

Jonesboro Urban Renewal & Housing Authority (JURHA)

JURHA



Opening
Doors to
Affordable
Housing



EQUAL HOUSING
OPPORTUNITY

Jonesboro Urban Renewal & Housing Authority /Craighead County

330 Union

Jonesboro, AR

(870) 935-9800

(870) 935-9207/TTY

(870) 935-6872/Fax

www.jurha.org

JURHA OFFICE



BOARD OF DIRECTORS

- Ms. Deborah Agnew, Chairperson
- Ms. Elizabeth Stafford, Vice-Chairperson
- Mr. Dennis Zolper, Board Commissioner
- Dr. Ken Beadles, Board Commissioner
- Cherice Crawford, Resident Board Member

Mission Statement

The mission of Jonesboro Urban Renewal and Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

PROGRAMS ADMINISTERED

- PUBLIC HOUSING – 151 Units owned and operated by JURHA
- Housing Choice Voucher PROGRAM (HCV) – 1312 Vouchers administered each month
- Jonesboro Ecumenical Center – 70 units for Elderly and Mobility Impaired individuals
- Section 8 Family Self-Sufficiency Program
- HCV Homeownership/Housing Counseling
- HIPPY Program (Home Instruction for Parents of Pre-school Youngsters)

JUHRA – HCDO – 501(c)

JURHA Housing and Community Development Organization is a Non-Profit Organization form in 1998 and shares a common Board of Directors and administrative staff.

- Public Housing Homeownership
- HIPPY Program – Home Instructions for Parents of Pre-school Youngsters
- HUD approved Housing Counseling Agency

MANAGEMENT STAFF

(870) 935-9800

- Executive Director – Sharon Poe – Ext. 114
- Asst. Exec. Director – Janice Grissum – Ext. 115
- Jan Hopkins – Bookkeeper – Ext. 116
- Carol Crawford – Public Housing Mgr – Ext. 120
- Jeannie Cossey – HCV Hsg Manager - 110
- Karyn Melton – Procurement/Contract Administrator – Ext. 109
- Rob Ingram – Public Housing Maintenance Director – (870) 931-4338

Awards and Honors

The Jonesboro Urban Renewal & Housing Authority (JURHA) continues to be recognized as a HIGH PERFORMER by the Department of Housing and Urban Development (HUD) and has maintained this designation for the past ten years. Mandated annual electronic submission to HUD's Real Estate Assessment Center provides HUD with detailed information of the PHA's management operation, combined with scores from a REAC HUD-performed physical inspection, an audited financial submission and a HUD-conducted customer satisfaction assessment provide HUD with a complete picture of a PHA'S overall condition. The designation scoring is as follows: HIGH PERFORMER, STANDARD PERFORMER, POOR PERFORMER AND/OR FAILING.



EQUAL HOUSING
OPPORTUNITY

Programs and Services

- Public Housing
- Housing Choice Voucher (HCV) rental assistance
- Housing Counseling Agency
- HCV Home Ownership Program
- Family Self-Sufficiency (FSS) Program
- Resident Services
 - Computer lab
 - Annual drug awareness events
- Community Programs
 - Partnering with JPD, Churches



ANNUAL BLOCK PARTIES



Annual Block Parties



National Night Out



Public Housing

The JURHA owns and operates 151 Units of Public Housing. Eligible clients must meet income guidelines (low & very-low) established by HUD. The residents have a choice of either paying 30% of their adjusted monthly income toward rent and utilities or paying a Flat Rent. The Flat rent is established using HUD's FMR guidelines based on bedroom size.



