



**Consolidated Annual Performance & Evaluation Report**  
**Community Development Block Grant**  
**2019 Program Year**  
**(July 1, 2019 – June 30, 2020)**

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City of Jonesboro  
Department of Grants & Community Development  
300 South Church Street, Suite 402  
Jonesboro, Arkansas 72403

CAPER  
2019

**2019 CAPER**  
(July 1, 2019– June 30, 2020)

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**Department of Grants & Community Development**

**Regina Burkett, Director of Community Development**

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**Lakyn Williams, Grant Writer**

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**2019 CDBG Allocation: \$622,310**

<b>PROJECTS/ACTIVITIES NAME</b>	<b>FUNDS ALLOCATED</b>	<b>Funds Used as of 12/15/2020</b>
Homeowner Rehabilitation Assistance	\$ 156,725.75	\$ 127,991.23
Homeownership Assistance	\$ 7,000.00	\$ 7,000.00
Demolition & Clearance Assistance	\$ 6,372.06	\$ 6,372.06
Neighborhood Revitalization: Parker Park Playground	\$ 60,000.00	\$ 60,000.00
Patrick Street Sidewalks Phase II	\$ 110,000.00	\$ 110,000.00
Veterans Village of Jonesboro – Business Center	\$ 80,000.00	\$ 0.00
Microenterprise Business Accelerator (MBA)	\$ 8,225.58	\$ 8,225.58
Hispanic Community Services, Inc.	\$ 20,000.00	\$ 20,000.00
West End Neighborhood Association	\$ 15,911.00	\$ 15,911.00
The HUB Homeless Resource Center	\$ 19,033.61	\$ 19,033.61
CDBG Program Planning & Administration	\$ 120,817.00	\$ 120,817.00
<b>TOTAL</b>	<b>\$ 604,085.00</b>	<b>\$ 495,350.00</b>

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

At this time, there are two projects/activities that are pending completion: The Veterans Village of Jonesboro - Business Center and the Homeowner Rehabilitation Assistance Program. Both programs should be completed by the second quarter of 2021, should everything go to plan. For the Veterans Village Project, CDBG funding was allocated for construction of the Business Center, which is the final phase of the project. At this time, the nine transitional living homes and associated site improvements are being completed. At the first of the year in 2021, bids will be conducted for the Business Center, and it will begin construction shortly thereafter. The Business Center will be the home to all of the supportive services offered to homeless veterans living in the nine homes, as well as all veterans in need of service throughout the region. Access to the building will not be restricted to those living in the homes, but will rather be a public facility for all supportive services to be carried out. The Veterans Village Business Center will be a critical vessel for ending poverty by providing the veterans with much needed resources, training, and soft skill building to once again become productive, successful members of society.

Per our Citizen Participation Plan, all unspent funds from other projects are reallocated to the Rehabilitation Assistance Program. For FY2019, excess funds for Homeownership Assistance, Demolition and Clearance, and the Microenterprise Assistance Program were reallocated to the Rehabilitation Assistance Program, as it is always in high demand due to declining house stock in low-income neighborhoods throughout Jonesboro. Had it not been for the COVID-19 pandemic and the City of Jonesboro having to temporarily postpone the program due to fear of virus spread to elderly and at-risk homeowners, spending patterns and waitlist length indicate that funds would have already been exhausted. The City of Jonesboro anticipates resuming the program in Spring, with safety measures in place, once case numbers have decreased and vaccines are readily available.

Fiscal year 2019 represents the third year in the 2017-2021 Consolidated Plan. Throughout the year, the City of Jonesboro made substantial progress in meeting overarching goals identified in the strategic plan and action plan. A vast majority of funding went to projects and services that benefit extremely-low and low-income individuals throughout the area. All of the projects undertaken are directly related to HUD's National Objectives; all subsequent need areas have been broken down into five service subprograms: Homeowner Rehabilitation Assistance, Demolition and Clearance Assistance, Homeownership Assistance, Public Services, Public Facilities and Improvements, and Microenterprise Business Accelerator. Approximately 9,275 individuals have directly benefited from CDBG funded subprograms.

