appropriate land uses. If these areas should remain residential, the study should identify what strategies will be used to enhance the long-term viability of the area as a neighborhood and what strategies may reduce the negative effects from adjoining non-residential uses. The area studies should also identify what potential uses and zoning categories may be appropriate for the areas that should transition from residential uses. Following each area study, the City should follow-up with zoning changes to facilitate the transition from residential.

Housing and Neighborhood Conditions

A major discussion for community outreach sessions, steering committee sessions and during the analysis phase of this plan was the general state of housing in the city. Through our analysis, we concluded that some concerns raised or evaluated regarding housing conditions were unsubstantiated or otherwise unfounded. While on the whole, most single family housing conditions in the city were standard or in need of only minor repairs, within strong neighborhoods, there are some areas of the city which need attention. Some areas were characterized as needing classification schemes associated with the Stable, and In Transition approach primarily due to the high concentrations of structures in need of minor repair which evidenced a lack of routine maintenance.

The analysis considered the income concentrations in areas during the housing conditions survey and neighborhood planning assessment phase as depicted on Maps 1 – 10. This shows the correlation between lower income and areas identified as Declining, In Transition, and Deterioration in this report. As discussed in the land use compatibility issue, there are non-viable portions of planning areas and arguably some entire neighborhoods which are candidates for transition from residential to non residential uses strictly based on planning principles, advanced signs of transition or the degree of neighborhood decline. However, the historical and cultural presence, resident input, and issues associated with replacement housing for those who would be displaced must be considered by the City. Other areas identified as Declining and In transition were also areas of high renter-occupied single-family and multifamily homes. Strategies to facilitate rehabilitation of these housing units are discussed in the issues relative to rental housing improvements and pro active code enforcement.

Improvement Plans

Currently there are parallel efforts where neighborhoods such as West End are developing their individual community goals and objectives for improvement in their area. The City should be involved and can identify potential public/private partnership opportunities for various housing and neighborhood revitalization activities. These may range from civic groups for neighborhood litter pickup to specific contractual relationships with development entities that are involved in housing rehabilitation or development. The City should investigate starting a series of small area improvement plans. Area improvement plans are a way to identify improvements that are needed for specific areas and ascertain the specific actions needed over a number of properties. Plans would include: physical improvements to support reinvestment, such as urban design amenities, traffic controls, or street closures; neighborhood self-help initiatives, such as clean up campaigns and plantings in medians or parkways; public safety initiatives, such as crime watch, bicycle patrols, and crime prevention workshops; and social and civic support services by neighborhood associations and social service providers. The development of area improvement plans brings participants together around a shared vision for the neighborhood, identifies specific strategies and tools to be used to improve the area, and identifies the community-wide actions that support and facilitate revitalization activities.

Rehabilitation of Renter-Occupied Housing

The 2011 – 2015 Consolidated Plan for the City of Jonesboro indicates that the City should support strategies for the rehabilitation of owner-occupied and renter-occupied housing in low to moderate-income areas. The goals in the Five Year Strategic include acquiring State of Arkansas HOME Entitlement funding for rental housing repair. The Strategic Plan does not designate specific goals or targeted amount of funds or units to be assisted and those specifics will be determined at a later date.

Rental housing repair programs are operated like homeowner rehabilitation home loan programs, although in coordination with landlords instead of homeowner-occupants. Rental rehabilitation programs typically provide a financial incentive through a forgivable loan for a portion of rehabilitation costs, up to a certain dollar amount per residential rental unit. In these programs landlords provide the remainder of the rehabilitation costs to bring the buildings up to code. If certain conditions are not met over the life of the loan, such as rents remaining affordable or code violations noted, the loan loses its forgivable status and loan payments become due.

Improving Neighborhood Identity

One striking difference between the more stable neighborhoods in Jonesboro and those in decline or deterioration was the 'sense of place' which was generally lacking in the neighborhoods with poor conditions. Creating a stronger identity for a neighborhood increases the pride residents have in their neighborhood and engenders a feeling of commitment to its future. Residents will be more willing to investment in the maintenance and improvement of their homes and aid in marketing new infill housing developed on vacant lots. The following design features and neighborhood empowerment concepts can contribute to creating stronger neighborhood identity.

- ✓ Neighborhood Gateway and Entrance Treatments;
- ✓ Internal neighborhood identification, such as banners, distinctive street signage;
- ✓ Consistent landscape themes among properties;
- ✓ Street sign-topper or yard-flag program to promote neighborhood cohesiveness;
- ✓ Promoting neighborhood associations and neighborhood planning council involvement.

Increased Self-Help Initiatives

The City should continue its efforts in providing volunteer based initiatives aimed at improving housing conditions and neighborhood stability. Our recommendation is that current activities be continued, and that the City considers expanding volunteer activities as funds become available. Other activities that could be considered include:

- **Increase self-help initiatives such as "fix-up," "paint-up," or "clean-up" campaigns and "corporate repair projects"**. In order to increase resources available for these efforts, neighborhood residents, religious institutions, community organizations, individuals, and corporations would be recruited to participate in the repair to homes occupied by elderly, disabled, and indigent homeowners through organized volunteer efforts involving their members and employees.
- **Implement a Youth Build and Repair Program in conjunction with the local school district**. Youth Build is a U.S. Department of Housing and Urban Development (HUD) program that teaches young people how to build new homes and repair older ones. HUD offers competitive grants to cities and non-profit organizations to help high-risk youth, between the ages of 16 and 24, develop housing construction job skills and to complete their high school education.
- **Organize a "Compliance Store"** where home builders, building supply stores, merchants, and celebrities, such as radio and television personalities, are used to demonstrate simple, cost effective ways to make improvements to houses and donate building supplies for use in self-help projects. The supplies and storage facility for supplies could be provided to enrollees by building supply stores, contractors, and hardware stores.

- **Organize "adopt-a-block" and "adopt-an-intersection" campaigns** where neighborhood groups, residents, scout troops, and businesses adopt key vistas and intersections to maintain and implement beautification projects, such as flower and shrub plantings and maintenance.
- **Creating Community Gardens as interim uses on select vacant lots** provide an opportunity for neighborhood residents to work together to increase the attractiveness of their neighborhood. Formats for community gardens range from attaching simple window boxes to homes along a street reflecting a common theme, coordinating garden planting, or converting a vacant lot that may previously have been an eyesore in the neighborhood into a flower or vegetable garden tended by members of the community. Naturally, ownership of a vacant lot is an issue to be resolved before gardening begins. The City Assessor can provide information on the ownership of the property, including a mailing address. If the lot is privately owned, permission to use the lot must be received from the owner. If the property is owned by the City, ownership of the property might be transferred to a local non-profit organization or neighborhood association. While the costs of plant materials and supplies are an important consideration for community gardens, many nurseries and home improvement stores offer discounts for community improvement projects.

Creating a Community Garden:

As with any neighborhood improvement effort, a community garden requires dedicated volunteers and a limited organizational effort. A community gardening group can be formed in conjunction with neighborhood associations, block clubs, or religious institutions. Resident interest and participation is important. The creation of the garden can be promoted through association newsletters, public advertisements, and leaflets distributed door-to-door. These are suggested steps for Implementation:

- Initiate the project with an organizational meeting to discuss the location of the garden, possible issues with garden development, materials needed, and basic gardening ground rules.
- Establish responsibilities for resolving any organizational issues.
- Organize a planning and fundraising committee that will be responsible for arranging for the purchase of supplies at a discounted rate or receiving contributions through in-kind donations.
- Discuss the layout and appearance of the garden. Some community gardens simply allow participants to manage a small section of the garden as they wish, growing flowers or vegetables for their own use. Others prefer a park-like design that can become a gathering place within the neighborhood. This decision can be made through a community planning effort.
- Develop sketches or pictures of what residents would like to see in the garden for the basis of an overall design. Include any landscape amenities that are wanted by the participants, such as fountains, trees, benches, vegetable plots, blooming flowers, and barbecue areas.
- Use local resources, such as garden stores, nurseries, and arboretums, for planting ideas.
- Finalize the design.
- Select a name for the garden.
- Utilize a public awareness campaign to gather support for the community garden (announcements at neighborhood meetings, distributing flyers, hanging up signs, and posters in public places).
- Implement the plan.

Battle Creek, Michigan has published a how-to guide for creating community gardens, *How to Start a Community Garden*¹, that has been summarized above. Some additional ideas and information can be found at: www.communitygarden.org.

Community Garden, City of Winnipeg, MD Example



Community Garden, Jacksonville, FL Example



Regulatory Reform

Revitalizing Jonesboro's older neighborhoods requires a comprehensive approach involving residents, neighborhood organizations, and the City. Participants in the public outreach sessions expressed concerns about their relationship with the City, particularly that between code enforcement and area neighborhoods. The City should enhance its working relationship with the residents, property owners, and community organizations. This is a most important step in that community resources are identified and nurtured, which will serve as building partners for revitalization actions. Regulatory reform will be needed in order to help strengthen and stabilize the housing supply and maintain neighborhood stability. Regulations such as rental property registration and inspections and proactive code enforcement should be considered.

¹ How to Start a Community Garden and Beautify Your Neighborhood: A How-to Guide for neighborhood leaders working to make life better for people in Battle Creek. http://www.wkkf.org/Pubs/GreaterBC/Community_garden_00254_02997.pdf

Jonesboro currently has a complaint-driven code enforcement system, in which enforcement officers respond to calls. Several issues were discussed in regard to this system which would be addressed through proactive code enforcement policies. One such issue was the perception that code enforcement personnel time is consumed by absentee landlords and repeat violators of the codes on the same property. As will be discussed in the next section on single-family rental, repeat code violations must be addressed. There were some perceptions of bias or the targeting of enforcement which are likely a product of the complaint-driven system. In a primarily compliant driven system, properties which are actually reported to code enforcement officials receive attention, while other unreported properties may have similar violations but are not address until reported.

Pro Active Code Enforcement

Strategies to improve the condition of owner occupied single-family and single family and multifamily rental housing include the creation of a housing rehabilitation program focusing on rental units, enactment of rental registration regulations and inspection program, and a strengthened citation process for repeat and chronic building code violators.

Repeat Code Violators

An issue raised with regard to rental housing was that despite repeat code enforcement action in an area, conditions did not seem to improve. Sometimes a few bad landlords controlled several properties in an area and these were visited repeatedly before any action was taken. Sometimes existing regulations and enforcement alternatives are not sufficient to deter violators who have a consistent pattern of violating the codes or responding only after regulatory agencies have issued multiple warnings. One method to combat this problem would be requiring code enforcement violators that have repeat violations on the same property in a twelve month period to pay citations as a first action. Graduated fines would be assessed for each successive violation.

Multiple Property and Chronic Code Violators

Multiple or chronic violator enforcement would allow code enforcement officials to file one action for all properties in violation of the codes, when owned by the same entity who has a consistent pattern of code violation. Research should be conducted to generate a list of all property owned by the individual/entity with a chronic violator history. All such properties would be inspected and one consolidated case notice of noncompliance with codes given to the property owner for all properties in violation. Consolidated cases would be filed in court requesting judgment with associated fines for noncompliance. This would result in court actions that assign fines or other judgments that more closely fit the impact that such landlords are having on the community.

Rental Housing Registration Program

To combat the deterioration of renter-owned single-family housing stock, the City should enact regulations creating a rental registration and inspection program. Registration of all rental property within the City should work to ensure that minimum property maintenance standards are met by landlords. A number of cities have passed ordinances requiring the registration of all single family, duplex, or tri-plex and greater rental properties. The registration and inspection program is designed to enhance the quality of the city's rental housing supply and to insure that minimum housing quality standards are being met. Information is gathered during the registration process and used to locate ownership and legal entities responsible for rental properties as well as to provide contact information on the individuals who own the property should the city need to contact them in the event of an emergency or code violation. The Tennessee State legislature passed a bill requiring all owners of residential rental property to register their property effective July 1, 2007. Metro Nashville and Davidson County has implemented a program for local residential property registration ([http://www.nashville.gov/codes/Rental Insp Dist Prog.htm](http://www.nashville.gov/codes/Rental_Insp_Dist_Prog.htm)).

Under the Davidson County, Tennessee program, all residential rental property is required to register rental units under the Landlord Registration Program and pay the appropriate rental registration fee. Properties are inspected annually, but those properties without code violations will receive a four year inspection waiver. Properties found in noncompliance, must first be brought into compliance and are re-inspected in twelve (12) months from the date it complied to insure it remains in compliance.

The cost of rental property registration and the required inspection timetables and wavier for compliant properties vary among jurisdictions. In general, most jurisdictions have attempted to make rental registration programs function as an enterprise activity. That is, the fees collected for registration and inspections will cover the cost of program administration and inspection. Noncompliant properties are generally expected to carry the greatest burden of cost with fees commensurate with the unit cost of the actual inspections and re-inspection services.

In some jurisdictions, as part of the registration and licensing process, owners (or responsible local agents) are required to provide contact information for themselves as well as the local person within the jurisdiction who will manage the property. A more complete registration list will ensure that persons with the responsibility and authority to maintain buildings can be easily located and, if necessary, served with legal notices, expediting compliance and enforcement actions. Tenants also benefit from being able to readily locate those responsible for maintaining their homes. Registration fees range from \$25 to \$50 and are often voluntarily submitted and higher if the City has to research and solicits the registration. These one-time fees do not cover the cost of an on-premise inspection of the property, or any re-inspections. To more adequately ensure improvement in the city's renter-occupied single-family housing the City may consider an annual fee rather than a one-time registration fee, along with scheduled inspections covered by these fees.

Other cities with strong rental registration programs include Boulder, Colorado, and Crestwood Missouri. In Boulder property owners who wish to rent their property must obtain a license and provide local contact information. A baseline inspection is required as a part of the registration process. The baseline inspection includes a general inspection (exterior, egress, stairways, fire protection, lighting, plumbing, and general conditions) and an electrical system inspection. On renewal of the rental license, only a safety inspection is required, provided there has not been a change in ownership during the four-year licensing period. Inspections are not performed by City inspectors, but the City provides a list of licensed inspectors. Both licensed rental properties and pending applications are available through the City's Internet site and can be searched and viewed as a list or through an interactive map.

In Crestwood, Missouri, a suburb of Saint Louis, all existing dwellings that are let, leased, or rented are required to submit a residential rental property re-occupancy permit application for approval. The fee for the permit is \$190 for single-family residences and \$145 for apartments. If the rental dwelling fails the initial inspection, a \$75 re-inspection fee is assessed at the time of re-inspections. Rental properties will not be allowed to be occupied unless all deficiencies are addressed and the property meets current codes.

Location of New Construction

The analysis identified as a concern, the type and location of new development in the city—where development was occurring and where it was not occurring. Residential building permit data for the last 2 years (See Appendix) show a lack of development in the Community Development Block Grant Eligible inner city areas. New multifamily and single family development permits were issued primarily for areas outside the inner city. While many thought of new development as a positive for the city, there was concern expressed that this new development was not benefiting all parts of the city equally.

Many factors determine where new development will occur. One factor is the availability of easily developable land. These Strategy will address this disparity is infill development. Strategies to overcome the disparity in available land include land acquisition and development marketing such as parade of homes.

Land Acquisition and Land Bank Program

The Land Bank Concept involves acquiring unproductive, vacant and developable lots for affordable single-family housing development. The Land Bank helps to both reduce unproductive expenditures and increase local government revenues. This approach is being implemented in a number of cities largely through a process of acquiring tax foreclosure property. Most cities have established certain criteria for acquiring properties and for properties to be considered for Land Bank use. These criteria include: 1) the property must owe five years or more in back taxes; 2) the total taxes and liens must be greater than the value of the property; 3) the purchaser must demonstrated the financial ability to immediately develop the property for affordable housing. The Land Bank generally acquires the foreclosure properties from the Sheriff Sale, maintains the properties and assembles parcels for sale to for-profit and nonprofit developers. Land Bank properties are sometimes acquired as donations by property owners, purchases from owners willing to sale property at reduced prices, and as surplus City-owned land deemed no longer needed for any public purpose. The Land Bank Program could include the following.

- **Land Transfer Program** - The City would design and implement a residential land bank and acquire eligible tax foreclosed, abandoned, City surplus or vacant properties. For-profit and nonprofit groups would have an opportunity to develop affordable housing by acquiring land bank properties from the city's inventory. The City would receives vacant lots as a result of property tax foreclosure, acquisitions, or donations and would sell some properties to eligible nonprofit groups at a below market price

- for the development of affordable housing. The City could extend this opportunity to sell land bank properties to for profit organizations for the development of affordable housing at or below market price, depending upon city policy.
- **Release of Non-Tax Liens** - The City could provide for the release of non-tax municipal liens on privately held property in exchange for the development of affordable housing by the owner. Interested parties must apply for consideration and agree to pay the delinquent taxes, penalties and interest on the property. This would include fines resulting from code enforcement issues and liens that have resulted from demolition of substandard structures.
 - **Residential Development Acquisition Loan Program** - Provides for direct City acquisition or loans for developer acquisition of vacant or improved properties for affordable housing development through rehabilitation or demolition and new construction. The City would use its CDBG and HOME Program funding from the U.S. Department of HUD to pay for both the loan funds and program administrative cost.
 - **Infrastructure and Incentive Program** – The City would provide incentives for developers to build affordable and mixed-income housing in particular areas of the City in need of public intervention to prompt the market. These incentives could include cost participation funding for infrastructure to support development of affordable single-family housing within new mixed-income subdivisions of 50 or more units. The City would use its CDBG and HOME Program funding to participate in the cost of onsite infrastructure normally paid for by the developer. The City would request responses to a Request for Application as funds are available. Other incentives could include fee rebates for platting, zoning, and permitting.

