

**Resident Advisory Board Meeting  
Section 8 HCV & Public Housing  
October 24, 2024  
Minutes of Meeting**

A meeting to review and discuss the FY2025 Agency's Plan (Annual Plan and Five-Year Plan) along with the Capital Fund Plan with the Resident Advisory Board Members was held on Thursday, October 24, 2024. The meeting was called to order at 4:00 p.m. by Jan Hopkins, HCV Administrator, at the Jonesboro Urban Renewal and Housing Authority located at 330 Union, Jonesboro, Arkansas.

Our Resident Advisory Board (RAB) is comprised of Section 8 and Public Housing Residents. Section 8 HCV clients were notified by mail that JURHA would be developing a "Resident Advisory Board" and offered the opportunity to serve on the board. They were also informed that the purpose of the RAB was to assist JURHA by making recommendations regarding the Agency's Plans. A letter was sent to all current Section 8 existing residents were mail an invitation on October 7, 2024 giving them the opportunity to become part of the Resident Advisory Board with the meeting being held on October 24, 2024 at 4:00 p.m.

All Jonesboro Public Housing Residents were notified by mail on September 16, 2024 and Imboden Residents were notified on September 13, 2024. The letters invited all residents to be part of the Resident Advisory Board and attend the meeting scheduled on October 24, 2024 where the FY2025 Agency's plans and the CFP Plan would be presented.

The following persons volunteered and were chosen to serve (all volunteers were accepted):

- Shonda Salters           Section 8 Resident
- Michelle Lincoln       Section 8 Resident
- Lensy McCullough      Section 8 Resident
- Neketia Gardner       Section 8 Resident
- Deloristeene Burt      Section 8 Resident

All volunteers were given out packets at the meeting containing copies of the HUD-50075-HP Streamlined Annual PHA Plan, B.3 Progress Report, HUD-50075-5Y 5-Year PHA Plan, B.2 Goal and Objectives for 5-year plan, JURHA 2025-2029 Worksheet for CPF, Public Housing Deconcentration Review 2024, and Comment cards. Comments will be collection after the meeting and can be turned in until Tuesday, October 29, 2024.

The following JURHA employees were also present:

- Jan Hopkins, HCV Administrator
- Natalie Davidson, PH Manager
- Tiffany Thompson, Site Manager
- Cathlyn Moore, Acting Section 8 Manager
- Megan Bruce, Administrative Bookkeeper

Ms. Hopkins proceeded to verbally review the FY 2025 Proposed Annual Plan and went over the progress of goals and priorities from the 5 Year plan.

Ms. Hopkins proceeded to verbally review the FY 2025 Proposed Five Year Plan and went over the new goals for the 2025 Five-Year plan.

Ms. Hopkins went over the Capital Fund Plans covering the improvements to Public Housing projects in Jonesboro, Arkansas and in Imboden, Arkansas.

Ms. Hopkins went over the Public Housing Deconcentration Plan.

Ms. Hopkins asked if there were any questions and/or comments regarding the Agency Plans. Ms. Hopkins was asked and answered several questions related to how to file a complaint on a dwelling unit and how to give notice to move which were not related to the PHA Agency Plans.

The following comments/recommendations were made:

1. Need more houses on Section 8.

Ms. Hopkins acknowledged that we need more affordable housing which included single family dwellings. We currently have a goal to increase the number of property owners willing to accept the Housing Choice voucher. JURHA attends quarterly landlord association meeting and encourage new owner participation. JURHA also reviews our Voucher Payment Standard to help with affordability. However, for the last couple of years our rental market has been volatile with housing cost outstripping our payment standards and a lack of funding (Annual Contributions Contact) due to include HAP costs.

2. I am interest in knowing if Public Housing is looking into partnering with any landlords or the city to build housing on the south side of the city of Jonesboro. All of your housing seems to be on the north side of town.

One of the objectives to increasing affordable housing through our non-profit, JURHA Housing and Community Development Organization. JURHA has partnered and submitted two applications to building housing through the Arkansas Department of Finance Administration (ADFA). ADFA usually has competitive grants which allows local LIHTC-allocating agencies authority to apply for tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. This program provides incentives for non-profit and profit motivated organizations and businesses to develop housing for low-income persons and families. JURHA has partnered with builders and applied for two tax-credits grants; however, both grants were not approved. The process to receive tax-credits are very complicate and competitive and only a small percentage of applications are approved each year.

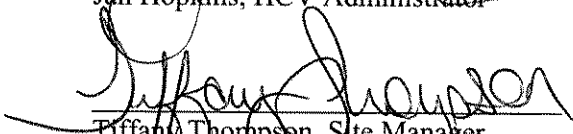
JURHA is always seeking new partnerships that would allow us to expand our housing stock. So, JURHA will continue this goal in our new Five-Year Plan. Once a partnership presents itself, JURHA will determine the feasibility of building in the south of Jonesboro. This would be contingent upon finding affordable property or being gifted a property in that area.

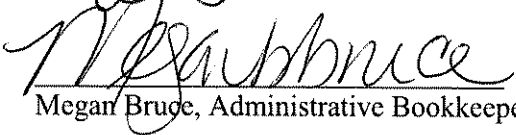
Ms. Hopkins reminded the residents that they could submit comments by completing the comment cards and returning them to the Housing Authority on or before October 29, 2024.

Being that there were no further questions or comments to address, Ms. Hopkins adjourned the meeting at 5:10 p.m.

**APPROVED BY:**

  
Jan Hopkins, HCV Administrator

  
Tiffany Thompson, Site Manager

  
Megan Bruce, Administrative Bookkeeper

  
Natalie Davidson, Public Housing Manager

  
Cathlyn Moore, Acting Section 8 Manager