The chosen subprograms and associated program activities were chosen based on citizen participation conducted by the City of Jonesboro Grants and Community Development Department. The most commonly areas identified as being of the greatest need were providing decent housing and a suitable living environment and by expanding economic opportunities for low-to-moderate income persons within the city limits of Jonesboro. This feedback prompted the jurisdiction to focus primarily on housing services, additional sidewalk improvements, public service projects that target neighborhood revitalization and youth development, and economic development projects that benefit small business owners and their low-income employees.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AFH: Develop a Community Revitalization Strategy	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	9275		0	9275	
AFH: Develop a Community Revitalization Strategy	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		2	2	100.00%

AFH: Develop a Community Revitalization Strategy	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	24		6820	24	0.35%
AFH: Develop a Community Revitalization Strategy	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	5		5	2	40.00%
AFH: Develop a Community Revitalization Strategy	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	5		5	2	40.00%
AFH: Develop a Community Revitalization Strategy	Non-Housing Community Development	CDBG: \$	Other	Other	15	0	0.00%			
AFH: Establish a Citizen Fair Housing Board	Affordable Housing Public Housing Homeless	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	17	85.00%			

AFH: Establish a City Land Bank	Affordable Housing Non-Housing Community Development	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Homeowner Housing Added	Household Housing Unit	10	9	90.00%			
AFH: Improvement of Public Transit	Public Housing Transportation	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5000	4553	91.06%			
AFH: Increase Acceptability of Housing Choice	Affordable Housing Public Housing	CDBG: \$21000	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		6	2	33.33%
AFH: Increase Acceptability of Housing Choice	Affordable Housing Public Housing	CDBG: \$21000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	0	0.00%			
AFH: Increase Accessibility for the Disabled	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	19090		5155	9275	179.92%



AFH: Increase Accessibility for the Disabled	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Other	Other	5	0	0.00%			
AFH: Increase Awareness & Enforcement	Affordable Housing Public Housing	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	151	0	0.00%			
AFH: Increase Fair Housing Knowledge	Affordable Housing Public Housing	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1312	0	0.00%			
Create Attractive Neighborhood-Livability	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3790		0	3790	

Create Attractive Neighborhood-Livability	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	4553	45.53%			
Create Attractive Neighborhood-Livability	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	54	108.00%	10	12	120.00%
Create Attractive Neighborhood-Livability	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	10	1	10.00%	3	1	33.33%
Housing and Services Opportunities to the Homeless	Homeless	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	511		450	511	113.56%
Housing and Services Opportunities to the Homeless	Homeless	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8	8	100.00%			

Housing and Services Opportunities to the Homeless	Homeless	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Housing and Services Opportunities to the Homeless	Homeless	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	15	9	60.00%			
Housing and Services Opportunities to the Homeless	Homeless	CDBG: \$ / Competitive McKinney-Vento Homeless Assistance Act: \$	Homelessness Prevention	Persons Assisted	250	511	204.40%	100	511	511.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Addressing various housing concerns, including dilapidated housing stock in low-income neighborhoods, homelessness, and blight, were chief concerns for the City of Jonesboro in FY2019. The various issues associated with housing were addressed by demolishing and clearing blighted,

uninhabitable housing, rehabilitating single family homes that required either minor or major rehabilitation, and construction on nine single-family transitional housing units for homeless veterans. We also helped several low-income families purchase their first home in neighborhoods that support good quality of life through our Homeownership Downpayment Assistance Program, and addressed fervent homeless needs by providing public service funding the the HUB Homeless Resource Center. Furthermore, additional public service funding was provided to the West End Neighborhood association for the purchase of cameras to increase neighborhood safety in a principally low-income and high crime area of Jonesboro, and Hispanic Community Services, Inc. for their high school leadership program, which provides students with educational outlets and exposure to career sectors that will help them become future community leaders. In short, \$250,100.81 was allocated to housing services, with another \$54,944.61 allocated to public service projects.