- **Land Assembly** - Land acquisition and land assembly aim to produce contiguous parcels for redevelopment. Often the plans of organizations involved in redevelopment are not coordinated and work is done in a piecemeal, less cost-effective manner. Redevelopment plans are often stymied by difficulties in acquiring critical parcels or acreage to make a project feasible. The City should consider a program involving land assembly playing a role / responsibility of receiving and maintaining property for future redevelopment in targeted areas throughout the City. These parcels could then be sold to nonprofit corporations, CDCs, or market rate developers.

The Land Bank and Acquisition Model - The Land Bank and Acquisition Model would support the acquisition of tax foreclosure and abandoned properties that are for the most part, blighted, unproductive, and vacant lots and undeveloped land tracts that would be used for affordable housing development. The City would establish and implement certain criteria to guide the acquisition and title clearance of tax foreclosure property, acquisition, and disposition of land bank property and a process for insuring adherence to State Laws.

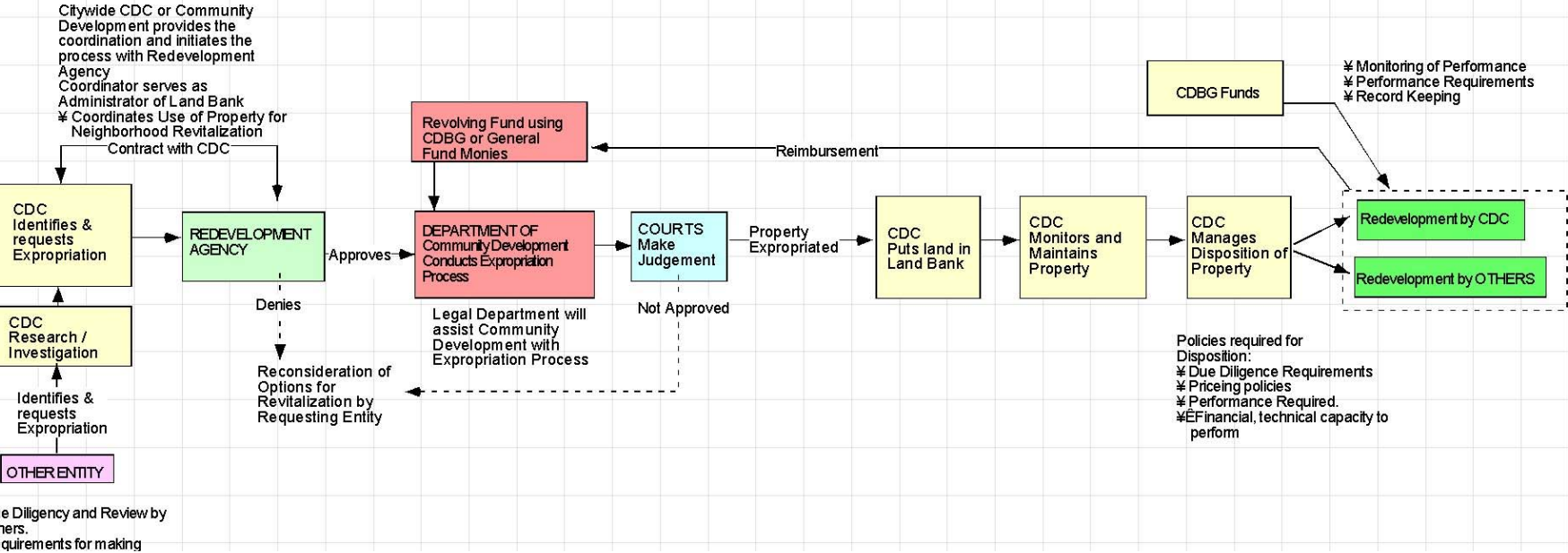
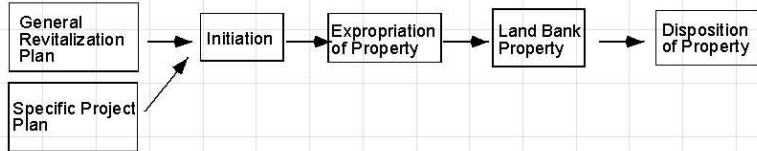
The criteria for acquisition should include: 1) the property must be a property acquired through voluntary sale, or tax foreclosure disposition procedures as an abandoned or a mortgage or tax foreclosure property; 2) a process is needed to acquire clear title, eliminate all tax liens, mortgage liens and other encumbrances upon the property title to be eligible for land bank acquisition; 3) the disposition price to developers acquiring land bank property, whenever financially feasible, will provide recovery of dollars expended by the land bank for taxes and other liens provided such liens are not greater than the fair market value of the property; 4) the purchaser must demonstrate the financial ability to immediately develop the property for affordable housing.

The function of the land bank will generally include acquiring the properties, maintaining the properties until disposition and assembling and marketing development parcels for sale to for-profit and nonprofit developers. Land Bank properties may also include donations by property owners, purchases from owners willing to sale property at reduced prices, and as surplus City-owned land deemed no longer needed for any public purpose. Sources of funds for acquisition cost and other land bank operations will come from sources including CDBG and HOME program funds.

The City of Jonesboro evaluate and consider implementing the land bank model to support its goals of developing affordable housing for sale to low, moderate and middle-income homebuyers. Eligible non-profit or for-profit housing developers will provide the acquisition/rehabilitation and/or acquisition/new construction cost of properties they acquire from the land bank. Illustration 26 on the following page graphically depicts the land bank and acquisition process.

Illustration 26: Land Bank and Acquisition Model

PROCESS FOR NEIGHBORHOOD REVITALIZATION LAND BANK AND EXPROPRIATION



Parade of Homes

A Parade of Homes event could be established in Jonesboro to facilitate the development and sale of infill housing. The Parade of Homes concept brings together the right mix of developers, available land, banking, and buyers. A parade of homes has five phases:

Site Selection – a neighborhood assessment and action plan are completed, determining where the parade of homes will take place. Lots are acquired to be made available to builders.

Pre-development – work is coordinated with a local neighborhood association and code enforcement to schedule neighborhood clean-ups, rehabilitation, public safety, and code enforcement projects. In this phase the City recruits builders, bankers, mortgage companies, insurance companies, and non-profit and community organizations to participate in the Parade of Homes.

Development – The development phase entails completion of necessary environmental reviews, demolition and relocation, addressing infrastructure needs, lot sales, and construction.

Homebuyer Acquisition – This phase includes pre-purchase homebuyer programs, loan applications, and financing for prospective homebuyers.

Parade Event / Home sales – This final phase includes the pre-parade advertising and marketing, the event and home tours, home purchases / closings, and post-purchase homebuyer activities.

Increase Homeownership Initiatives

According to the 2005 – 2009 American Communities Survey, there were a total of 24,196 residential units in Jonesboro. The homeownership rates within sectors of the City varied. Of that total, 13,731 units were owner-occupied representing a 56.7 percent homeownership rate. Homeownership rates for minorities are disproportionately lower than the City or national averages. For Whites, the homeownership rate was 64.5 percent. The African-American rate was 17.5 percent, a difference of 47 percentage points. The homeownership rate for Hispanics was under 31.5 percent, though the population of Hispanics was very small. Nationally, HUD has set a homeownership goal of 65% which means none of the minority populations are within reach of this goal. It is essential that homeownership rates increase and residents who rent have access to financing to become homeowners. Homeownership allows residents to build equity in their property and receive tax benefits from owning a home. In addition, increasing the homeownership rate can contribute to the strength of the neighborhood, as some neighborhoods have demonstrated that homeowners are more likely than renters to maintain their homes and more likely to participate in neighborhood-based social and community activities. The following are recommended program initiatives that are needed or should be continued by the City.

- **Down-payment Assistance** — City CDBG and HOME funded homebuyer assistance programs have successfully supported homebuyers to purchase a home, including help with down-payment, closing cost, and principal reduction. These programs usually include a homebuyer education requirement that provides financial literacy and home maintenance education to increase the odds of success for program participants. Because the federal funds for these activities are limited, the City and local CDC's should continue to submit applications to Federal Home Loan Bank, Community Development Financial Institutions, local foundations and others as a source of additional funding for these programs.

- **Financial Literacy** — Financial literacy focuses on the preparedness of potential buyers to acquire mortgage financing. Financial literacy counseling programs typically work with buyers to address their creditworthiness and to help them correct any credit issues that may interfere with their ability to qualify for a home mortgage. However, most programs are structured primarily to assist persons already in the market to buy a home. As a group, these buyers typically contain large numbers of persons with poor credit. Damage to their credit worthiness in the form of poor credit history or no credit history, high consumer debt, and bankruptcy characterizes many of the persons in the market for a home mortgage. This makes qualifying extremely difficult and, therefore, financial literacy must provide a pre-emptive approach to the establishment of good credit, rather than primarily focusing on correcting poor credit. The 18 to 35 year old demographic in the City of Jonesboro is impacted by the issues associated with financial literacy even more. Today not only is good credit essential in acquiring real estate and major purchases but considered in matters of employment as well.

Financial literacy is also an important factor in the successful management of one's overall personal finances, which sets the stage for all of life's important purchases, not just homeownership. A well ordered personal budget enables homebuyers to qualify for the best credit terms in major purchases and eliminates the major obstacles to loan origination. An early start in managing personal finances can prepare an individual for those major purchases. The City should work with local school systems to increase courses in the high schools that provide financial literacy education for high school juniors and seniors. Local lending institutions and real estate professionals should be recruited to assist in curriculum development and to provide instructors for the classes.

Downtown Housing

Downtown living is associated with a thriving city, where the downtown is more than just a place to conduct business, but has also re-emerged as a center for restaurants, entertainment, and a vibrant street-life. People who choose to live in downtowns are willing to give up some of the advantages that suburban living offers, such as a back-yard and better schools. Making this exchange is simple for a demographic which has no children. Young professionals, students, empty nesters, boomers, and retirees often fit this mold.

Population projections for the city show growth in older population cohorts outpacing the population growth of the city as a whole. This population will likely demand a different set of housing options, than is currently being offered. Also as the young, single professional portion of this population seeks housing they will look at a variety of housing options as well. The population projections above indicate an increasing demand for housing choices, and a need for downtown housing emphasis that includes a mix of housing types.

Downtown living provides unique shopping and entertainment opportunities, as well as proximity to commercial offices, business, and government for young and older professionals. Aging boomers, retirees, or the elderly, because there are no children in their household may no longer desire or need to maintain a large home. Without the burdens of a large home and lawn to mow, those with smaller households can take advantage of the compact residential options in downtown. School choice is typically not a consideration for empty nesters that may choose to live downtown. Senior citizens who are unable to drive long distances to be part of activities in central city may choose to live downtown to take advantage of the pedestrian friendliness and easy access to the hub of cultural activity and shopping. Downtown living offers the opportunity for developments with retail on the ground floor and housing on the upper floors. This environment can connect these target groups to the energy and community living of downtown. This type of development can make the downtown streets vibrant and lively, at all times.

Downtown is already a destination point and generates a significant number of trips. The top destinations and reasons to visit downtown included government offices, restaurants, shopping, and entertainment. The 1999 HyettPalma Downtown Action Plan for Jonesboro projected a changed image for downtown by 2006 which included more loft apartments in downtown, with upper floor residential in commercial buildings. Both owner and rental units were suggested to be developed in downtown. Mixed use building in areas surrounding the downtown core and redevelopment sites at the edge of downtown were recommended for townhouse and garden apartment multifamily. New market rate housing and renovation of existing single family in neighborhoods surrounding downtown was recommended in what the study termed the "Urban Village Cluster". We concur with those recommendations and we noted loft conversions already occurring in downtown.

A collaborative effort with developers is recommended to explore the feasibility of senior housing in downtown. The Crescent City Lofts on Church Street in downtown provides an example of loft development with retail on ground floor and residential units on upper floors. Development of rental housing is recommended as an initial phase, such as loft apartments on upper floors, with ground floor retail, in both low-rise and high-rise buildings, providing a variety of unit types. Buyers are more hesitant than renters in an unproven market. By starting with rental units, momentum will begin to build in the downtown market, allaying the fears of potential buyers.

Developers and lenders may not be aware of all the resources available to them. In addition to discovering what developers and lenders feel is lacking, an education process may take place where developers discover new funding mechanisms to break ground faster on downtown projects. The City also has an opportunity to fashion development incentives that could serve to attract outside investors to produce housing and revitalize existing building in downtown and to attract businesses looking to relocate to consider downtown.

Multifamily Housing, Affordability, Condition and Location

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. While much of the multifamily housing supply, particularly units built between 2005 and 2011, remains in good and stable conditions, the housing survey and neighborhood planning area assessment noted numerous developments and units that were obsolete and or in poor conditions.

Student Housing Consumption in the Rental Market - Areas in and around Johnson Avenue and close to the Arkansas State University was of major concern. These units are not well maintained and some instances in deplorable condition while maintaining a healthy rent role, pricing and occupancy levels because they are absorbed by the student population. Students concerned cost and proximity to the university rather than condition are more accepting of these substandard conditions. Foreign and exchange students in some cases come from developing countries where housing conditions are also substandard compared to U.S. standards and are unaware of the landlords and the markets' exploitation of their resources in exchange for poor housing conditions.

Student consumption of single family housing for rental has adversely impacted the amount of affordable housing for sale and available to lower income and workforce housing consumer. Landlords also charge rent by the room, or higher prices for multifamily and single family rental units that prices non student lower to moderate income family out of the market.

Rental Housing Affordability - 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, in the Housing Market Analysis Section, 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).

Rental Housing Demand - 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, in the Housing Market Analysis, 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.

Rental Housing Cost Burdened - 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, in the Housing Market Analysis, provides an analysis of 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. In the Market Analysis Section, Map 13 provides an analysis of the geographic distribution of rents and Map 14, 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.

Recommendations - Allowing for the development of small-scale multifamily or cluster housing in appropriate areas of Jonesboro where single-family rentals demand higher rents, could shift some renter households to multifamily units. This could make the single-family rental units available for homeownership. To ensure quality development, the City should enhance its multifamily site development requirements to require desirable amenities in new development. Items found in other ordinances include building design elements, enhanced signage and lighting requirements, and play areas.

Newer energy efficient units with amenities not found in older single-family rental housing, could increase demand for multifamily and attract those living in single-family rental housing to choose multifamily. As we discussed in the recommendations for downtown housing and loft rental housing, special amenities for seniors can accommodate baby boomers and empty nesters. Improved design in new units and accessibility modifications in older multifamily stock are important elements to accommodate the city's elderly and special needs populations. Many design elements identified in Universal Design, discussed later with regard to senior and special needs populations, not only benefit these populations, but enhance housing for everyone.

The Arkansas State University should be encouraged to take a lead role in influencing developers to build more quality multifamily similar to the recently built Grove apartments near Caraway and Johnson Avenue. These units provide high quality rental amenities, with developers able to market the units to the lifestyle of the students.

Senior Housing and Special Needs Housing

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.

Recommendations - Design and Implement Alternative Housing Products and Development Approaches

The elderly have few alternatives for housing. They must choose between living in traditional single family ownership units, living with relatives and single family and multifamily rental housing or assisted living or nursing homes. Alternative housing products are needed. The following are some alternatives.

- **Senior Housing / Tax Credit Financing** – Commercial buildings in downtown Jonesboro and vacant, obsolete commercial building and school facilities in neighborhoods are currently marginal or non-contributing asset to the community's wellbeing. However, their proximity to major transportation corridors, which serve as car or public transportation routes to various senior services and programming sites, make these buildings an attractive prospect for adaptive re-use as senior housing. Developers such as Keen Development Corporation assisted AU Associates in planning for the conversion of a similar site, the historic Midway School located in Midway, Kentucky, into 28 apartments for the elderly. Renovation work started in early 1998 and was completed in 1999 utilizing LIHTC equity and HOME Funds. The historic renovations were honored by a Preservation Award from the Kentucky Heritage

Council. Keen Development has several other similar projects throughout the state of Massachusetts. <http://www.keencorp.com/School.htm>. The former Aldridge Hotel located in downtown Shawnee, Oklahoma, just 40 miles northeast of Oklahoma City, serves as a recent example of turning an obsolete building in the downtown core into an asset for senior housing utilizing tax credits as part of its financing.

The Aldridge Hotel' conversion to senior housing was initially begun by Central Oklahoma Community Action Agency, was purchased and developed by ERC Properties to create 44 two bedroom and 17 one bedroom apartments for elderly residents. The COCAA will provide services to residents leasing the units for rents ranging from \$475 to \$709 a month. Qualifying residents must earn no more than 60% of the area median income. The cost to remove hazardous materials such as asbestos and the cost of renovation will likely require public subsidies to make the project financially feasible and to provide incentives that entice private developers to undertake such an initiative.

