

Challenged Elements

Increase assisted housing choices by expanding the range and quality of housing choices available to participants in the JURHA's tenant-based assistance program.

Jonesboro is a predominantly owner-occupied community with 57% of the households being owners. Recent trends in home prices have led to an increasing number of people being priced out of the homeownership market. One consequence has been a shift in tenure trends, with increasing numbers of people remaining in the rental market, intensifying the competition for scarce affordable housing units.

All extremely low-income, very low income and low income households experienced disproportionate housing needs, with extremely low-income (76.2%) group having housing problems compared to 28.7% for all City households. Overall renter households had more housing problems compared to homeowners. Large family households had the most needs followed by small family households and other households.

About 30% of the City's housing stock is over 30 years old, indicating the potential need for rehabilitation and continued maintenance for a significant portion of the City's housing. Available Census data offers two indicators of housing stock deficiencies; whether a unit is lacking complete plumbing or kitchen facilities. 115 units in the City lacked complete plumbing and 282 units were without kitchen facilities. It is not known if any units had both deficiencies. A tight housing market has resulted in sharp increases in the demand for housing.

In addition, limited HCV funding does not allow our agency to maximize its Voucher Payment Standard to allow participants to find affordable housing. We are unable to raise our VPS to 110% of the FMR due to budgetary restraints.

These factors combine to make it extremely difficult for low-income families to find decent, safe and affordable housing.

Reduce Public Housing vacancies (turn-over)

Our agency has both Public Housing and HCV program and applicants are placed on a jurisdiction-wide waiting list. Many applicants are housed in Public Housing initially while their application for HCV remains intact. Due to the additional tenancy requirement for Public Housing residents, namely Community Service, many tenants decide to move to the HCV program when offered a voucher since there is not regulatory requirement that we can house families without federal assistance before families already receiving federal assistance. This causes a tremendous turn-over in our Public Housing program.