



HOW LONG CAN I STAY ON PUBLIC HOUSING?

In general, you may stay in public housing as long as you comply with the lease.

If, at reexamination your family's income is sufficient to obtain housing on the private market, you will be given the opportunity to select a flat rent rate, which is an agreement that establishes a fixed rent payments regardless of income amount.



WHAT IS THE ROLE OF PBHA?

PBHA is responsible for the management and operation of its local public housing pro-

gram. We may also operate other types of housing programs.

(1) On-going functions:

(a) Assure compliance with leases. The lease must be signed by both parties; (b) Set other charges (e.g., security deposit, excess utility



consumption, and damages to unit); (c) Perform periodic reexaminations of the family's income at least once every 12 months; (d) Transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling; (e) Terminate leases when necessary; and (f) maintain the development in a decent, safe, and sanitary condition.

(2) PBHA provides other services, which include: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly.

PUBLIC HOUSING PROGRAM PARTICIPATION AMENITIES: FAMILY SELF-SUFFICIENCY & HOMEOWNERSHIP WHICH ASSIST IN THE FOLLOWING:

Secondary Education
Resume / CV Preparation
Job Skills Development
Individual Counseling
Parenting Skills
Money Management
Transportation
Computer Skills Development
GED/High School Preparation
Career Planning & Job Search
Family Counseling
Credit/Debt Counseling
Financial Planning
Homebuyer Education

PBHA DEVELOPMENT BREAKDOWN

Hallmark Development:

- 99 units (1 bedrooms - 18; 2 bedrooms - 32; 3 bedrooms - 20; 4 bedrooms - 30)
- Community Center •Police Sub-Station
- Computer Lab •Monthly Resident Activities
- Playground •Year-Round Youth Programs
- Self-Sufficiency & Financial Management Program
- Police on Campus

Cottonwood Development:

- 98 units (1 bedrooms - 38; 2 bedrooms - 27; 3 bedrooms - 32; 4 bedrooms - 1)
- Community Center •Computer Lab
- Playground •Monthly Resident Activities
- Year-Round Youth Programs
- Police on Campus
- Self-Sufficiency & Financial Management Program

West Meadows Development:

- 37 units (2 bedrooms - 28; 3 bedrooms - 9)
- Community Center •Head Start Program
- Police on Campus •Monthly Resident Activities
- Playground •Year-Round Youth Programs
- Self-Sufficiency & Financial Management Program

Royal Oaks Development:

- 18 units (3 bedrooms - 16; 4 bedrooms - 2)
- Community Center •Head Start Program
- Police on Campus •Monthly Resident Activities
- Playground •Year-Round Youth Programs



PUBLIC



HOUSING PROGRAM



HOUSING AUTHORITY OF THE CITY OF PINE BLUFF

Jeannie H. Epperson - Executive Director

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KEY PBHA PERSONNEL:

Jeannie H. Epperson.....Executive Director
Donald Sampson.....Assistant Executive Director
Joann Martin.....Secretary / Cashier
Kenya Hudson.....Public Housing Manager
Gwendelin Bailey.....Public Housing Manager
Bobby Turner.....Maintenance Director
Sabrina WalkerResident Initiatives Coordinator
Louis Blanks.....Procurement Contract Officer
Karen Lee.....Resident Services Director

PBHA PUBLIC HOUSING PROGRAM

EXACTLY WHAT IS PUBLIC HOUSING?

Public housing was established to provide decent, safe and sanitary rental housing for eligible low-income families, the elderly, and persons with

disabilities. There are approximately 1.2 million households living in public housing units, managed by some 3,300 HAs. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

WHO IS ELIGIBLE?

Public housing is limited to low-income families and individuals. The City of Pine Bluff Housing Authority (PBHA) determines your eligibility based on: 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. If you are eligible, PBHA will check your references to make sure you and your family will be good

tenants. PBHA will deny admission to any applicant whose habits and practices may be expected to have a detrimental effect on other tenants or on the developments environment.

PBHA uses **income limits** developed by HUD. HUD sets the **lower income** limits at 80% and **very low income** limits at 30% of the median income for the county or metropolitan area in which you choose to live. **Income limits** vary from area to area so you may be eligible at one housing authority but not at another. PBHA can provide you with the income levels for your area and family size, or you can also find the **income limits** on the internet.

HOW DO I APPLY?

If you are interested in applying for public housing and the application process is open, PBHA accepts applications of the second Tuesday, Wednesday and Thursday of each month. Applicants must have a picture ID for all household members over the age of 18, a copy of a birth certificate for all household members and a social security card for each household member.



THE APPLICATION PROCESS

The application must be written. Either you or the PBHA representative will fill it out. PBHA usually needs to collect the following information to determine eligibility:

- (1) Names of all persons who would be living in the unit, their sex, date of birth, and relationship to the family head;
- (2) Your present address and telephone number;
- (3) Family characteristics (e.g., veteran) or circumstances (e.g., living in substandard housing) that might qualify the family for tenant selection preferences;
- (4) Names and addresses of your current and previous landlords for information about your family's suitability as a tenant;
- (5) An estimate of your family's anticipated income for the next twelve months and the sources of that income;
- (6) The names and addresses of employers, banks, and any other information PBHA would need to verify your income and deductions, and to verify the family composition; and
- (7) The PBHA also may visit you in your home to interview you and your family members to see how you manage the upkeep of your current home. After obtaining this information, the PBHA representative should describe the public housing program and its requirements, and answer any questions you might have.

WHAT DOCUMENTATION DO I NEED?

The PBHA representative will request whatever documentation is needed (e.g., birth certificates, tax returns) to verify the information given on your application. PBHA will also rely on direct verification from your employer, etc. You will be asked to sign a 9886 form to authorize release of pertinent information to the PBHA.

WHEN WILL I BE NOTIFIED?

The PBHA has to provide written notification. If PBHA determines that you are eligible, your name will be put on an updated waiting list, unless PBHA is able to assist you immediately. Once your name is reached on the waiting list, PBHA will contact you. If it is determined that you are ineligible, PBHA must say why and, if you wish, you can request an informal hearing.

WILL I HAVE TO SIGN A LEASE?

If you are offered a house or apartment and accept it, you will have to sign a lease with PBHA. You will have to give PBHA a security deposit. You and the PBHA representative should go over the lease together. This will give you a better understanding of your responsibilities as a tenant and the PBHA's responsibilities as a landlord.

ARE THERE ANY PREFERENCES?

Yes. Giving preference to specific groups of families enables PBHA to direct their limited housing resources to the families with the greatest housing needs. Since the demand for housing assistance often exceeds the limited resources available to HUD and PBHA, long waiting periods are common. In fact, PBHA may close its waiting list when there are more families on the list than can be assisted in the near future.

PBHA has the discretion to establish preferences to reflect needs in its own community. These preferences will be included in PBHA's written policy manual. You should ask what preferences they honor so you will know whether you qualify for a preference.