The prototypical design concept on the existing site between Burke, Union, Huntington and Madison in the downtown business district was used in Illustration 27 as an example of existing buildings and vacant land potentially could be retrofitted to become senior housing utilizing a development and finance scheme similar to the Oklahoma project. These buildings and others are currently vacant, underutilized and in some instances obsolete, or being torn down and discontinued for occupancy in terms of their continued use as office or commercial properties. Project financing could potentially be enhanced through the use of Brownfield Economic Development Grants and Section 108 Loan Guaranty financing provided by the City through the use of federal funds.

Illustration 27 is intended to conceptualize the concept and no contact has been made with the existing owners to determine future utilization of this property or their interest in developing senior housing.

Illustration 27: Adaptive Reuse and Renovation of Existing Sites

Site for Senior Tax Credit Housing – Not proposed / for Illustration purposes only

Existing Conditions



○ **Cottage Housing for Elderly Homebuyers** – Cottage housing, or cluster housing as it is sometimes called, provides a smaller unit for the elderly as a homeownership option or as an alternative to continuing ownership of a larger unit that essentially over-houses them or has become too costly to maintain. It should also be considered a viable alternative to a City grant-funded major rehabilitation when an elderly applicant is living in unsafe conditions and the rehabilitation costs exceed the projected value of the completed structure. There may also be applicants who, as a result of limited funding, will have to wait years for assistance because their application is at the end of a long rehabilitation program waiting list.

The Program Objectives:

- Construct cottage housing developments of 8 to 12 housing units built in a cluster housing configuration, sometimes with common walls similar to the walls found in duplex construction.
- Identify eligible elderly participants for the purchase of a cottage. The prospective buyer would either currently own their home, but is over-housed and is willing to purchase the cottage and sell their existing home at market value, or they are in the market to buy an affordable unit.
- Facilitate the existing home sale and the purchase of the Cottage for the participant using the proceeds of the sale of their home.
- Add CDBG contribution to cover the difference between the buyer's equity and the market value of the cottage, if necessary.
- Provide maintenance of the cottage community, partially funded through neighborhood association dues and the non-profit/civic organization's maintenance fund.

Illustration 28 is intended to conceptualize the concept for cottage housing and no contact has been made with the existing owners to determine future utilization of this property or their interest in developing cottage housing.

Cottage Housing Example

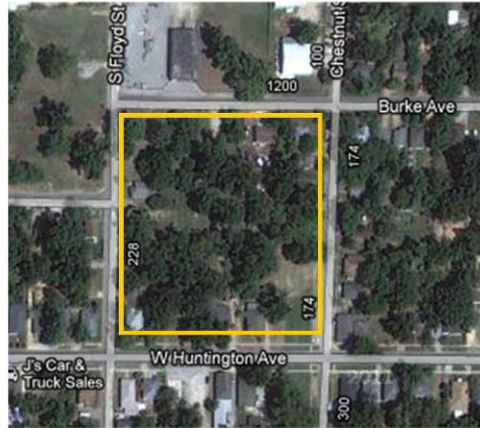
Cottages should be designed to contain 450 to 600 square feet. Other features include front porches with appealing exterior design features, one bedroom, bathroom, den, and kitchen. The site could be laid-out to provide opportunities for community gardens or green space /courtyard in the interior of the development. The entire site should be enclosed with wrought iron fencing with the front of the cottages facing the common green space. Cottages should incorporate Universal Design features and be energy efficient. Construction financing could be provided through CDBG or HOME funding, with additional participation solicited from financial institutions that express an interest in leading the way toward funding progressive housing projects. Principal reduction grant funding should be requested from the Federal Home Loan Bank (FHLB) through a member bank as part of FHLB's Affordable Housing Grant Program.

A non-profit or religious organization could serve as developer. That entity could also provide ongoing maintenance support after the sale based on a monthly assessment to the residents of the cottage community. A monthly assessment should cover the cost of maintaining the grounds. The maintenance fund provided by these contributions and/or an escrow derived from the sale of the cottages could be used for routine maintenance as well as paint-up and fix-up needs of the housing units in the future.

Cottage or cluster housing as it is sometimes referred to, can also be an alternative housing in areas currently zoned for high density residential but currently developed as single family. Other areas may be in need of medium density home ownership type residential housing as an alternative to medium density or larger scale multifamily rental housing.

Cottage Housing – Prototypical Illustration 28

Site Location – Floyd Street between Burke Avenue and Huntington Street



Site Map



Cottage Housing Examples

1. 12 - 450 to 650 sq. ft Cottages
2. Community Garden
3. Common Area
4. Wrought Iron Fence (no gates)

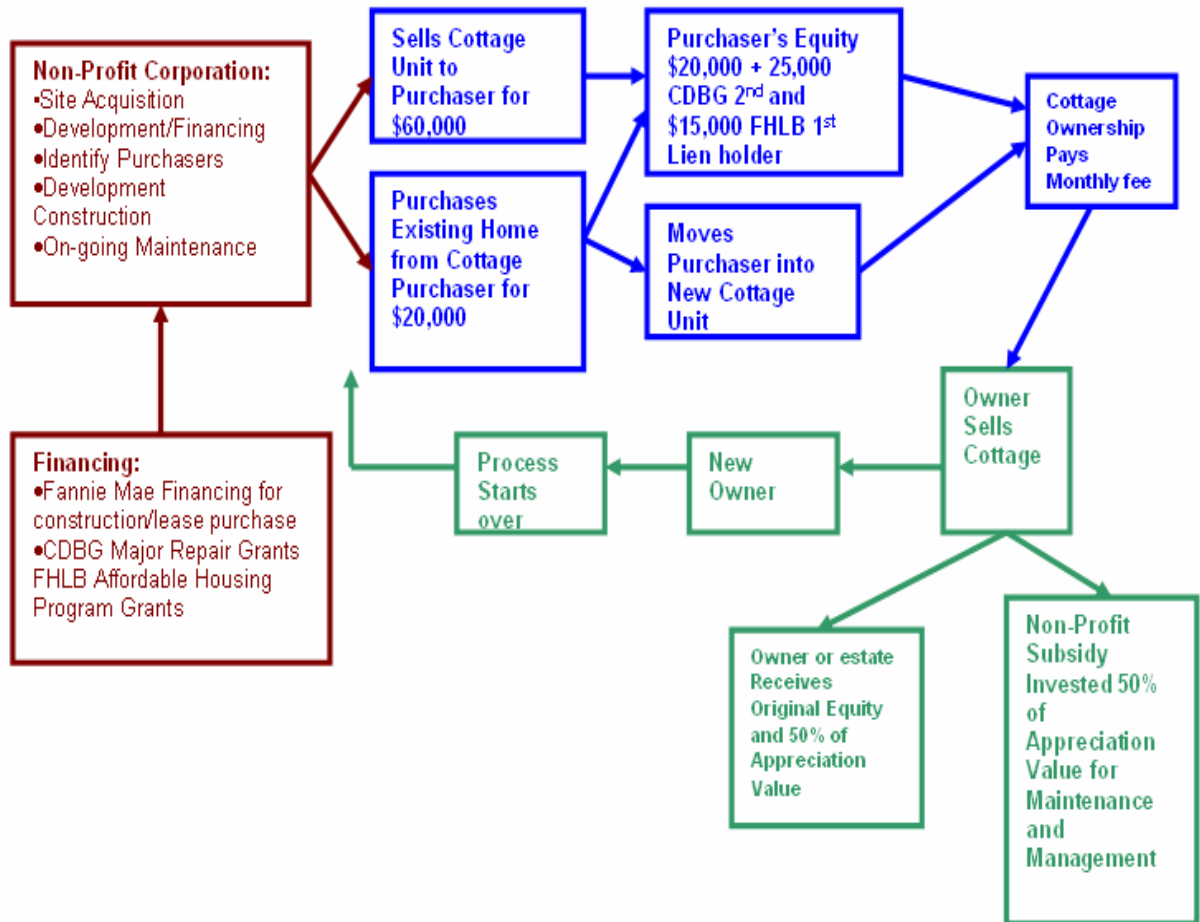
Cottage Housing – Kirkland, WA Example



Cottage Housing – Whidbey Island, WA Example



Illustration 29: This diagram and graphic illustration will provide further details of the transaction concept.



- **Intergenerational and Shared Housing for the Elderly** – Intergenerational or shared housing provides a group residence which houses a single, elderly adult serving as principle custodian for their minor-aged grandchildren or an elderly adult shares the unit with an unrelated single parent with dependent children. They become a structured family unit, sharing common areas, such as kitchen and living room, and having their own private bedroom with private or semi-private bath.

The purpose of intergenerational housing is to provide longer term transitional housing to the individual and families needing supportive services and special assistance as they identify and secure permanent housing. The program is generally sponsored by nonprofit agencies, community development corporations, religious institutions, and others utilizing a variety of funding sources ranging from Federal CDBG funding to foundation grants. Some programs operate as homeless housing, receiving funding under the HUD Super NOFA/Supportive Housing Grant Program and McKinney Act Funding. The concept is to provide a safety network of supportive services that offer opportunities to improve education, job training and employment placement, and social and economic status so that clients may regain self-sufficiency and return to long term rental or homeownership housing.

Through support service networks and partnerships, efforts are made to offer daycare, mental health counseling, and life skills training. In some instances, older residents provide childcare for the working single parent and in return are supported by the single adult with support for shopping and other needs. This program strives to provide a living environment for older adult clients and single parent families that will enable them to develop an alternative “family” network for self-help and independent living.

In some instances, the sponsoring agency provides staff supervision of the group residence to assure maintenance, sanitation, and safety. Staff is generally responsible for the delivery of case management regarding screening new applicants and placing exiting residents in a more permanent living situation. Everyday household chores are the responsibility of each resident. Contractual services, networking relationships, and volunteers are available to assist the residents throughout their stay in counseling, budgeting, programming, and other special needs.

Eligible Program Participants:

- Elderly adults and single-parent families who are homeless or near homeless and are seeking affordable temporary housing options, but not rehabilitation services.
- Residents must be self-sufficient in their own lifestyles, promoting a self-help, self-care, and independent living environment.
- Head of household of a single parent family must be 21 years or older.
- The children of the single parent family must not exceed the ages of 10 for boys and 12 for girls when accepted into the program.
- Typically, the residence is modeled to assist the individual/family through a transition period of their life not to exceed 18 – 24 months.

Typical Services:

- Case-management to assist with immediate personal/family crisis.
- Provision of groceries, clothing, personal toiletries, medicines, and transportation.
- Educational and training classes in nutrition, personal hygiene, and first aid.
- Access to employment placement, job training, and other resources.
- Tutorial assistance to school-age children and adults enrolled in classes.
- Budgeting and financial management classes.
- Assistance in securing permanent housing placement.
- Daycare services provided by social service agencies or by the elderly resident.
- Mental health counseling (individual/family) referrals.

Program Participant Cost:

Recommend some cost sharing by residents of \$100.00 or 30% of their income, whichever is less, per month to be collected by the agency. Single-parent families must be employed, employable, or attending school. The older adult may volunteer or work, if social security or other sources of income are inadequate to meet the minimum rental cost.

Intergenerational Housing Example

Intergenerational housing can also be provided as a multifamily development or campus environment. McAuley Square is an innovative 74-unit affordable housing project designed to serve both elderly and single-parent households. Older residents, young parents, and students share an attractive living complex which opened in Burlington, Vermont on January 22, 2001.

The affordable housing development houses seniors, pregnant teens, and community service scholars. Located near downtown Burlington, the building site is convenient to businesses, schools, health services, and transportation. The McAuley Square development is managed by Cathedral Square.

This project is more than affordable housing, it is a community supported by services from a myriad of social service programs assessable to its residents. The success of this project was largely due to communitywide participation and support for its development. Participants included the Sisters of Mercy donated the land and the development was handled by two non-profits, Cathedral Square Corporation and Housing Vermont. Other organizations playing major roles in the project were:

- Vermont Housing Finance Agency
- Chittenden Bank

- Howard Bank
- Vermont Housing Conservation Board
- City of Burlington (McKinney Grant)
- Burlington Housing Authority
- HUD

Illustration 30 below and 31 on the following page are intended to conceptualize the concept for intergenerational and shared housing and no contact has been made with the existing owners to determine future utilization of this property or their interest in developing cottage housing.

**Intergenerational Housing – Prototypical Illustration 30
Site Location – Between Floyd Street and Puryear Street at Oak Hurst**



Intergenerational or Shared Housing – Project illustration 31



Legend

1. 400 - 500 sft. One-Story Duplex Units – 30 Units
2. 500 – 600 sft. Two-Story Units – 56 Units
3. Community Center and Garden
4. Common Area
5. Wrought Iron Fence (no gates)

Intergenerational Housing Example, Burlington, VT



The McAuley Square development project provides 74 affordable housing units near downtown Burlington, Vermont.



As an innovative intergenerational housing facility, McAuley Square was designed to accommodate a variety of lifestyles.

Aging In Place

A national initiative sponsored by Partners for Livable Communities and the National Association of Area Agencies on Aging in the Aging In Place Initiative is a leading authority on aging in place. They collaborate with communities across the country to achieve an overall objective of the initiative is to improve livability for older persons. Through a collaboration with Battle Creek Michigan, in a February 2006 report to the community entitled "Cruising the Age Wave – Where Will All the Boomers Go?", Aging In Place Battle Creek identified 10 issues and 26 recommendations based on input from the City's boomer population. The report revealed that in terms of housing, while many boomers desire to remain in their own homes in retirement, an almost equal number would like to see the development of new housing options. Options mentioned included smaller homes in planned communities, condominium living, and downtown housing opportunities. As discussed in the downtown housing section, both rental and ownership opportunities should be pursued.

Recommendations - 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.
- Housing alternatives that addressed their over-housed and maintenance and utility cost burdens.

Healthcare Competitive Advantage

One stable sector of the Jonesboro economy is the health care and health service industry. St. Bernards Healthcare has provided leadership in the formation of Matthews Medical Mile, a consortium of businesses that provide health-related services and are located along a one-mile section of Matthews Avenue. Owners of more than 100 businesses located along the route and within a block or so on either side of Matthews Avenue have joined together to promote the Matthews Medical Mile as the premiere destination for healthcare in Northeast Arkansas and Southeast Missouri.

The area already is a destination for healthcare services and goods, and has been for a very long time. Many businesses that fall into the healthcare sector of the economy are located along Matthews Medical Mile. Some have been there for decades, while some are newcomers to the area. The business with the longest tenure is St. Bernards. It has been there for 110 years. The Matthews Medical Mile is distinctive in several ways, most notable, its' visual identifiers. One of the things that mark this corridor as unique is that the curbing is painted burgundy.

Throughout the City of Jonesboro, we noted new development of nursing home and assisted-living facility. Only a short drive separates these sites from the Jonesboro Medical Mile, the veteran's medical facility, and other doctor's offices. These and other new developments are making Jonesboro known as a healthcare hub and elderly housing hub in the state. Jonesboro should capitalize on this trend and ensure that housing can accommodate the needs of seniors and the staff of these facilities.

Universal Design

One way to impact housing accessibility is the adoption of a Universal Design Ordinance, requiring developers to incorporate accessibility provisions into all or a certain percentage of new housing units. With the aging population, the need

for accessible housing will be more and more an issue. The City should investigate the feasibility of adopting a Universal Design Ordinance to guarantee that future development will provide a ready supply of accessible housing, reducing the cost of accessibility through incorporation into development costs, rather than through adaptation after the fact. Converting a home that was built according to standard (non-accessible) practices to allow room to maneuver a wheelchair can be very expensive, involving widening doorways and rebuilding bathrooms. Cost estimates of incorporating universal design into new construction show the addition of \$370 to \$670 per unit, compared to \$3,300 to \$5,300 for remodeling to meet the same accessibility provisions. A Universal Design Ordinance is an important step toward providing appropriate housing for a range of citizens.

As Jonesboro's population ages, demands in the marketplace for accessible housing are going to increase. Universal Design features will help create more accessible homes for people of all ages. Homebuilders in Jonesboro can also lower the cost of converting a home to be fully wheelchair accessible by planning their construction process to anticipate the possibility of these future conversions. Doorways can be framed with longer headers to allow wider doors to be installed easily, if and when needed. Blocking for safety bars can be installed in walls for showers and toilets, eliminating the need to tear the wall up to install blocking later. Obstacles can be avoided, in the design and construction process, to eliminate the need for ramps. The costs associated with planning for the eventual conversion to accessibility are relatively minor, especially when compared to the cost of retrofitting a home where no provisions for accessibility were made.

Future housing units need to be developed to house persons with disabilities. While needs may be adequately addressed currently, future demand should be anticipated and preparations should be made to expand disability housing opportunities and to explore new housing models that have been adapted to address the need of all sectors of the special needs housing community.

Alternative Housing Products, Programs and Financing

Single family housing and multifamily housing alternatives must mirror both the cost of housing and the contemporary products and choices of a diverse housing market. Alternatives to traditional single family and multifamily designs and products and lower cost options other than mobile homes must be explored and considered.

Modular Housing as an alternative lower cost housing product – We now face a crisis of affordability in the housing industry. We are having difficulty delivering high-performance and durable buildings at an affordable cost. This has vast societal consequences from homelessness to compromised living standards and the inefficient use of resources. Most importantly, it has added to the difficulty of making homeownership a reality. Alternative lower cost housing products must be considered. Modular housing is fast becoming a cost effective alternative to traditional on site construction. The components of the building are constructed in a factory and transported and assembled on the lot. These industrialized building offers two primary advantages: predictability and time required for construction. Unlike mobile homes, each modular housing building is required to meet local and national building codes.