Additional activities undertaken this year included economic development through the Microenterprise Business Accelerator program, which promoted small business innovation and the retention and creation of jobs for low-income individuals. In terms of the Microenterprise Business Accelerator program, two small businesses were able to receive financial support and hire two new low-income employees. Both businesses successfully completed the program and had positive growth in terms of capacity building. Both businesses are still open and thriving having finished the program. The main issue with the program was recruiting businesses who both serve and employ low-income residents, thus limiting the number of participating businesses. Originally, \$50,000 was to be allocated for this program; however, after issues with recruitment, only \$8,225.58 was awarded. For future endeavors of this type, the City of Jonesboro will be expanding our partnership with the Delta Center for Economic Development to recruit eligible microenterprise businesses.

We also pursued various infrastructure projects and neighborhood revitalization projects, including sidewalks on Patrick Street in order to increase walkability for low-income individuals and families without access to motorized transportation, as well as accessibility for disabled individuals living in the area, and new playground equipment for Parker Park, which services primarily low-income children. Overall, \$170,000 was allocated to neighborhood revitalization and public infrastructure projects.

In addition to CDBG funds, the City of Jonesboro sought out and received additional federal, state, local and private funds to ensure that all projects, CDBG related and otherwise, were completed and made available to the residents of Jonesboro. The City of Jonesboro primarily focuses funding within the city limits of the jurisdiction, with the highest concentration of federal dollars being allocated in low-income neighborhoods. While housing and homelessness prevention remain the highest priority needs moving forward, City of Jonesboro will continue to pursue innovative solutions to break cycles of poverty and increase the quality of living for low-income residents and families.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	6,518
Black or African American	1,016
Asian	58
American Indian or American Native	12
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>7,604</b>
Hispanic	36
Not Hispanic	7,568

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The racial and ethnic composition of our program beneficiaries was determined primarily through numbers procured from public facilities programs, public services, and other housing services, including Rehabilitation Assistance and Homeownership Assistance. All programs and services are made available to all low-income residents living within the City of Jonesboro city limits. Several public service programs are offered specifically to minority groups, and the City of Jonesboro puts emphasis on providing equitable access to services to all individuals.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	604,085	495,350

Table 3 - Resources Made Available

### Narrative

At the time of this report, all funding has been expended for the chosen projects aside from the Homeowner Rehabilitation Assistance Program and the Veterans Village. The Homeowner Rehabilitation Program is the category where all excess funding from other programs is allocated, as it is a program that is always in high demand. Examples of this include moving additional funding from Demolition and Clearance, Homeownership Assistance, and Microenterprise. In all of these cases, the number of applicants did not equal the amount allocated, so excess funding was move to Rehabilitation Assistance. Due to this, the City of Jonesboro was able to help a number of additional households with critical home repairs. The program is temporarily on-hold due to the number COVID-19 cases in our area. Once the cases get to a safer level, the program will continue with appropriate safety precautions. There are currently 30 individuals on the waiting list who will benefit from the program when it resumes, so funding will be expended quickly. In regard to the Veterans Village, construction is underway on the homes; CDBG funding was specifcally allocated for plumbing needs, and the construction has just entered this stage. Funding will soon be expended.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Jonesboro	100	100	All allocated funds went to projects located inside Jonesboro City Limits.
Jonesboro - Low Income Areas			Low Income Neighborhoods
North Jonesboro			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

All CDBG funding to expended to low-income citizens who live within the City of Jonesboro City limits. Funds are principally allocated to support individuals in North Jonesboro, where the highest concentration of poverty is located. Improvements in this area include Patrick Street Sidewalks, Parker Park, and the Veterans Village. Each of these public facilities serves low-income individuals in a highly impoverished area that lacks critical infastructure. North Jonesboro is an area affected by deteriorating

housing stock; as such, six of the twelve completed Rehabilitation projects were for low-income homeowners in North Jonesboro. Furthermore, funding was also allocated to Jonesboro's West End, another area with high poverty rates. Between public services projects and a number of rehabilitation projects, progress was made to improve quality of life in this low-income neighborhood as well. The remaining funding, between public services, rehabilitation assistance, and microenterprise grants, went exclusively to low-income individuals and those organizations who primarily serve low-income individuals throughout the city and funding was not concentrated to a specific neighborhood.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

CDBG funding is being used as a match for the Veterans Village Project, which is being funded principally through a Housing Trust Fund grant administered by ADFP, as well as a private grant from the Sunderland Foundation. Funding is going towards specific elements of the public facility, while grant funding from other sources, as well as donations from the public, are financing the other elements of the facility, including furnishings.