Public Housing

Goff Courts – 25 Family Units
Located on Roseclair Street



Cayman Villa-46 Family Units Located
on Alpine Street



- Family complexes
- 1, 2, and 3 bedroom duplexes
- 4 bedroom homes

Public Housing

Scattered Sites

Marshall/Melrose-36 Family Units Located on Marshall/Melrose Streets



- 2 and 3 bedroom duplexes and single family homes
- Located near ASU
- Computer Lab with Internet access on-site
- Resident Manager on-site

located on Calion, Patrick, Belt, Cartwright, Allis, Allen & Main



- 12 – 3 bedroom single family homes
- Built in 1996

Public Housing

Woodland Courts – 24 Elderly/Disabled Units
Located on Citizen, Cobb, Cherry & Rains Streets



- Four apartments designed for the near elderly, elderly, and disabled.
- One bedroom
- Equipped with emergency buzzers
- Located near the hospital

Alpine & Marshall & Melrose



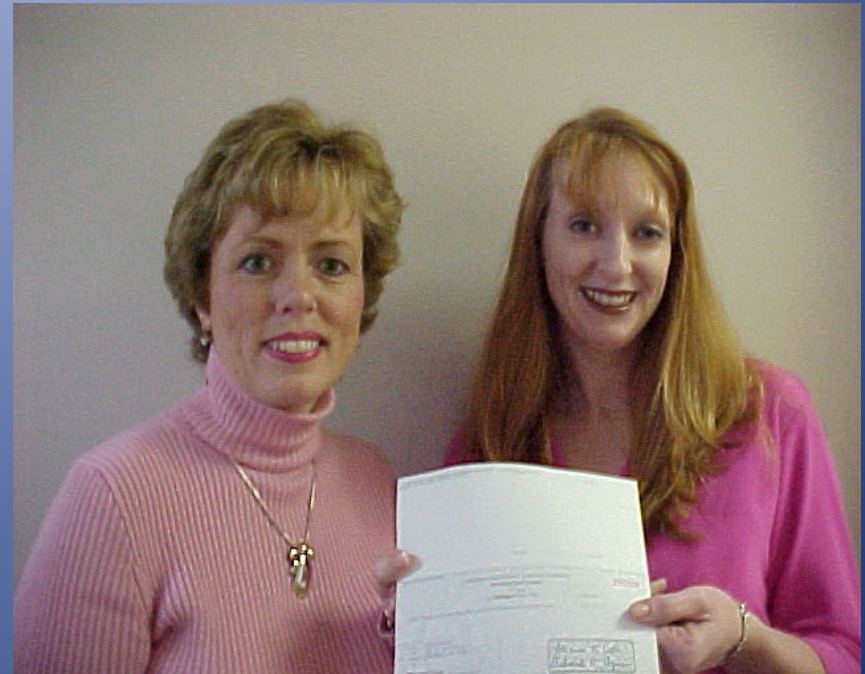
Housing Choice Vouchers (HCV) Administer 1312 Vouchers Monthly



- Rental assistance for low income families
- Approved applicants receive a voucher for anywhere in Craighead county
- Tenant locates suitable unit and landlord willing to accept vouchers
- Properties are privately owned

Family Self-Sufficiency (FSS)

- Helps families obtain skills needed to achieve financial independence
- Must be in HCV program to qualify
- Support offered through
 - Local agencies
 - Case management
 - Education, workshops, and support meetings
 - Job training
 - Newsletters
- Participants are assigned a coordinator who creates an individual training and services plan
- Formal contract of participation is signed





PUBLIC HOUSING HOMEOWNERSHIP SECTION 5(H)

Three Units remaining for sale

HCV HOMEOWNERSHIP PROGRAM

22 Successful closing since 2004 w/o any foreclosures

JURHA 8 OWNED HOMEOWNERSHIP UNITS



HCV Home Ownership Program

- 22 families have benefited from the program so far
- Individuals or families currently receiving rental assistance may be eligible
- To qualify
 - Voucher holder for at least one year
 - Meet HUD definition of first-time buyer
 - Meet federal minimum income requirements
 - Attend pre-purchase counseling
 - Must have been violation free for 12 months
 - Must not owe money to JURHA
 - Must sign Statement of Homeowner Obligations



HCV Home Ownership Program



“I am truly blessed! My son and I are so thrilled about being able to own our home. He loves being able to play outside in his own backyard and ride his bike. I would definitely recommend others to take advantage of the JURHA first-time buyer services because never in my wildest dreams did I believe it would happen so quickly. It feels great!”