In Shreveport, Louisiana, nonprofit development organizations are utilizing modular housing as a means of lowering the purchase price of new housing, while replicating the architectural style of the existing neighborhood and meeting local building code requirements as well. On the following page is an illustration of several replacement infill housing units being constructed on vacant lots in the Queensborough Neighborhood in Shreveport. These units feature siding as opposed to traditional brick construction and offer the residents porches similar to those found on the units currently in the neighborhood.

These types of units could provide alternative development opportunities when constructing affordable housing in established areas and Conservation Districts.

Modular Housing – Project Illustration 32



Modular Housing

1. Located in Shreveport Louisiana
2. Designed to architecturally replicated existing neighborhood housing
3. Purchase price \$80,000 to \$110,000
4. Each unit receives \$30,000 subsidy for principle reduction, down payment and Closing cost from City HOME Funds and Federal Home Loan Bank Grant

Lease / Purchase — Lease/purchase is another option for home buyers seeking to qualify for mortgage financing. A viable tool for cash-poor, but gainfully employed households, lease/purchase programs traditionally allow you to rent a home for some preset period of time with a portion of the rental payment going toward the down-payment to help purchase the rented property. Freddie Mac's offers a program that allows a buyer to make rental payments virtually equal to the mortgage payments they will eventually pay on a loan they can assume after several years of adequate credit and loan payment behavior. Fannie Mae offers a similar product.

Lease Purchase Housing Example

Shreveport, Louisiana Lease/Purchase Program – The City of Shreveport recently collaborated with Federal Home Loan Bank, Fannie Mae and local banks to build Shepherd Place, a 22 unit single-family, new construction and gated subdivision in northwest Shreveport. Illustration 6 highlights the subdivision which features both one story and two story designs at a purchase price of \$100,000 to \$130,000. Families receive up to \$30,000 in subsidies for principal reduction, down payment and closing cost and have up to three (3) years, depending on their individual circumstances, to repair credit and to qualify for the permanent mortgage. If applicants are unable to qualify at the end of the specified period, they will be dropped from the program and any accumulated contributions toward closing cost and down-payments will be forfeited. The City of Shreveport Community Development Department administers the program and is responsible for qualifying applicants, administering a lease-purchase contract, collecting rents, maintenance, and ultimately closing the permanent mortgage. Non-refundable administrative and maintenance fees are charged to the applicants to pay for program administration, home maintenance, and other activities. Program funds also accumulate from a portion of the rents paid by those who fail to qualify for permanent mortgages and supplemental support from Fannie Mae.

Illustration 33: Shepherd Place Subdivision – Shreveport, LA

Lease Purchase Financing Example



Lease Purchase Housing

1. Located in Shreveport Louisiana
2. Single-Family Lease Purchase and Gated Community
3. Purchase price \$100,000 to 130,000
4. Each unit receives \$30,000 subsidy for principle reduction, down payment and Closing cost from City HOME Funds and Federal Home Loan Bank Grant
5. Purchaser has up to 3 years to qualify for permanent financed mortgage

Illustration 34: Shepherd Place Subdivision – Shreveport, LA
Lease Purchase exterior and Interior of Lease Purchase Units



Employer Assisted Housing - The City should work with the Chamber of Commerce and local employers to market Employer Assisted Housing (EAH) as a means of creating homeownership opportunities for the working poor. It is vital that we increase awareness among major employers that some wage levels are not adequate for people to enter into homeownership, without down-payment and other assistance. While the City offers financial assistance to address this need using its federal entitlement funds, it only impacts a small percentage of those in need of assistance. The City should coordinate with major employers and lenders to design and aid firms in the implementation of Employer-Assisted Housing (EAH) programs, encouraging employers to work with employees in their efforts to purchase housing.

Employer-Assisted Housing programs benefit employers, employees, and the community. Employers benefit through greater employee retention. Employees receive aid to move into home-ownership. Ultimately, communities benefit through investment in the neighborhoods where the employers and employees are located. The most common benefits provided by employers are grants, forgivable loans, deferred or repayable loans, matched savings, interest-rate buy downs, shared appreciation, and home-buyer education (provided by an employer-funded counseling agency). Successful EAH programs use a combination of some of the benefits listed above. One program that has met with success was developed by Fannie Mae, which not only has their own EAH program, but also helps employers implement EAH programs. Fannie Mae's EAH program has made it possible for 2,200 of its employees to become homeowners. Seventy-six (76%) percent of all Fannie Mae employees own their own homes, compared with a national average of sixty eight (68%) percent.

Police Officer Housing Program - Cities have found that the presence of a police officer in a neighborhood often helps in efforts to reduce crime. Toward that end, programs have been implemented around the nation to encourage home purchases by sworn officers. Fannie Mae Corp. and the U.S. Department

of Housing and Urban Development (HUD) have both been active in promoting these programs. Example programs include the Fannie Mae program in Orlando, Florida which offers a low-interest mortgage loan and up to \$7,500 in down payment assistance for eligible participants. Participants can earn up to 120 percent of the area median income and must complete a homebuyer training program.

HUD operates a similar program called the Officer Next Door Program that utilizes HUD's foreclosure inventory. Properties are listed on HUD's home sale website and eligible officers can bid on designated homes. Homes sell to officers for half the listed price of the home. Eligible homes must be in a designated revitalization area, which cities can create through their Consolidated Plan process. HUD can provide a listing of homes on their foreclosure list which are located in the zip codes that include the study area and potential neighborhoods where the program could be implemented. A program operated in Orlando, Florida and New Haven, Connecticut has been cited as best practices by HUD. HUD also conducted a limited study in 2002 to measure the programmatic impact on crime in Rialto, California and Spokane, Washington. While the study did not provide statistical evidence of a direct correlation to reduction in crime, certainly overall crime in the areas went down and perceptions of crime by local residents improved measurable.

A similar local program could be created with funding from the City's Community Development Block Grant Program or with private funding from area foundations or businesses. The program would offer incentives to sworn officers looking to purchase a home. These incentives should include a mortgage loan with a below market interest rate and some form of down-payment or closing cost assistance. Alternatively, this program could be administered by a local lending institution or in conjunction with a City of Jonesboro EAH program offered to all city employees.

Increase Resources available for Housing Programs

Cultivate Greater Involvement of the Faith-Based Community - The community has a number of churches and religious institutions that have had some success in helping to improve the neighborhood that surround them. However, these entities have an opportunity for greater involvement. Similar organizations have formed community development corporations, CDC's operating in the community, and directly involved in the development of affordable housing. There is also an opportunity to coordinate the efforts of these organizations to make a more visible impact on volunteer projects, such as home repair for the elderly. The potential volunteer labor from these organizations could greatly increase the number of rehabilitated units each year and insure that the resources are channeled to the community activities and homeowners with priority needs in a timely manner. Many of those persons in need are members of local congregations.

Non Profit and Faith Based Capacity Building Initiatives - The limited number of non profit partners and certified Community Housing Development Organizations (CHDO) and level of affordable housing production by those organizations underscores the need for an organized capacity building program aimed at strengthening and expanding the role of nonprofit organizations in the provision of affordable housing and neighborhood revitalization. Faith based organizations represent an untapped resource in the community. If encouraged and given access to training, many might opt to participate and form nonprofit arms of their organizations to undertake affordable housing and neighborhood stabilization as part of their mission. Organizations vary both in their level of interest and capacity to enter the development process and therefore require either a basic or beginner track and/or a more progressive track for organizations that want to immediately address increasing capacity. The following provides an outline for a dual track approach to such a capacity building program.

The Basic Track - This track provides an organizational development and basic construction management seminars. Organizations would be solicited for acceptance into the capacity building program according to a set group of requirements. The HOME CHDO guidelines would provide a good starting point for the requirements. Once accepted into the program, participants would be evaluated to determine their level of competence in both business management and housing development.

The Basic Track would provide a series of seminars and training sessions on basic business management and organization topics. Among those topics would be Board Development, Fund Raising, Contract Management, Business Plan Development, Personnel Management, 501 c(3) certification, and Accounting Systems. A second series of topics would cover development activities such as Construction Management, Using Tax Credits, and Federal Housing Programs.

Participants would also be expected to participate in discussion group where Executive Directors and key personnel meet to exchange ideas on problems that they have experienced in the development process. These meetings would initially be moderated by an individual with experience in nonprofit management and housing development. Eventually, leadership of the discussion group should be assumed by a committee of participants.

The Basic Track would be six to twelve months. Participants would be expected to complete a business plan and identify a project plan for housing development during that period.

The Advanced Track - The Advanced Track will be structured to address the needs of individual organizations whose evaluation has shown them to be beyond the level of a startup entity or first time/limited in their capacity affordable production nonprofit developer. This track will utilize the above mentioned activities used in the basic track, where needed, but will rely on direct technical

assistance to provide more intensive and hands on training in understanding the development process and enhancing their production. For instance, an organization working to develop a multifamily project may require the assistance of a consultant that can help structure a financial package to see the project through construction and into a permanent loan package. Or perhaps they need assistance with a Low Income Housing Tax Credit application. Whatever the specific needs of the organization, the program should provide a flexible delivery mechanism that can mold support to those needs. Elements of this track should be available to participants in the Basic Track as they progress and their workload requires such assistance.

The Advanced Track would span one year. Participants would be expected to at minimum, to complete a project feasibility study and predevelopment budget, submit applications for project funding and option development parcels during that time frame.

Sources of Assistance - Several national nonprofit organizations provide assistance to local nonprofits. The Enterprise Foundation and LISC are two such organizations. Each organization has local offices across the United States that offer assistance to affordable housing providers. Additionally, there are a number of consultants around the country that offer their services for such programs. Some already have prepackaged seminars available that could fit into a program of capacity building. Other resources include corporate leaders, HUD staff, local real estate professionals, and retired business persons.

Funding - Funding for the Capacity Building Program could be provided through the CHDO Set-Aside from the HOME Program. Up to five percent of the HOME entitlement can be used for this purpose.

Project Priority - Projects initiated through the Capacity Building Program should be given funding priority for CDBG or HOME funds if the project sponsor has

completed the program and proposed a development project within defined target areas. Projects could also benefit from the availability of lots and development parcels made available through the proposed land bank.

Illustration 35 on the following page further details the proposed capacity building program.

Model Block Revitalization - Some neighborhood are struggling to remain viable neighborhoods, experiencing advanced levels of neighborhood decline and deteriorated housing conditions. The Model Block planning process described on pages 263 and 264 and in Illustration 36 is intended to address neighborhood decline in areas such as the neighborhood below bounded by Front Street, Bridge, and Matthews near the Medical mile.

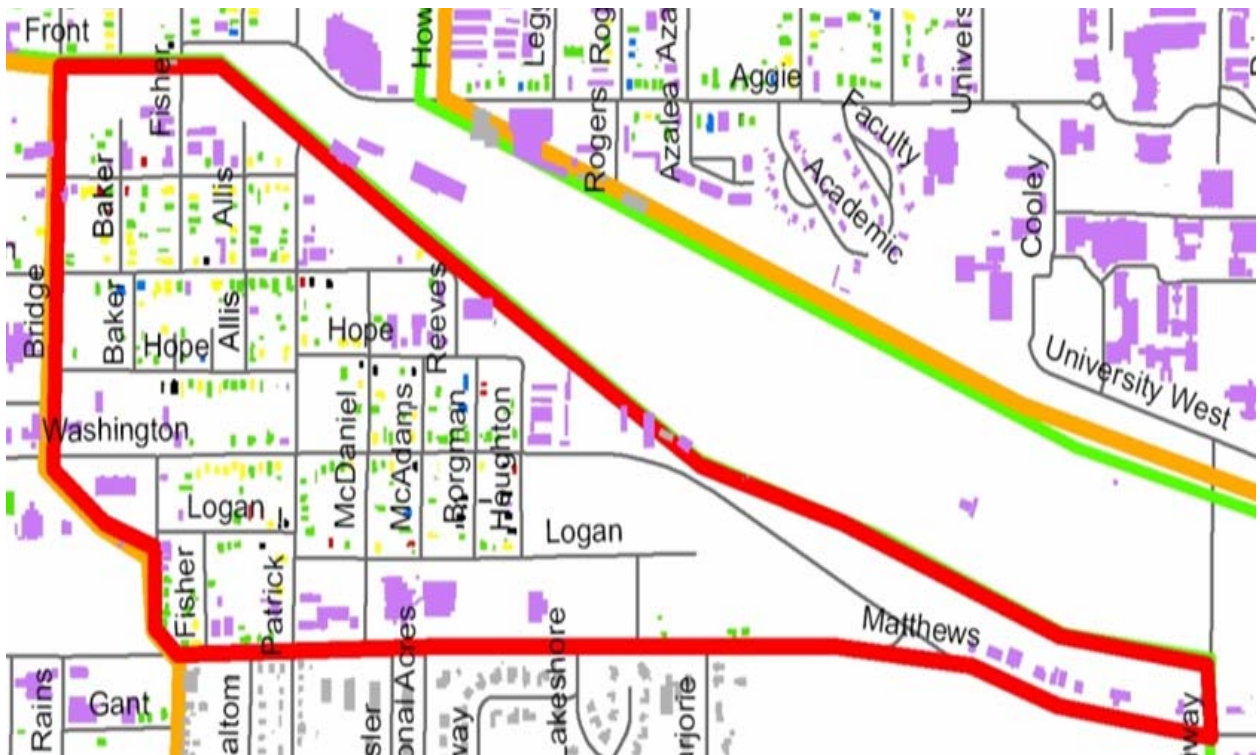
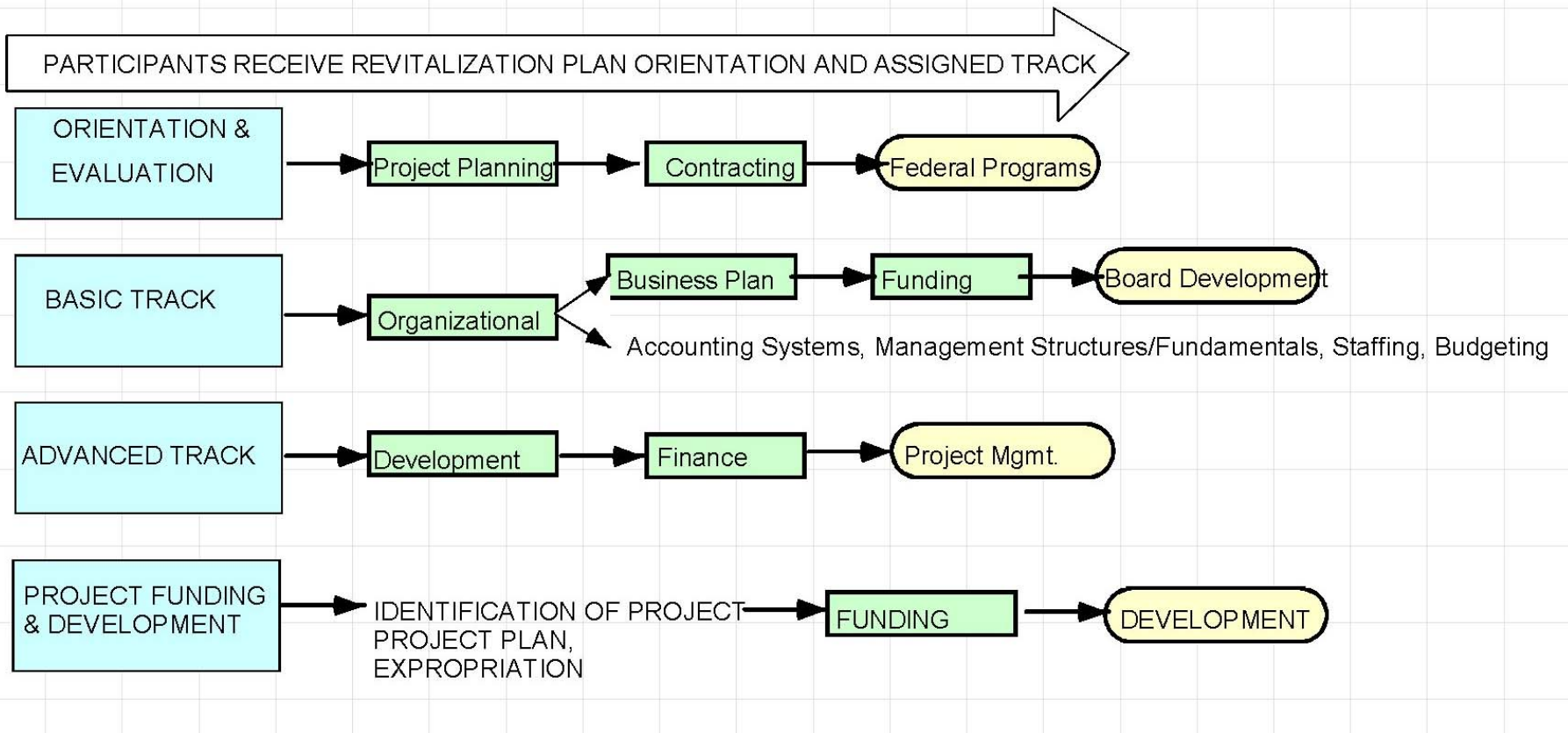


Illustration 35: Nonprofit and Faith Based Capacity Building Program



Model Block Planning and Targeting Resources - Resource targeting utilizing the model block concept presents a tremendous opportunity to diminish the rapidly spreading blight and neighborhood decline negatively affecting numerous neighborhoods throughout the city. The distribution of decline is widespread and in many instances highly concentrated in specific sectors of the city such as the designated target areas.