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	100	511
Number of Non-Homeless households to be provided affordable housing units	23	21
Number of Special-Needs households to be provided affordable housing units	8	8
<b>Total</b>	<b>131</b>	<b>540</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	9	9
Number of households supported through Rehab of Existing Units	10	12
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>19</b>	<b>21</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City of Jonesboro was able to meet and exceed almost every goal set in regards to housing this year. The HUB Homeless Resource Center, funding through the public services component of CDBG, well exceed the goal number of households served. The homelessness issue throughout Jonesboro continues to grow; as such, more and more individuals are receiving services. The only goal not met was the non-homeless number; the major contributing factor in this instance was that rather than several low-income families being served through the Housing Rehabilitation Assistance program, the applicants

were primarily elderly individuals living on their own. So, while a consistent number of households were served, those households were smaller than have been served in previous years. In terms of the production of new units, the Veterans Village is comprised of nine transitional living homes; construction is wrapping up on this project and the Outreach Center will be completed in the upcoming months.

**Discuss how these outcomes will impact future annual action plans.**

The outcomes throughout this program year indicated that homelessness is a growing issue in the community and needs to be more heavily addressed in upcoming action plans. The Rehabilitation Assistance Program continues to have a high rate of participation, as well as a high rate of success. Housing needs will continue to be prevalent in upcoming years, as the deteriorating housing stock in both North Jonesboro and the West End will need to be continually addressed.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	799	0
Low-income	484	0
Moderate-income	265	0
<b>Total</b>	<b>1,548</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

Due to the rise in homelessness in Jonesboro, extremely low-income individuals and households were the ones most served through FY2019 CDBG funding. We expect to continue to see this trend in future years, until more mitigation measures are taken to reduce homelessness in the area. Between public services and the Housing Rehabilitation Program, we will continue to see consistent numbers in both the low-income and moderate-income brackets, as those programs principally serve individuals and families within this bracket.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Jonesboro continues aiding to prevent and eliminate homelessness by collaborating with organizations providing services to the homeless individuals in the city. During this program year, the city consulted with the community, City of Jonesboro departments, public and private organizations. It also collaborated and consulted with Jonesboro Urban Renewal & Housing Authority (JURHA), Crowley's Development Council (CRDC), Department of Human Services, Beck Pride Center, United Way of Northeast Arkansas, Habitat for Humanity of Greater Jonesboro, Bancorp South, Food Bank of NEA, and many other organizations and agencies. Support of the HUB Homeless Resource Center through the public services program allows the jurisdiction to gain access to homeless data and specific needs associated to that growing population. This data also gives the City insight in how to allocate additional funding for homelessness in subsequent years to maximize public benefit.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Being part of the Northeast Arkansas Continuum of Care Coalition has benefited the COJ through partnerships with other organizations and agencies that provide services to the homeless population. During the planning process, the jurisdiction has collaborated with Crowley's Ridge Development Council (CRDC), Hispanic Community Services, Inc. (HCSI); Northeast Arkansas Regional Transportation Planning Commission (N.A.R.T.C.P), East Arkansas Planning and Development District (EAPDD), Craighead County Veterans Services, HUB Homeless Resource Center, and other non-profit organizations, church outreach ministries, community groups and neighborhood associations. The City is currently working with Crowley's Ridge Development Council on rehabilitation of a building for a permanent homeless shelter. Covid-19 has definitely showed an increase of homelessness in the City of Jonesboro. Currently, the city receives inquiries about a homeless shelter from citizens and those looking for a shelter. This is one of the major needs in the community because the homeless population is unable to fight COVID-19 since they are sleeping on the streets.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

One of the projects in which CDBG funds are leveraged for homeless is the Veterans Village Outreach Center. The Arkansas Development Finance Authority (ADFA) awarded the City of Jonesboro \$1,058,925 from the National Housing Trust Fund Program to construct the affordable housing for veterans (Veterans Village of Jonesboro); the grant covers the costs of building the housing units. CDBG funds are going towards the construction of the Outreach Center located in the Veterans Village premises. Having a center will enable to provide onsite housing and supportive services to the veterans being housed in the village and those in the community seeking these services. In FY 2019, \$80,000 were allocated to assist with the construction of the center, specifically, to cover the cost of plumbing.