HCV Home Ownership Program



“I had never heard of that [HCV Homeownership Program] before and immediately, for the first time, gave me a positive attitude and real hope that I could have my own home! Now, I am a proud, happy homeowner, thanks to the Housing Authority.”

HCV Home Ownership Program



“I once heard that the first step to financial success is buying a home. I don’t know how true that is because I still don’t feel financially “successful” but it sure gives me a sense of achievement to be able to say I now own my own home. In the end it was completely worth all of the heartache and headaches to be able to say “This is our home,” and to know how true that is. My son and I play outside in our yard everyday now and I am so very thankful!”

Housing Counseling Agency

- Funded in part by Jonesboro CDBG Grant
- HUD approved to provide following services:
 - Home Buyer Education
 - Credit Counseling
 - Budget Counseling
 - Foreclosure Counseling
 - Fair Housing Assistance
 - Loss Mitigation
 - Pre-purchase Assistance
 - Post-purchase Assistance
 - Predatory Lending
 - Renters Assistance



Jonesboro Ecumenical Center (JEC)

70 Elderly/Mobility Impaired Units

Located on Ecumenical Drive (off Race & Brown's Lane)



- Elderly housing complex
- Owned by local churches and managed by JURHA
- Maintenance and lawn care provided
- Utilities included
- On-site management and laundry
- Emergency buzzer system in every home
- Planned community activities

Upcoming Projects

- Demolishing and Rebuilding Oak Run located on Johnson and Rogers
- TAX CREDIT PROJECT FOR SUBSTANTIAL REHAB OF THE 70-UNIT COMPLEX – Jonesboro Ecumenical Center, Inc.

OAK RUN – Johnson & Rogers

- The development was built in the 50's, renovated in 1990 however, structural damage due to water retainage has made this development non-viable.
- Currently the development is comprised of 8 two-bedroom units; however, plans are to rebuild a 16 unit complex.



TAX- Credit PROJECT

- The JEC has been in operation for approximately 30 years and is in need of critical repairs and system upgrades. All units are in need of new energy efficient windows, roofing, additional insulation, energy efficient appliances, and significant other repairs to specific units and to the general property. Additional proposed additions:
 - Converting Studio units to 1-bedroom units
 - Replace vinyl siding with brick exterior
 - Increasing Site and Building Exterior Lighting
 - Replacing gas furnaces' and water heaters with electric
 - Providing Washer/Dryers, Garbage Disposals, Dishwashers, Microwaves in each unit
 - Replacing Floor covering in all units
 - Building a Multi-function Community Safe Room/Storage Units with a Walking Trail connecting to all sidewalks
 - Replacing and relocating Mailbox clusters so residents do not have to cross the street and building a pavilion over boxes
 - Replacing Dumpsters and building enclosures
 - Updating all interior and installing all 504 Compliance door handles, new doors, storm doors, .
 - Installing back doors and adding a Privacy Patio for each unit
 - Surround Site with Brick fencing

CITY – Provided INKIND Match

- The Tax Credit Program requires a 10% match for total amount requested, we will be requesting \$450,000 and we will need a \$45,000 match. The Mayor has agreed to work with us in providing a City In-Kind match in the form of services and labor. In-kind match discussed.
 - Labor to clean the ditch along Brown's Lane
 - Engineer's review and report regarding the drainage issues on your property
 - Assistance with the purchase of 4 dumpsters, by obtaining lower cost through the City's buying power.
 - In addition, a request will be made for the FY 2011 budget to include labor and equipment to help with the overlay and striping of the Ecumenical /street, driveways and parking spaces within the development.