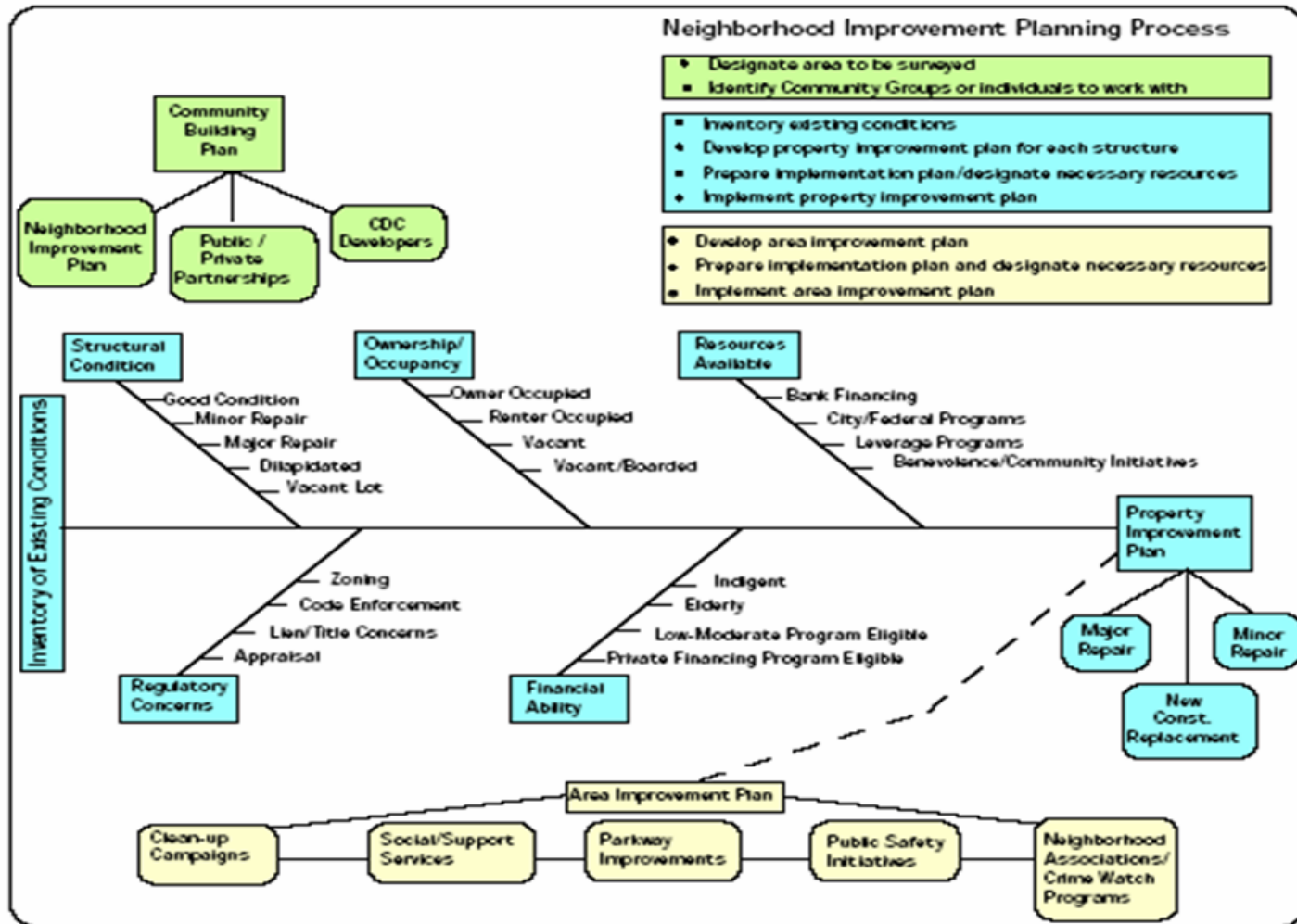
- A **Community Building Plan** is developed focusing on bringing about neighborhood revitalization by implementing a neighborhood improvement plan with targeted city resources combined with public-private and neighborhood partnerships involving resident, community development organizations, financial institutions, educational institutions, and other organizations with direct interest in the well being of the community. The community building plan should be focused, holistic, and comprehensively administered.
- Resource targeting should include three basic components. First designation of manageable geographical areas as a target neighborhood for which the City has established programmatic goals and reserved associated financial and city service resources to respond comprehensively, to its revitalization needs.
- Second development of a model block planning effort should address the issues affecting revitalization and offers a prescriptive implementation program for solving those issues. A **Neighborhood Improvement Plan** should be developed in conjunction with the community stakeholders and those who will actively participate in the implementation process. Select city departments and other agencies will form an Action Coordination Team (ACT) to assess existing conditions of the designated target area to determine the appropriate treatment required to renew the model block area. The ACT need

assessments will be used as a basis for determining budget allocations and other resource needs. The Community Development Office will be primarily responsible for program planning, administration and inter-department coordination. A neighborhood action plan and implementation schedule will be developed for each designated target area, along with a multi-year funding plan.

- Third, resource targeting must recognize that success in community rebuilding requires a commitment from the community itself to assist government in building stronger neighborhoods. An **Area Improvement Plan** will be developed and implemented under the community's leadership, through its active participation in the planning and implementation phases, and as a result, will increase community spirit, confidence and neighborhood identity. The primary partners and foundation builders in the area improvement planning and implementation process are the residents themselves. The viability and long term success of the targeting approach is contingent on the residents' willingness and capacity to participate in self help initiatives, neighborhood improvement and social and community services projects and support public safety initiatives.

The following graphic in Illustration 36 further details the process.

Illustration 36: Model Block Planning and Resource Targeting



CDFI Funding - Funding sources such as U. S. Department of Treasury Community Development Financial Institutions (CDFI) Program and Federal Home Loan Bank's Affordable Housing Program should be explored to provide additional funding or to provide technical assistance to in support of the development of affordable housing. Both entities offer funding for affordable housing as well as economic development.

The CDFI Fund targets housing and economic revitalization by promoting access to capital and local economic growth in the following ways:

- The CDFI Program provides direct investment that pays for CDFI staff training and provides funding for project equity, loans, investments, financial services, and technical assistance to underserved populations and communities;
- The New Markets Tax Credit (NMTC) Program provides an allocation of tax credits to Community Development Entities (CDEs) which enable them to attract investment from the private-sector and reinvest in low-income communities; and
- The Bank Enterprise Award (BEA) Program provides an incentive to banks to invest in their communities and in other CDFIs.

While the CDFI Fund does not make loans directly to individuals for finance specific projects, it provides financing to certified organizations that are knowledgeable of their communities. Certification as a Community Development Financial Institution (CDFI) allows organizations to participate in the Financial Assistance (FA) Component, Technical Assistance (TA) Component, and NAI Component under the CDFI Fund Program and to obtain funding through the BEA Program. Certification as a CDE allows organizations to participate, directly or indirectly, in the NMTC Program. If an organization is certified as a CDFI it

may register and automatically qualify as a CDE. These funds can be used in conjunction with the City's CDBG and HOME program funds for housing and economic development activities, such as technical Assistance to CDC's, small business loans, storefront renovation/design assistance, signage, streetscapes, site improvements, and off-street parking. In addition to its Affordable Housing Program, the Federal Home Loan Bank has the Economic Development Advance (EDA) Program and Community Investment Program (CIP) that provide assistance to eligible economic development activities.

Brownfield Economic Development Initiative Grant and Section 108 Loan Guaranty Funding - The adaptive re-use and redevelopment of commercial and industrial building along commercial corridors and abandon school facilities may require grant funding and public subsidies to make the projects financially feasible and to mediate the obsolete and contaminated land and buildings as they currently exist. Federally funded programs such as Brownfield Economic Development Initiative (BEDI) grants can enhance the security or improve the viability of a project financed with private financing. BEDI grants have also been utilized in conjunction with Section 108 guaranteed loan authority which is another possible source of public financing. Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program operated by the U.S. Department of HUD. Section 108 provides entitlement communities with a source of financing for economic development, housing rehabilitation, public facilities and large scale physical development projects. Although BEDI funds require a separate application to HUD in addition to an application for Section 108 funding, the two applications are encouraged to be submitted for collective HUD consideration. If approved, BEDI funds may be used for any eligible activities under the Section 108 Loan Guarantee program.

The purpose of BEDI funds is to minimize the potential loss of future CDBG allocations used to secure Section 108 loan guarantees:

- By strengthening the economic feasibility of the projects financed with Section 108 funds (increasing the probability that the project will generate enough cash to repay the guaranteed loan);
- By directly enhancing the security of the guaranteed loan; or
- Through combination of these or other risk mitigation techniques.

HUD intends BEDI and Section 108 funds to finance projects and activities that will provide near-term results and measurable economic benefits, such as job creation and increases in the local tax base. BEDI funds can support a wide variety of activities. For example, the City of Chattanooga may use BEDI fund to address site remediation costs or use a combination of Section 108 and BEDI funds to acquire an eligible property and convey the site to a private sector party at a discounted price from its purchase price. The redevelopment focus for BEDI-assisted projects is prompted by the need to provide additional security for the Section 108 loan guarantee beyond the pledge of CDBG funds.

There are certain limitations on the use of BEDI grants and Section 108 funds. BEDI funds may not immediately repay the principle of a loan guarantee under Section 108. BEDI funds shall not be used to provide public or private sector entities with funding to remediate contamination caused by their actions. Applicants may not propose sites listed or proposed for listing on EPA's National Priority List (NPL); sites subject to unilateral administrative orders, court orders, administrative on consent, or judicial consent decrees, and facilities that are subject to the jurisdiction, custody, or control of the federal government. Further, applicant cities are cautioned against proposing projects on sites where the nature and degree of environmental contamination is not well-quantified or are the subject of on-going litigation or environmental enforcement action. A number of the building sited in our report and used in our illustrations would appear to be eligible based on these criteria.

Economic Development and Community Projects that re-energize people and cultivate reinvestment

Recruiting industries providing jobs that match local workforce demographics - The City and Chamber of Commerce should continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking expansion opportunities, assistance with the preparation of small business loan applications, and other activities aimed at reducing unemployment and expanding the base of higher income jobs. A particular emphasis should be to recruit jobs that best mirror the job skills and education levels of those populations in the target areas and most in need of jobs. For Jonesboro, this means jobs that support persons with high school education, GED's and in some instances, community college or technical training. These persons are evident in the workforce demographics and in need of jobs paying minimum wage to moderate hourly wages. The City should also continue to support agencies that provide workforce development programs and continuing education courses to increase the educational level and job skills of residents. The goal should be to increase the GED, high school graduation, technical training, and college matriculation rates among residents. This will help in the recruitment of industry such as "call centers", clerical and manufacturing jobs. Call centers and customer service centers where employees are recruited to process sales or provide customer service support for various industries, have become more and more attracted to areas with similar demographics to that of Jonesboro. The combination of lower priced land, government incentives for relocation and the workforce to support their industries, have all become incentives in recent years.

The Aflac Insurance Company is a great example of a "call center operation" that relocated to a smaller city, and is making a difference by dramatically expanding employment in Columbus, Georgia for persons from similar demographic groups to those most in need of jobs in Carrollton. In 1998, Aflac opened its Computer

Service Center housing 600 employees. In 2001, the company opened its Corporate Ridge office, a 104-acre development housing the company's claim processing and call center operations. Aflac recently completed a new phase of the expansion, slated for completion in 2007, which will add 90,000 square feet to the existing Paul S. Amos Corporate Ridge campus building located in Columbus. Once all the phases of the expansion are complete, Aflac will have built 340,000 square feet of additional office space for a total of more than one million square feet of office space in Columbus. The City of Columbus provided an incentive package including tax abatement and land assembly and acquisition subsidies through the use of their federal grant funds.

We recommend that the City, in conjunction with the Chamber of Commerce, become more active in supporting recruiting industries that match the demographics of the populations most unemployed, as a means of improving poverty rates, incomes and home ownership rates in the City. The City should evaluate providing similar incentives to those used by other communities to achieve this goal. For example, the City of Columbus Georgia used Section 108 Loan Guaranty Funds and Tax abatement to leverage Aflac's relocation. Recruiting such industries can assist in increasing the City's tax base while serving to provide the necessary income for more persons to achieve home ownership.

Corporate Call Centers - Recruitment of a corporate call center or customer services/support operation should be given strong consideration for similar properties in downtown. Buildings in downtown could be adaptively reused as a corporate job center, and transformed into important economic development asset for the area. The transformation of such sites will not only change the appearance of the corridors, but can bring much needed jobs to the area. Redeployment of these buildings will be a key to insuring that the workforce and other patrons are available to support retail, housing and restaurants.

Illustration 37 on the following page conceptually demonstrates through photo imaging how the building on the northwest corner of Washington Avenue and Main Street could be adaptively reused for a call center operation. This building, which formerly served as the downtown headquarters of NationsBank is currently vacant. However it exemplifies the kind of buildings that are available along commercial corridors that are underutilized and could potentially house such uses. Redeployment of these buildings will be a key to insuring that the workforce and other patrons are available to support new retail and restaurants.

Illustration 37 is intended to conceptualize the concept for adaptive reuse of existing building for commercial office or campus style call center operations in a downtown area. There has been no contact made between the City and the Planning team with the existing owners to determine future utilization of this property or their interest in developing or the future sale of this property.

The Capital One signage featured in our prototypical conceptual illustration is intended as an example of call cent operations that range from credit card to auto and insurance operations, and is in no way an endorsement of one company.

**Illustration 31: Call Center Employment Opportunities – Former NationsBank Building
Northwest corner of Main Street and Washington Avenue**

- **Recruiting jobs that match the demographics of the workforce**
- **Job Training aimed at increasing the skilled labor for jobs in call centers and customer service**



Business Attraction Program - A business attraction program is designed to attract new businesses and better inform developers about retail opportunities in the neighborhood. The local CDCs can act as the information hub for retail development opportunities in the community and build relationships with retailers, real estate brokers, and developers engaged in retail development. Features of the program should include:

- A one-stop shop that provides information about retail opportunities within the neighborhoods, market demands, financial resources, support to new businesses, and assistance with navigating the City's development regulations.
- Specific marketing materials which target different types of businesses. For example, a marketing brochure for restaurants could promote the neighborhood's diversity theme and match developers with vacant lots suitable for restaurant development.
- Outreach to commercial real estate professionals, particularly those that have relationships with retailers.
- Involvement in events and trade show activities for retail associations and organizations, such as the International Council of Shopping Centers, International Economic Development Council, and National Retail Association.
- Work with the Local Chamber of Commerce to host local and national retailers during their visits to Jonesboro to promote opportunities available along the target areas' commercial corridors.
- Personal visits to various businesses and companies to share the marketing materials and business attraction initiatives.

- A marketing media campaign aimed at increasing awareness of the neighborhood and its premier retail locations. The campaign may include public service announcements/ advertisements on television, radio, a website, flyers, etc.

Business Incubator Program - The creation of a business incubator can help to establish new businesses in the community. The business incubator assists new business start-ups by providing a variety of targeted resources which may include lease space, administrative assistance, business plan development, business counseling, and an array of other technical assistance workshops aimed at producing knowledgeable entrepreneurs.

The goal of a business incubator is to develop future financially viable and self-sustaining businesses. Hopefully, these businesses, upon graduation from the incubator program, will locate in the target area commercial corridors or similar sites with the potential to create jobs for neighborhood residents, bring more capital into the community, and become a partner in the revitalization of the neighborhood. To be a successful business incubator, the City and other organizations creating the incubator program must have a clearly defined strategy for achieving positive business results. The business incubator should focus on small businesses that will provide needed goods and services to the community.

Steps for developing a community-based business incubator:

- The City and/or local CDCs identify businesses desired for participation in the program.
- Specific goals created for business development for the incubator.
- Sponsors must solicit program participants/ business operators that offer

the types of goods and services desired under the program.

- A timeline should be established to get businesses started and operating.
- Private funding and grant support such as CDFI funds should be sought to help provide incentives to attract businesses, to provide technical assistance for the program and for supplemental operating support for the business incubator operation.
- A program should be designed to match new business owners with business mentors to help monitor progress and success.
- Partnerships should be established with schools to provide technical assistance to business owners.

Of primary importance in the incubator concept is the availability of technical assistance for business owners. Office space for tenants could be found in an underutilized commercial buildings located in the commercial corridors or vacant buildings/facilities in the community. Once a facility is located it will probably require some rehabilitation or reconfiguration to meet the needs of the incubator concept.

Youth Programming Offered by Senior Citizens, Religious and Civic Organizations - Some neighborhood residents pointed out the need for professional development and life skills programs for youth in the community, including basic skill enhancement such as computer literacy and GED training, and programs that provide tutoring, job shadowing, and apprenticeships from business persons. Retirees could help improve job opportunities for youth by sponsoring mentoring programs that teach etiquette, table setting, dressing for success, public speaking and other life skills that could be provided to youth in conjunction with recreation programs for elderly persons. Collaborative efforts

between civic and business organizations could be encouraged to create programs that provide training to area youth and to organize youth activities at local churches and community centers.