For FY 2020, \$220,000 allotted funds will cover the costs of roof and windows installation and site improvements. The Veterans Village project is an example of leveraging federal, state, local, and private funds to complete a project such this one of this magnitude. It is necessary to be noted that no CDBG funds are going towards the housing aspect of the project; all funds allocated are for the Outreach Center. The center will provide services to assist with the veteran housing village. Additionally, funding for the construction of the Veterans Village Outreach Center (\$220,000) to cover installation costs of roof and windows and site improvements. Organizations and services being provided in the Outreach Center will benefit nine households per year housed in the village, including others experiencing homelessness or at-risk of becoming homeless that are seeking these services. After the recent coronavirus pandemic (COVID-19), the jurisdiction assigned the center as future shelter in case of any natural disaster or national emergency were to occur when citizens need shelter.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Mayor of City of Jonesboro has been working tirelessly with finding solutions to the city's shortage of emergency shelters and transitional housing to assist homeless persons. The jurisdiction is collaborating with other private and public entities to open a new emergency shelter and or transitional housing for homeless individuals. Within the city limits of Jonesboro, there are not many shelters, for instance, the Salvation Army has approximately 20 beds and 2 being family rooms, other organizations and churches have expanded their services to the homeless by assisting homeless seeking for shelter with vouchers for motel stays.

The City is currently working with Crowley's Ridge Development Council on rehablition of a building for a permanent homeless shelter. Covid-19 has definitely showed an increase of homelessness in the City of Jonesboro.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Jonesboro in partnership with Jonesboro Housing Authority (JURHA) seek to efficiently provide public housing services. JURHA's public housing developments are primarily located on the outskirts of the R/ECAP. Even though it is physically located out of the R/ECAP, based on the JURHA annual review for de-concentration in public housing, a majority of residents (81%) in public housing fall at or below the extremely low-income levels. The remaining households live at 50 percent or the very low-income levels of the city population. There are two residents that are currently living in public housing but are over the low-income limit.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

JURHA encourages active participation in our Public Housing Resident Council. However, many residents participating are single parents who lack the time to actively engage in the program. Likewise, they experience numerous conflicts with their varying work schedules, and cannot afford to miss work to participate in the program. Although JURHA offered different schedules for the council in order to increase participation, a majority of the residents had nontraditional work-schedules, and there was never a consensus on a time that allowed a majority of residents to participate. In addition to the varying work schedules, many residents do not have reliable transportation and must rely primarily on public transit. This further complicates their attendance of meetings.

There is a JURHA public housing resident on our Board of Commissioners, per HUD regulations. Flyers and promotional materials are provided to public housing residents from a JURHA CHDO that sells houses. There is no longer a homeownership program offered in conjunction with JURHA where we were able to consult with and advise residents on homeownership. When HUD discontinued the funding for this homeownership program, we were not able to secure adequate funding from local banks to continue offering the program. Therefore, we sought out additional partnerships to bridge this gap in service, as transitioning from public housing to homeownership is still a significant need in the area.

A partnership with Crowley's Ridge Development Council, who works closely with JURHA residents, allowed Grants and Community Development Staff to give presentations on our homeownership assistance program and gave multiple seminars where public housing residents could meet with realtors, mortgage lenders, and financial agencies to gain additional insight on the process of becoming a homebuyer. These seminars proved to be very beneficial, but had to be temporarily halted due to COVID-19 regulations. The City of Jonesboro plans to continue actively participating with Crowley's Ridge in these seminars once the COVID threat has been mitigated.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. Local housing authority is not in trouble and the jurisdiction provides supportive assistance when requested by the PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Jonesboro has established high priorities for fostering and maintaining affordable housing for the low-income citizens. 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 jurisdiction has provided for more affordable housing by allowing for relaxed lot standards; smaller lots with reduced setbacks (RS-8 Single Family District). This district allows reduced 15 foot, setbacks in front and back yards, as well as 7.5 foot, side setbacks with a lot as small as 5,445 square feet at 50 foot, in width. The City's Zoning Code requires two parking spaces per single-family or duplex unit.