Increased Vocational Training through public - private partnerships – The City should work with the private sector to develop programs aimed at linking vocational training and jobs with person working to increase their education attainment to a high school diploma level or acquire basic skills, and youth, and ex-offenders in need of employment opportunities. The following are example programs and approaches that have worked successfully in other communities.

- Pittsburg based Manchester Bidwell Project – operates educational and job training programs technology, culinary, horticulture and medical fields for disadvantaged youth.
- State of Louisiana – Louisiana Workforce Commission dual enrollment, work-based learning, and industry based certification programs in web design, nursing, automobile technology and other field.
- Ex-offender programs offering tax and procurement incentives to businesses that train and employ ex-offenders. Government contracting policies should consider offender training and employment in their criteria for procuring goods and services. For example, city criteria for awarding dry cleaning contracts for city uniform or janitorial contracts for public building could include considered.

Collaboration with the Arkansas State University on Revitalization

Marketing and Branding Campaign for Johnson Avenue – Johnson Avenue needs physical improvements and branding in order to create greater marketability of the neighborhoods north and south of Johnson Avenue and the commercial uses along the corridor. The corridor's brand should describe to the customer or visitor what to expect along the corridor and beyond and provide an introduction to the neighborhoods' spirit. Branding themes should be implemented in streetscape and urban design. Banners, signs, street furniture, art, and street sign toppers all help to emphasize the identity of the corridor. We recommend a collaborative effort between the City, community, and Arkansas State University Business School and its student, in developing a branding and marketing campaign.

2012 HUD Choice Neighborhood Planning Grant - The City of Jonesboro, in conjunction with the Housing Authority of Jonesboro, and Arkansas State University should consider applying for 2012 a HUD Choice Neighborhood Planning Grant. The U.S. Department of Housing and Urban Development allocates annually funding. HUD announced plans to allocate \$3.6 million in Choice Neighborhoods Planning Grants in 2011 to assist in the transformation, rehabilitation and preservation of public housing and privately owned HUD-assisted housing, and surrounding distressed neighborhoods. A total of \$100 million was included in the final Continuing Resolution of 2011 Appropriation Bill for HOPE VI, which included the Choice Neighborhood Planning Grants funding. We have described an area adjacent to the university between Johnson Avenue and Belt earlier in this report. New and rehabilitated Single family housing is needed and current marginal multifamily could be replaced with new multifamily and rental housing similar to the recently built Grove Apartments, serving the needs of the student population.

Crime Prevention through Environmental Design (CPTED) – one of the major issues identified by both resident and the university community was the need to address crime and the perception of crime in and around the university. The area referred to as a potential candidate for the HUD Choice neighborhood grant was frequently referenced during the planning process. We recommend a collaboration or commission involving the City, Arkansas State University, and JURHA are designated to examine ways to improve crime prevention, safety and the perception of crime in the area.

The CPTED concept could be explored by the City Police department and University as one means of implementing this recommendation. CPTED is based on the premise that "The proper design and effective use of the built environment can lead to a reduction in the fear of crime and incidence of crime, and to an improvement in quality of life." CPTED strategies are ideal for Law Enforcement Officers, City Planners, City Managers, City Council Members, Architects, Security Consultants, Educators or anyone involved in designing neighborhoods, schools, downtowns, buildings, or revitalization efforts. It is an effective way of fighting crime and promoting business. Example of what types of activities or regulatory changes could be used or offered in the implementation of CPTED programs is listed below.

- Improved signage
- Providing education on Human Behavior and CPTED concepts
- Barriers – Real vs. Symbolic/Fencing, Landscaping, & Interior Walls
- Lighting For Safety
- Planning, Zoning, and CPTED
- Writing a CPTED Ordinance/Overlay Districts
- Traffic and signals
- Crosswalks and protected crossings

VIII. HOUSING POLICIES

What is a comprehensive housing policy?

An approach used to move beyond individual perceptions, ideas and disconnected housing policies toward an overall housing strategy that ensures Jonesboro's policies are well-coordinated and well-tailored to meet their objectives.

A comprehensive housing policy focuses on issues of housing supply, affordability, and quality to ensure that housing is available and affordable for families at all income levels.

Comprehensive housing policies will be developed through inclusive, detailed planning processes involving the following steps:

1. Convening of multiple agencies and stakeholders. Housing policies are generally based on broad input from a wide spectrum of stakeholders. The process for developing policy should include early and consistent involvement of the community, industry and different government agencies whose collaboration is needed to address the many facets of a community's housing challenges.

2. Clarification of the community's goals. One of the first task involved in developing a strategic approach to housing policy is to identify the specific problems the community is trying to solve and to analyze the root causes of these problems. Ideally, this process leads to the identification of specific public policy objectives that address specific problems (e.g., "Reduce regulatory barriers to development so the market can respond effective to increases in demand for housing," "Expand funding for predevelopment and acquisition costs so nonprofits can be more effective in producing affordable housing," etc.) as well as overall numerical goals (e.g., "Build 10,000 new rental units in the next 10 years") and milestones use to measure progress toward those goals.

3. Coordinated development of multiple housing policies to meet these goals. The needs assessment and goals-setting process will identify a variety of specific housing challenges to be addressed through public policy. Through consultations with stakeholders, discussions with key agency staff, a review of best practices, and strategic planning sessions with the Board, a comprehensive list of policies can be developed to meet these various challenges.

4. Implementation timeline. The housing policies will establish short-term and long-term benchmarks to track progress and responsible parties will be designated for each step/task. This will help officials and stakeholders to ensure that implementation stays on track and community goals continue to be met. Once a comprehensive housing strategy has been developed, it of course needs to be adopted, funded, implemented, and monitored.

Why does the City of Jonesboro need one?

Most public policy areas generally reflect a series of discrete policy decisions and compromises made over the course of many years. Public policies such as infrastructure, transportation, and growth management/planning were developed many years ago and constantly updated. Comprehensive housing policies are being developed for the first time in Jonesboro. Because housing markets change over time, housing policies will need to be revised periodically as well.

A comprehensive housing strategy is also important for broadening the range of actors and agencies involved in working together to solve the community's housing problems. The solutions to the community's housing challenges will likely require action by multiple agencies, including those responsible for planning, housing, tax, building inspections, and other policies. It also will require significant involvement by the private and non-profit sectors. A comprehensive housing strategy can bring all of these players to the table and facilitate cooperation.

Finally, the specific numerical goals set out in the comprehensive housing strategy can help the community track progress toward a solution and provide a trigger for reconsidering elements of the strategy if progress is not made as fast as needed or intended.

Does the City of Jonesboro already have a comprehensive housing strategy?

It is important not to confuse this type of strategic approach to housing policy with planning processes or other documents that have similar names. For example, the City of Jonesboro submits a Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD) that sets out how they plan to spend certain federal funding streams. The Consolidated Plan includes a needs assessment and also incorporates a Comprehensive Housing Affordability Strategy (CHAS). Consolidated Plans tend to be fairly narrow in scope and focused almost entirely on how the community will spend certain federal dollars. They thus do not generally address the zoning, planning, and tax policies needed to fully address the community's housing needs. They also do not generally reflect the full range of programs developed with state and local funding.

The City also has a document called a Comprehensive Plan which sets out their zoning and other land use policies. The Housing Policies will be needed to define the Housing Element within the Comprehensive Plan. The Housing Element will explain how the expected demand for housing in the city will be met. Certain aspects of a community's housing policies – particularly changes to allowable densities, minimum size for new housing, or other zoning policies, or incentives to insure that developments address affordability – will need to be incorporated into the Comprehensive Plan, so ultimately the two policies will be coordinated.

What problems should Jonesboro's comprehensive housing policies address?

The first question in developing the housing policies is - what exactly do we want to accomplish?

Will the housing policies include a strategy and program oriented document design to prompt certain actions: improve neighborhood quality; increase assistance to existing homeowners for rehabilitation; increase homeownership through homebuyer assistance or assistance to avoid foreclosure, etc.

Should it be policy oriented: Defining and building consensus for what is affordable housing and what the community's goals are for the future?

The Housing Policies should actually be a combination of both the above.

VISION & GOALS STATEMENT

The following is our Vision Statement used to guide the development of the Comprehensive Housing and Neighborhood Plan, and Housing Policies.

“To assist Jonesboro residents in achieving an improved and sustainable quality of life by providing affordable housing and a broad range of neighborhood and community development services through innovative programming and community partnerships.”

The proposed housing policies are therefore, intended to support this vision and to promote the sustainability of healthy, complete neighborhoods that include: housing affordable to a wide range of incomes, and include a mix of uses and amenities that strengthen the fabric and desirability of the neighborhood and encourage continual renewal and reinvestment. Specifically, the policies promote:

- Safe, healthy and sustainable neighborhoods that meet the needs of residents and offer high quality housing, stable and increasing property values, and fostering and encouraging continues private investment.
- Neighborhoods containing a variety of housing types and price options that meet the needs and market demands of Jonesboro’s diverse population and workforce.
- Equitable access for all residents to appropriate housing of their choice regardless of race, religious creed, ancestry, national origin, gender, familial status, age, physical or mental disabilities, income or source of income.
- Access to appropriate amenities, community services, retail, and employment centers via public transportation.
- Well maintained public infrastructure and public streetscape and adequate city services.
- Conservation of existing neighborhoods, valued historic structures, and quality new construction of homes, renovation of existing homes and redevelopment of single family and multifamily properties designed to strengthen neighborhoods and improve living conditions for those living in substandard conditions.
- Development of solutions to issues and opportunities relative to housing development and constructions including, “visitable housing” construction standards/incentives for housing that allows the elderly to age in place and the disabled to have adequate housing options; green building standards; energy efficiency; sustainable development; multifamily housing standards and location; and government incentivized regulations and incentives to leverage the right development in the city.

- Creating Economic Opportunity For Populations Performing Below the Median include mechanisms for improving the living conditions of lower income and elderly residents, enhancing supportive services available to promote social equity and fair housing, expansion of non profit and faith based resources engaged in housing development and supportive housing programs, employment development strategies, and activities that “affirmatively further fair housing.”

GUIDING PRINCIPLES:

The following principles will guide the City’s efforts to achieve the Vision and Goals:

- Commitment to creating and implementing appropriate development incentives and consumer incentives to fill program, project and development funding gaps.
- Commitment to identifying, acquiring, and coordinating public and private reinvestment from various funding sources to maximize impact future neighborhood sustainability and to attract and leverage private investment.
- Commitment to utilizing City incentives and federal, state and local grant funds to maximize affordable housing and market rate housing development.
- Commitment to promoting appropriate development, guided by the City’s Vision 2030 Comprehensive Plan and its’ Future Land Use and Housing and Neighborhood Elements and based on community input.
- Commitment to the rehabilitation of aging housing stock and neighborhoods.

- Commitment to maintaining existing infrastructure and providing new infrastructure that enables new housing to be developed and neighborhoods to expand.
- Commitment to dispensing affordable housing throughout the City.
- Commitment to efficiency, timeliness, and customer service so that City regulatory and enforcement activities encourage and support development.
- Commitment to increasing funding for affordable housing, rental assistance, and housing alternatives to meet the needs of the elderly, working poor, and shelters / transitional housing for the homeless, victims of domestic violence, and those in need of special needs housing.
- Commitment to creating a Repository of Data, providing documentation for developing future grant application and funding request for non federal entitlement funds (CDBG), Federal and State Government competitive grants and quasi governmental and private foundations funding.

HOUSING POLICY RECOMMENDATIONS

The following are recommended Housing Policies for consideration by the City of Jonesboro.

- Define Affordable Housing designating the appropriate agency – program – resource to respond to each segment of the population.
- Establish Numerical Production Goals for affordable housing and market rate housing based on the housing market analysis.

- Implement Regulatory Changes in Code Enforcement, CPTED Standards for new Multifamily, Rental Registration Regulations and Implement RR Inspection Program.
- Utilize Local Incentives for Affordable Housing -Tax and Fee Abatement, Tax Increment Finance, Public Improvement Districts.
- Elimination of Non-Tax Lien Encumbrances, Subsidies, Land Acquisitions, and Regulatory Incentives/Inclusionary Zoning.
- Create a Local Trust Fund and support the State Housing Trust Fund as a resource that supports production of Affordable Housing.
- Seek increases in local allocations of Federal Section 8 Rental Assistance Vouchers from U.S. Department of HUD.
- Seek Local allocation of federal funding for Homeless Facilities and Domestic Violence Shelters.
- Promote the availability of housing for persons with disabilities and adopt “visitable housing standards” as part of the local building codes.
- Promote “green building” and energy efficiency standards in new construction and substantial rehabilitation of housing units.
- Pursue funding for development of new small scattered site developments in non minority non poverty concentrated census tracts, replacing concentrations of obsolete/deteriorated Public and HUD Assisted Housing Units.
- Enact public policies removing barriers and encouraging scattered small site developments being constructed where ever MF is permitted.
- Build upon the emergence of Jonesboro as a regional leader in the healthcare industry and as a provider of housing for the elderly and those with special needs.

IX. IMPLEMENTATION, MARKETING AND EVALUATION

Implementation of the City of Jonesboro Comprehensive Housing and Neighborhood Plan will require a partnership between the City, private sector and nonprofit community along with an energized community in order to be successful. The City Community Development Office, Planning Department and Jonesboro Urban Renewal and Housing Authority will provide leadership in implementing the strategies and recommendations in the plan. This will include direct financial support with Entitlement Grant funding and by enacting public policy and regulatory changes in support of the various initiatives. The City will have to champion new development concepts and leverage private sector participation in these efforts.

1. MARKETING – FINDING JONESBORO’S MARKET NICHE

An important role of the City of Jonesboro will be to market the plan’s vision, policies, strategies and recommendations to the community as a primary means of improving and stabilizing existing neighborhoods and creating and maintain sustainable neighborhoods for the future. This will involve identifying systemic planning area and citywide opportunities for implementation that best demonstrate to the community visual examples of the policies needed to guide future growth and development.

The City and the Chamber of Commerce must provide leadership in creating a “Market Niche” and Marketing Campaign that serves to retain businesses and residents to continue to live and invest in their community, and attracts new persons to make Jonesboro their choice as a place to live, work and conduct business. The Illustration 38 on the following pages provides an overview of the process for moving from plan creation to building a market niche for the future.

Jonesboro Comprehensive Housing and Neighborhood Plan



FINDING THE MARKET NICHE

- **WHO LIVES THERE NOW,**
 - AND WHO ARE WE LOSING....
- **WHO WORKS THERE, OPERATES A BUSINESS, IS AN INVESTOR**
 - AND COULD LIVE THERE IF.....
- **WHO TRAVELS THROUGH, VISITS, OR IS A TEMPORARY RESIDENT OR STUDENT,**
 - AND COULD LIVE THERE IF.....
- **WHO COULD BE ATTRACTED BY THE FEATURES OF OUR NEIGHBORHOODS**
 - UNIQUE AND INVITING NEIGHBORHOODS

2. IMPLEMENTATION AND EVALUATION

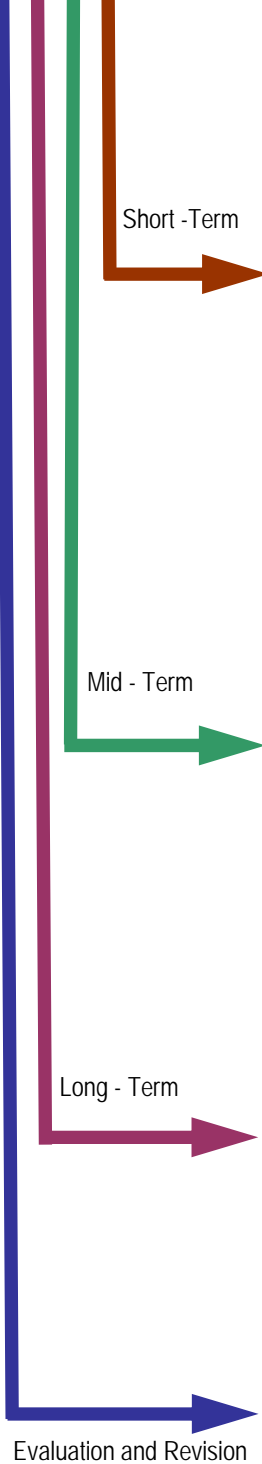
The diagram on the following page is designed to guide implementation of the recommendations resulting from the Comprehensive Housing and Neighborhood Plan. The recommendations have been divided into categories of short term, mid term and long term for purposes of estimating the timeframes that might be necessary to carry out the implementation program. These categories and timeframes are intended as a guide and actual timeframes may vary depending upon resources required for implementation or public policy and regulatory changes that have to be enacted before implementation can occur.

The short term section includes the evaluation of the recommendations contained in the report to determine fiscal impact, policy implications and to what extent recommendations and timeframes for implementation should be adjusted. Formal adoption of the Comprehensive Housing and Neighborhood Plan by the Mayor and City Council is recommended. Adoption and recognition of the plan by the Mayor and City Council will underscore the importance of this effort to those who must carry out the implementation. The Community Development Division of the Grants Department and Planning Department will be responsible for post planning activities and will determine the level of community involvement necessary for implementation.

The Housing Policies are intended to guide the development of the Housing and Neighborhood Element of the Vision 2030 Comprehensive Plan. The Vision 2030 Sub-Committees will continue to provide leadership in refining the Housing Policies and transforming it into the Housing Element.

The initiatives and programs described in the mid term and long term sections may require further study for implementation in Jonesboro and in some instances, pilot programs can be used to further evaluate the effort.

Implementation of the Comprehensive Housing and Neighborhood Plan and Housing Element of the Vision 2030 Comprehensive Plan



Plan Evaluation and Adoption

- Review Recommendations, evaluate implementation and determine fiscal impact and policy implications
- Adoption of the Comprehensive Housing and Neighborhood Plan
- Create a Housing and Neighborhood Element of the Vision 2030 Comprehensive Plan

Restore the Community's Basic Attributes

- Design and implement a community gardens pilot program
- Design and Implement Code Enforcement Education Programs
- Start "Adopt a Block" and "Adopt an Intersection" Programs, People Helping People/Corporate Repair Programs, Fix it Clinics.
- Cultivate Greater Involvement of the Faith-Based Community, Senior Citizens and Civic Organizations
- Create a Compliance Store Program
- Encourage community organizing, neighborhood watch and crime prevention activities
- Develop a method to Implement a Land Acquisition and Land Bank Program
- Apply for State, Federal and Private Funding

Regulatory Changes

- Residential Rental Property Registration Program
- Design and Implement Proactive Approaches to Code Enforcement

12 months to 3 years

Housing Alternatives

- Encourage development of Cottage Housing for the Elderly
- Encourage local employers to participate in Employer Assisted Housing Initiatives
- Encourage alternative housing products that reduce cost to consumers including Modular Housing
- Provide Lease Purchase Financing for home buyers
- Encourage Intergenerational Housing as an alternative special needs program

3 to 5 years

Grantsmanship

- Apply for Brownfield Economic Development Initiative Grants
- Apply for Federal Home Loan Bank funding
- Evaluate the use of Section 108 Loan Guarantee Funding
- Market these program initiatives and sites for joint development opportunities to nonprofit and for profit developers.
- Apply for State HOME Funding
- Apply for 2012 HUD Housing Choice Neighborhood Funding
- Apply for 2012 USDA Food Deserts Funding

5 years +

- Auditing, Program and Project Review
- Policy Changes
- New Programs and Funding Sources

Annually

X. APPENDICES

APPENDIX A:

DEMOGRAPHIC FACT SHEETS

APPENDIX B:

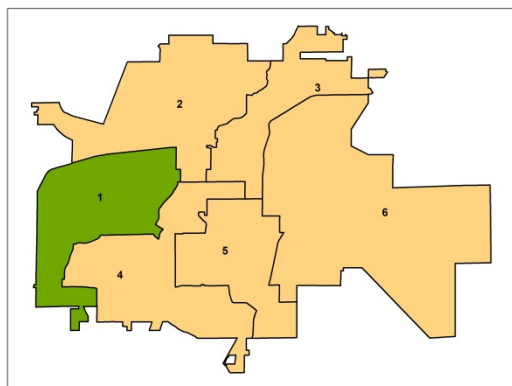
PLANNING AREAS AND

STREET BOUNDARIES

APPENDIX A:

**DEMOGRAPHIC
FACT SHEETS**

Ward 1 – Demographic Fact Sheet



Population

2000:	26,899	2010:	31,177
Percent Change:	15.9%		

Race and Ethnicity 2010

White	25,573	82.0%
African-American	3,945	12.7%
American Indian and Eskimo	110	0.4%
Asian and Pacific Islander	399	1.3%
Other	1,150	3.7%

Households

Married Couple with Children	5,882	52.5%
Male Householder with Children	150	1.3%
Female Householder with Children	607	5.4%
Non-Family	3,100	27.7%
Total Households	11,205	

Income

Median Household Income (2005-2009):	\$170,887
--------------------------------------	-----------

Employment

Unemployed (2005-2009):	1,608	7.5%
-------------------------	-------	------

Poverty

Population below poverty level (2005-2009):	3,366	15.3%
---	-------	-------

Education

Population with less than high school education	
---	--

Housing

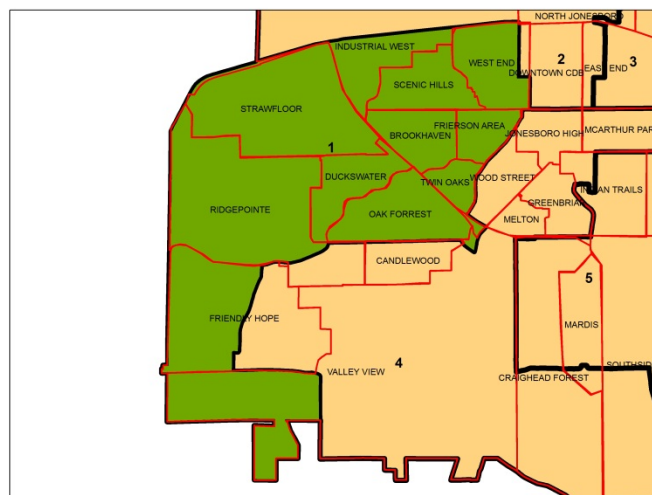
2000:	12,025	2010:	12,949
Percent Change:	7.7%		

Housing Types (2005-2009)

Single-Family	9,721	75.1%
2-4 units	1,400	10.8%
Multifamily	1,510	11.7%
Other	318	2.5%

Tenure

Owner-Occupied	7,394	57.1%
Renter-occupied	4,502	34.8%
Vacant	1,053	8.1%



Median Housing Value

2000:	\$92,100	2005-2009:	\$125,575
Percent Change:	36.3%		

Median Contract Rent

2000:	\$394	2005-2009:	\$527
Percent Change:	33.7%		

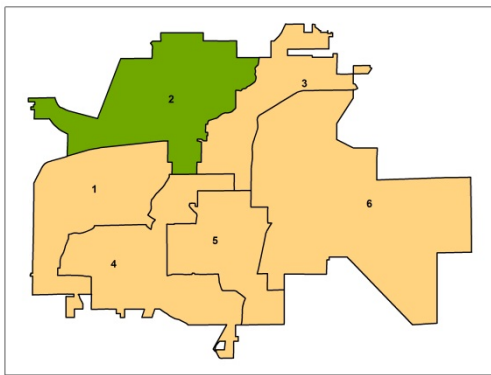
Households in Cost Burden

Owner-Occupied Households in Cost Burden (2005-2009):	1,438	19.4%
Renter-Occupied Households in Cost Burden (2005-2009):	2,026	45.0%

Housing Problems

Housing more than 50 years old (Pre-1960):	2824	21.8%
Housing with Lead-based Paint (Pre-1970)	4563	35.2%
Overcrowding (2005-2009):	270	21.8%

Ward 2 – Demographic Fact Sheet



Population

2000	7,160	2010	7,581
Percent Change:	5.9%		

Race and Ethnicity 2010

White	6,314	83.3%
African-American	896	11.8%
American Indian and Eskimo	18	0.2%
Asian and Pacific Islander	14	0.2%
Other	339	4.5%
Hispanic	374	4.9%

Households

Married Couple with Children	1,561	59.4%
Male Householder with Children	724	27.6%
Female Householder with Children	45	1.7%
Non-Family	200	7.6%
Total Households	513	19.5%
	2,626	

Income

Median Household Income (2005-2009):	\$39,420
--------------------------------------	----------

Employment

Unemployed (2005-2009):	360	5.4%
-------------------------	-----	------

Poverty

Population below poverty level (2005-2009):	1,361	16.9%
---	-------	-------

Education

Population with less than high school		
---------------------------------------	--	--

Housing

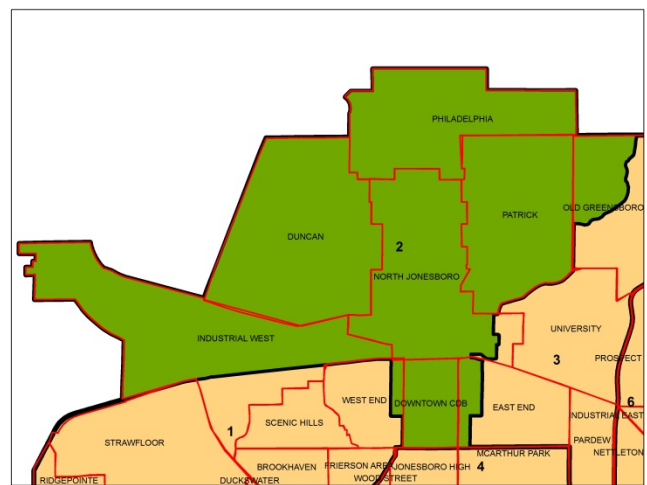
2000:	2,845	2010:	3,295
Percent Change:	15.8%		

Housing Types (2005-2009)

Single-Family	2,530	76.8%
2-4 units	96	2.9%
Multifamily	76	2.3%
Other	593	18.0%

Tenure

Owner-Occupied	2,188	66.4%
Renter-occupied	965	29.3%
Vacant	142	4.3%



Median Housing Value

2000:	\$65,700	2005-2009:	\$91,000
Percent Change:	38.5%		

Median Contract Rent

2000:	\$359	2005-2009:	\$439
Percent Change:	22.3%		

Households in Cost Burden

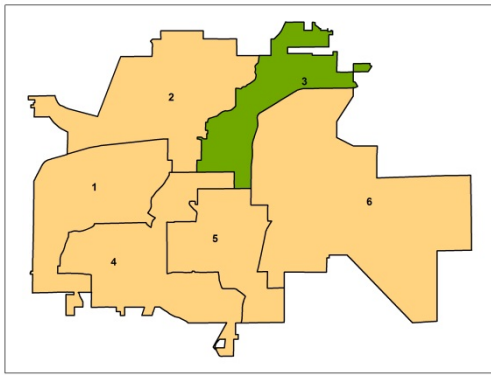
Owner-Occupied Households in Cost Burden (2005-2009):	361	16.5%
Renter-Occupied Households in Cost Burden (2005-2009):	394	40.8%

Housing Problems

Housing more than 50 years old (Pre-1960):	481	14.6%
Housing with Lead-based Paint (Pre-1970)	919	27.9%
Overcrowding (2005-2009):	112	14.6%

Sources: US Bureau of Census Bureau and J-QUAD Planning Group

Ward 3 – Demographic Fact Sheet



Population

2000	9,967	2010	11,896
Percent Change:	19.4%		

Race and Ethnicity 2010

White	6,484	54.5%
African-American	4,017	33.8%
American Indian and Eskimo	69	0.6%
Asian and Pacific Islander	422	3.5%
Other	904	7.6%
Hispanic	973	8.2%

Households

Married Couple with Children	1,244	34.9%
Male Householder with Children	63	1.8%
Female Householder with Children	497	14.0%
Non-Family	1,056	29.7%
Total Households	3,561	

Income

Median Household Income (2005-2009):	\$47,414
--------------------------------------	----------

Employment

Unemployed (2005-2009):	814	9.5%
-------------------------	-----	------

Poverty

Population below poverty level (2005-2009):	3,225	40.9%
---	-------	-------

Education

Population with less than high school education

Housing

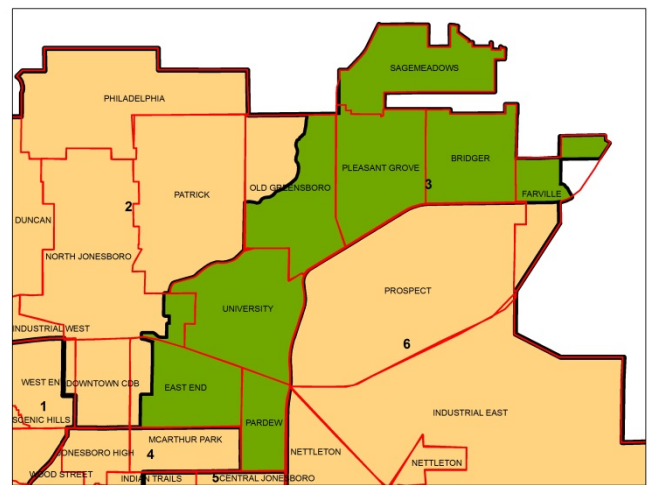
2000:	4,052	2010:	4,140
Percent Change:	2.2%		

Housing Types (2005-2009)

Single-Family	2,258	54.5%
2-4 units	722	17.4%
Multifamily	924	22.3%
Other	236	5.7%

Tenure (2005-2009)

Owner-Occupied	1,276	30.8%
Renter-occupied	2,024	48.9%
Vacant	840	20.3%



Median Housing Value

2000:	\$61,900	2005-2009:	\$136,700
Percent Change:	120.8%		

Median Contract Rent

2000:	\$350	2005-2009:	\$770
Percent Change:	120.3%		

Households in Cost Burden

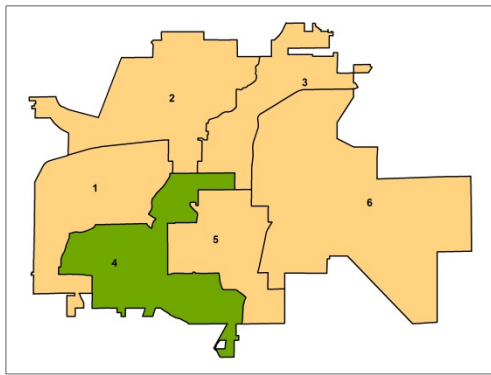
Owner-Occupied Households in Cost Burden (2005-2009):	288	22.6%
Renter-Occupied Households in Cost Burden (2005-2009):	1,111	54.9%

Housing Problems

Housing more than 50 years old (Pre-1960):	908	21.9%
Housing with Lead-based Paint (Pre-1970)	1,434	34.6%
Overcrowding (2005-2009):	118	21.9%

Sources: US Bureau of Census Bureau and J-QUAD Planning Group

Ward 4 – Demographic Fact Sheet



Households

Married Couple with Children	5,882	52.5%
Male Householder with Children	2,473	22.1%
Female Householder with Children	150	1.3%
Non-Family	607	5.4%
Total Households	3,100	27.7%
	11,205	

Income

Median Household Income (2005-2009):	\$170,887
--------------------------------------	-----------

Employment

Unemployed (2005-2009):	1,608	7.5%
-------------------------	-------	------

Poverty

Population below poverty level (2005-2009):	3,366	15.3%
---	-------	-------

Education

Population with less than high school education (2005-2009):	2,360	13.2%
--	-------	-------

Housing

2000:	12,025	2010:	12,949
Percent Change:	7.7%		

Housing Types (2005-2009)

Single-Family	9,721	75.1%
2-4 units	1,400	10.8%
Multifamily	1,510	11.7%
Other	318	2.5%

Tenure

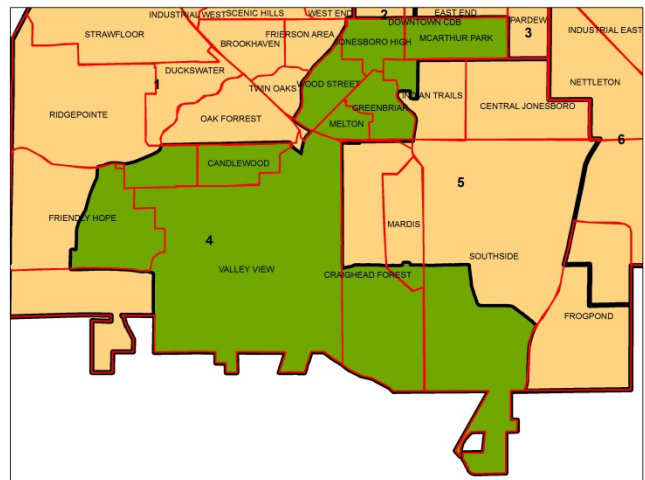
Owner-Occupied	7,394	57.1%
Renter-occupied	4,502	34.8%
Vacant	1,053	8.1%

Population

2000	26,899	2010	31,177
Percent Change:	15.9%		

Race and Ethnicity 2010

White	25,573	82.0%
African-American	3,945	12.7%
American Indian and Eskimo	110	0.4%
Asian and Pacific Islander	399	1.3%
Other	1,150	3.7%
Hispanic	1,198	3.8%



Median Housing Value

2000:	\$92,100	2005-2009:	\$125,575
Percent Change:	36.3%		

Median Contract Rent

2000:	\$394	2005-2009:	\$527
Percent Change:	33.7%		

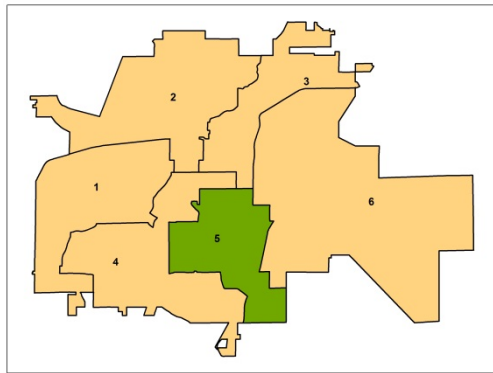
Households in Cost Burden

Owner-Occupied Households in Cost Burden (2005-2009):	1,438	19.4%
Renter-Occupied Households in Cost Burden (2005-2009):	2,026	45.0%

Housing Problems

Housing more than 50 years old (Pre-1960):	2824	21.8%
Housing with Lead-based Paint (Pre-1970)	4563	35.2%
Overcrowding (2005-2009):	270	21.8%