A significant barrier to affordable housing remains the financial ability of the low-to moderate- income families to provide necessary funding for acquisition or for major or minor homeowner repairs, so acquisition and repair programs implemented by the city help address this obstacle. Another obstacle the City continues to face is the rising cost of materials and labor for rehabilitation projects in the community and the negative impact of that escalation on the existing program limits. The city currently administers minor repair programs that enable low-and moderate-income homeowners to stay in their homes in a safe and decent environment. The city continues to assist the low-income community by offering the First-Time New Homeownership Assistance program to eligible participants. This program continues to be very successful.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Jonesboro's Department of Grants & Community Development has implemented a citywide community engagement strategy that includes residents, churches, stakeholders and non-profit organizations that serve our lowest income citizens. It is the jurisdiction's intention to build a model of community involvement that directly addresses poverty issues, encourages community leadership, and enables low-income neighborhoods to secure affordable housing for the LMI citizens. There continues to be many community stakeholders willing to further our efforts to address the needs of their individual neighborhoods. Providing CDBG Program funds to LMI first time homebuyers to assist with down payment and closing cost to purchase their first home. The jurisdiction priority through the CDBG Program is to services LMI persons within the city limits and providing grants for qualified homeowner-occupied applicants to repair their many times dilapidated homes. Many applicants are elderly with fixed incomes between extremely -low and low-income that are unable to afford fixing their homes. Therefore, grants to individuals and to organizations providing public social services are vital.

## **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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

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

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The jurisdiction coordinates with the non-profit organizations that provide public services to benefit Jonesboro residents. The city also works with housing developers in the development of affordable housing throughout the city. Non-profit organizations are vital partners in achieving the Consolidated Plan goals.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Jonesboro offers their assistance to the Public Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funds for affordable housing or other housing services. The City regularly collaborates with the local PHA, participates in non-profit meetings and faith-based activities, and organizes and facilitates focus groups.

The City of Jonesboro assists non-profit agencies in securing other state and federal funding by writing letters of support and assisting agencies to complete applications for funding.

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



Jonesboro participated in a number of community forums to share information with various community action agencies to spread awareness on our own programs and gain insight into other available services throughout the city. This allowed for the establishment of new partnerships that enhance service delivery and outcomes.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

To increase knowledge about fair housing choice the City of Jonesboro has formed a Citizens Fair Housing Advisory Board to promote fair housing education, outreach and awareness to our citizens. The Arkansas Fair Housing Commission on their objective to Affirmatively Further Fair Housing has collaborated with the City to provide training to the Board. It has been identified that impediments to fair housing are due to the lack of knowledge about fair housing rules.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Jonesboro developed and follows monitoring plan to monitor programs and activities described in the ConPlan and Action Plan. The monitor plan ensures program and financial performance, and regulatory compliance.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City follows the citizen participation plan to include citizens, City Departments, Non-Profits, and other Public and Private entities to contribute in the development of the Plan. The CDBG Citizens Advisory Committee and the Grants and Community Development Department staff are involved in the decision-making for funds allocation. Citizens have the opportunity to provide input and informed throughout the planning process by participating in public hearings and public review and comment period, all advertised in the local newspaper and posted on the City of Jonesboro website.

With new COVID-19 guidelines, all public hearings are also livestreamed on Facebook and posted to the City website to ensure that those who wish to participate can do so and spread of the COVID-19 virus is mitigated as best as possible while still maintaining the integrity of the public participation process.

The draft for the 2019 Consolidated Annual Performance and Evaluation Report (CAPER) was available for 15-days public review and comment period beginning December 15 through December 29, 2020. The 15 Day Review and Comment Period newspaper advertisement was published on December 15, 2020. The 2019 CAPER was posted on the City website and copies were available in the City Department of Grants & Community Development office. Any comments can be emailed to the indicated Grants and Community Development staff or dropped off at the municipal building lobby.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives**

**and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes in the jurisdiction's programs objectives and there are no indications of any changes in the programs.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-45 - CDBG 91.520(c)**

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**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**