Ward 5 – Demographic Fact Sheet



Population

2000	10,601	2010	13,550
Percent Change:	27.8%		

Race and Ethnicity 2010

White	9,898	73.0%
African-American	2,750	20.3%
American Indian and Eskimo	37	0.3%
Asian and Pacific Islander	170	1.3%
Other	695	5.1%
Hispanic	727	5.4%

Households

Married Couple with Children	2,055	48.1%
Male Householder with Children	90	2.1%
Female Householder with Children	308	7.2%
Non-Family	1,167	27.3%
Total Households	4,268	

Income

Median Household Income (2005-2009):	\$36,938
--------------------------------------	----------

Employment

Unemployed (2005-2009):	762	7.1%
-------------------------	-----	------

Poverty

Population below poverty level (2005-2009):	2,960	22.0%
---	-------	-------

Education

Population with less than high school		
---------------------------------------	--	--

Housing

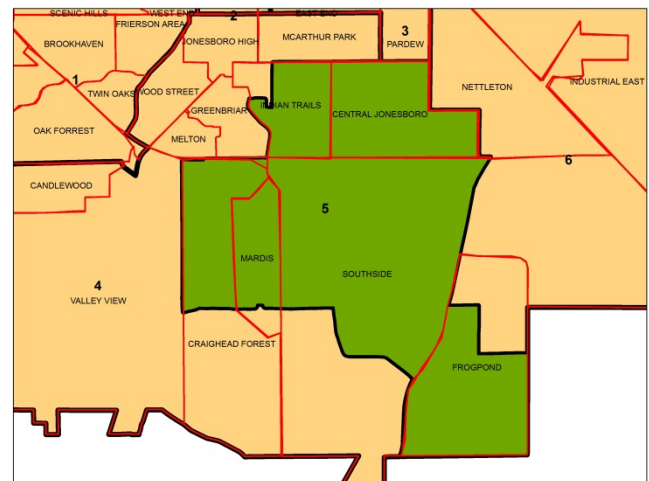
2000:	4,684	2010:	5,564
Percent Change:	18.8%		

Housing Types (2005-2009)

Single-Family	3,394	61.0%
2-4 units	922	16.6%
Multifamily	917	16.5%
Other	331	5.9%

Tenure

Owner-Occupied	2,735	49.2%
Renter-occupied	2,260	40.6%
Vacant	569	10.2%



Median Housing Value

2000:	\$79,600	2005-2009:	\$111,300
Percent Change:	39.8%		

Median Contract Rent

2000:	\$427	2005-2009:	\$528
Percent Change:	23.7%		

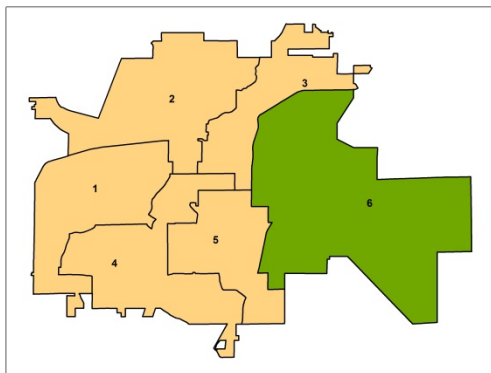
Households in Cost Burden

Owner-Occupied Households in Cost Burden (2005-2009):	624	22.8%
Renter-Occupied Households in Cost Burden (2005-2009):	915	40.5%

Housing Problems

Housing more than 50 years old (Pre-1960):	377	6.8%
Housing with Lead-based Paint (Pre-1970)	913	16.4%
Overcrowding (2005-2009):	89	6.8%

Ward 6 – Demographic Fact Sheet



Population

2000	7,662	2010	10,699
Percent Change:	39.6%		

Race and Ethnicity 2010

White	9,322	87.1%
African-American	876	8.2%
American Indian and Eskimo	32	0.3%
Asian and Pacific Islander	75	0.7%
Other	394	3.7%
Hispanic	400	3.7%

Households

Married Couple	1,856	61.5%
with Children	854	28.3%
Male Householder with Children	40	1.3%
Female Householder with Children	161	5.3%
Non-Family	644	21.3%
Total Households	3,019	

Income

Median Household Income (2005-2009):	\$49,406
--------------------------------------	----------

Employment

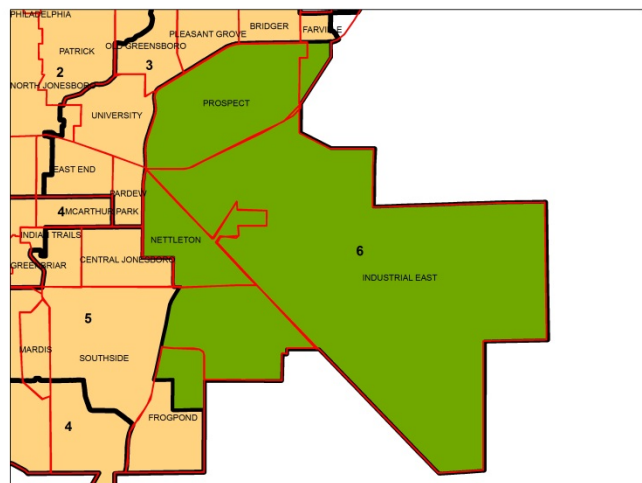
Unemployed (2005-2009):	638	8.5%
-------------------------	-----	------

Poverty

Population below poverty level (2005-2009):	1,526	15.5%
---	-------	-------

Education

Population with less than high school		
---------------------------------------	--	--



Median Housing Value

2000:	\$80,900	2005-2009:	\$123,700
Percent Change:	52.9%		

Median Contract Rent

2000:	\$386	2005-2009:	\$565
Percent Change:	46.4%		

Households in Cost Burden

Owner-Occupied Households in Cost Burden (2005-2009):	315	11.9%
Renter-Occupied Households in Cost Burden (2005-2009):	504	41.2%

Housing Problems

Housing more than 50 years old (Pre-1960):	198	4.7%
Housing with Lead-based Paint (Pre-1970)	649	15.4%
Overcrowding (2005-2009):	64	4.7%

Housing

2000:	3,261	2010:	4,213
Percent Change:	29.2%		

Housing Types (2005-2009)

Single-Family	3,365	79.9%
2-4 units	317	7.5%
Multifamily	67	1.6%
Other	464	11.0%

Tenure (2005-2009)

Owner-Occupied	2,646	62.8%
Renter-occupied	1,222	29.0%

Sources: US Bureau of Census Bureau and J-QUAD Planning Group

APPENDIX B:

**PLANNING AREA
DESCRIPTIONS
AND STREET
BOUNDARIES**

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
1	WEST END	Area located west of the Downtown Core. Area bound by Flint Street to the east. Union Pacific Railroad to the north; West Nettleton Ave. on the south; Gee Street to the West.	492.2
2	DUNCAN	Area located in the far Northwestern sector of the City. Area bound by Philadelphia Rd. on the north; Dan Avenue to the south; Hathcoat Ln on the East. Includes parts of Houghton's Subdivision;	1951.1
3	FARVILLE	Area located South of CR 702 & new Fair Grounds, West of Hwy 49 and Union Pacific RR, including Windsor Landing Subd, southern area bordering Union Pacific RR & CR 902-Kathleen St	515.7
4	CRAIGHEAD FOREST	Area located in southern-center portion of the city, south of Hwy 63 & Parker Rd, of the Brentwood Addn, east of South Culberhouse, west of Mardis Subd, north of East Lawson Rd & CR 407 which will include Craighead Forest Park.	1399.3

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
5	FROGPOND	Area located in the lower south- east region of the city, with a northern boundary of Engels Rd, east of Union Pacific RR, west of southern city limits boundary and north of the southern most section of the city limits boundary.	1296.0
6	PROSPECT	Area located in northeastern part of city, south of East Johnson-US Hwy 49, Hickory Heights Subd and Sunset Hills Subd's, east of Stadium Blvd-US Hwy 49, North of City Airport.	2318.3
7	NETTLETON	Area located east central region of city, generally southeast of airport and East Nettleton Ave, east of Stadium Blvd and northern most portion of Richardson Rd north of Bypass-Hwy 63, west of Pausch Dr of Highland Subd, and south to Access Rd.	1180.1
8	VALLEY VIEW	Area located in the southwest area of the city, with the northern most boundary situated South of the Hwy 63 bypass of the Morningview Heights Subd, with a eastern boundary of S. Culberhouse-State Hwy 141, south to city limits boundary with a Southwest Dr-Hwy 49 southern boundary.	4102.6

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
9	OAK FORREST	Area located in the southwest central portion of the city, with a easterly boundary adjacent to the Hwy 63 Bypass of the West Parker Rd Wal-Mart Supercenter, the southern boundary of Neely Rd, and to the western boundary being Woodsprings Rd- State Hwy 226.	575.9
10	TWIN OAKS	Area located in the southwest central portion north of the city with Alexander Dr - Hwy 63 Bypass, being the southern boundary, with the Woodland Hills Subd to the south of Woodsprings Rd, and the southern portion of Wood St. as the eastern boundary.	158.4
11	WOOD STREET	Area located in the south central portion of the city, with the northern most area being that of Neal Subd, and West Highland Dr., southerly boundary being that of Southwest Dr., out to the south entrance and exit ramps of the Hwy 63 Bypass.	291.8
12	EAST END	Area located northwest of center of city, with the northern boundary Cate St. and the railroad tracks of ASU's southwest property- at Overpass-Marion Berry, with the east to S. Caraway and the south to East Nettleton Ave. and the west to S. Bridge St and Rains St.	694.0

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
13	PARDEW	Area located slightly northeastern of center of city. Railroad tracks and East Mathews as the northern boundaries, south to East Highland, west to South Caraway Rd, with the eastern boundary that of Stadium Blvd-Hwy 49.	346.7
14	INDUSTRIAL EAST	Area's region is located east & southeastern of central part of city. Northern most boundary include the Airport, Pacific Rd, & East Highland, east to city limits & Barnhill Rd, south city limits, US Hwy exchange-hub, western direction of Burlington Northern & Santa Fe RR, & E. Nettleton Ave.	11374.8
15	CENTRAL JB	Area located south center part of city, the northern boundary East Highland, south of Sears Store (Old Mall), north-east corner boundary south of new mall (Turtle Crk), east out to Stadium Blvd & northern portion of Richardson Rd, south to Hwy 63-Bypass, west to Browns Ln.	779.9
16	SOUTHSIDE	Located south central portion of the city, south of Hwy 63-Bypass, eastern top portion of area out to Nettleton Ave-State Hwy 463, lower east Union Pacific RR, south to the city limits & E. Lawson, Country Manor Subd (south) & Forest Hill Rd (north) are the western boundaries.	5158.0

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
17	MARDIS	Centrally located south of Hwy-63 Bypass, northern most portion just south of Harrisburg Rd-State Hwy 1-B, West area boundaries by Mardis Subd Ph 1, east of Forest Hill Rd, down south to the northeast corner of Craighead Forest Park.	411.3
18	BROOKHAVEN	Area located in the western center of the city, with the northern boundary of West Nettleton Ave, southwestern boundary of Alexander Dr (Hwy 63-Bypass's northern access road), with the southern boundary that of Woodsprings Rd, east of Broadmoor Rd.	353.2
19	RIDGEPOINTE	Area located west central portion of city, with the northern most boundaries by Union Pacific RR & Casey Springs Rd, east of Upper Duckswater Subd & Neely Ln, south down to Woodsprings Rd-State Hwy 226, west boundary that of the city limits of Jonesboro.	1658.0
20	CANDLEWOOD	Area located southwest central of the city, south of Neely Rd, east of Southwest Dr-State Hwy 49, interiorly contained Candlewood & Quail Ridge Subd's, south down to and Horne Dr, west out to Neely Ln.	303.4

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
21	DUCKSWATER	Area located west central portion of city, with the upper northwestern by NEA Internal Medical Clinic & West Parker Rd, southeastern boundaries by Woodsprings Rd-State Hwy 226, with the western most area of Upper Duckswater Subd.	384.0
22	STRAWFLOOR	Area located west central to adjacent to city limits, and the northern portion of the Union Pacific RR, northern portion includes the old City Landfill, eastern boundaries by West Parker Rd, south boundary that of Casey Springs Rd.	1229.8
23	FRIENDLY HOPE	Area located southwest of the city, south of Woodsprings Rd-State Hwy 226, area due south of Ridge Pointe Subd, southern boundaries Flemon Rd, west out to city limits boundary and Woodsprings Rd-State Hwy 226.	1366.5
24	PATRICK	Area located north central of the city, northern boundary south of East Thomas Green Rd, with the east being that of undeveloped lands, south boundary to Belt St and Greensboro Rd, North Patrick St generally being that of the western boundary.	1405.0

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
25	INDUSTRIAL WEST	Area located in the northwestern portion, northern boundary that of Dan Ave-State Hwy 91 and the Burlington Northern & Santé Fe RR's tracks, upper northwest that of the major traffic hub of State Hwy 91 & US Hwy 63-Bypass, southern boundary Mahon St and US Hwy 63-Bypass.	2162.5
26	NORTH JONESBORO	Area located north central of the city, northern boundaries of Arrowhead Farm Rd & Magnolia Rd, east boundary includes the Parker Park Community Center & Miles Park facilities, south down to the railroads exchange hub of Johnson Ave-US Hwy 49, western boundary out to N. Culberhouse.	1579.7
27	PHILADELPHIA	Located south of the upper north central boundary the city limits of Jonesboro, east out to the city limits boundary at Conway Ln, southern most portion located at N. Church and Magnolia Rd, west to city limits and CR 318.	1366.5
28	SAGEMEADOWS	Area located northeast part of city, adjacent to city limits boundary and Macedonia Rd-CR 712, consisting of several phases of the Sage Meadows Subd, south to the annexed areas city limits & E. Thomas Green Rd, generally having a westerly boundary of Old Greensboro Rd-State Hwy 351.	723.2

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
29	OLD GREENSBORO	Area located northeast central part of city, adjacent to city limits boundary of the north, Old Greensboro Rd to the east and East Johnson Ave-State Hwy 49 southern portion of boundary, with the western portion being farm and undeveloped real-estate's.	1051.1
30	UNIVERSITY	Area located northeast central part of city, with Old Greensboro Rd to the northern boundary, Stadium Blvd as the easterly boundary, south down to southern boundary of RR tracks, Scott St to the west and all of which encompassing the Arkansas State University.	942.2
31	PLEASANT GROVE	Area located northeast portion of the city, with northern boundary of the city limits and East Thomas Green Rd, east & southeast boundary are east of the new NEA BAPTIST MEMORIAL HEALTHCARE, south boundaries E. Johnson Ave-US Hwy 49, west boundary of Old Greensboro Rd-State Hwy 351.	806.8
32	BRIDGER	Located in the northeastern part of the city, south of the city limits & south of East Peach Tree Ave, east boundary of city limits & west of Windsor Landing Subd, southern boundary of E. Johnson Ave-US Hwy 49, southwest boundary includes the new NEA BAPTIST MEMORIAL HEALTHCARE, LLC,	656.3

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
33	INDIAN TRAILS	Area located just southwest of center of city, northern boundary East Highland Dr-State Hwy 18, Highland Forest Subd north center of area, Browns Lane to the east boundary, south boundary Browns Ln Access Rd, west boundary of Harrisburg Rd-State Hwy 1-B	493.3
34	MCARTHUR PARK	Located slightly northwest of center of city with East Nettleton Ave as northern boundary with the Jonesboro Chamber of Commerce bordering, east-southeast out to S. Caraway Rd (old Indian Mall), currently Caraland Mall, south boundary E. Highland Dr, west boundary Rains St.	390.7
35	JB HIGH	Area located slightly west of center of city, north boundary W. & E. Nettleton, Jonesboro High School in the center of area, Rains St to the east and W. Highland Ave to the south boundary, Rains St to the west boundary.	258.3
36	GREENBRIAR	Area located southwest center of the city, with the northern most section at S. Madison Ave and Southwest Dr, with Greenbrier Dr running center of north & south, east boundary of Harrisburg Rd-State Hwy 1-B, south to US Hwy 63-Bypass.	267.0

Appendix B: City of Jonesboro Neighborhood Planning Area Descriptions

OBJECTID	District Area	AREA DESCRIPTION	Acres
37	CDB	Area located in the northwest central of city, north boundary East Cate St & Rail Road Tracks, eastern boundary of S. Bridge St and Rains St, with St. Bernard's Medical Hospital and Clinics in this area, south boundary of Nettleton Ave, west boundary of Flint Ave.	388.9
38	MELTON	Area located in the southwest central of the city, with the northern most being the intersection of S. Culberhouse & Southwest Dr, the east boundary of Greenbriar Dr, south to State Hwy 63-Bypass, southwestern direction bordered with Southwest Dr-State Hwy-49.	136.2
39	SCENIC HILLS	Area located northwest of center of city, northeastern portion of area G E Dr the old General Electric Plant-Facility, east boundary west of Gee St and Nettleton Cir, south to West Nettleton Ave, with easterly boundary of Strawfloor Dr, large Oakland Cemetery borders the upper north west boundary.	402.4
40	FRIERSON	Area located west central of center of the city, The YMCA and Fire Station # 2 are on the northern most boundary of West Nettleton Ave, the southwestern direction boundary of Wood St to the east, Woodsprings Rd boundaries the south, Broadmoor Rd as the western boundary.	228.2