

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Fulton County, GA</u> PHA Code: <u>GA264</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/15</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) As of July 1, 2015 Number of PH units: 231 Number of HCV units: 651 (total administered by HAFC); 1184 (ports)				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. SEE BELOW				
5.1	Mission. The Housing Authority of Fulton Count, Georgia is a local public agency, created under state law working cooperatively with the community and public and private partners to provide quality housing opportunities and further to promote and secure supportive services for eligible persons with limited incomes, through a variety of federal, state, local and private resources.				
5.2	Goals and Objectives. Five Year Plan (FY2015-2019) and Annual Plan FY 2015 The HAFC has made progress in accomplishing the goals and objectives established in the FY2010-2014 Five Year Plan and will continue and expand on those initiatives in (2015-2019). Development activities for the HAFC will continue as a priority as the focus of the Agency changes from traditional, low rent public housing (LIPH) to expanding the more untraditional affordable housing programs. The HAFC was approved in October 2013 for the Rental Assistance Demonstration Program (RAD) in for Allen-Road Midrise.				

5.2

The HAFC under the leadership of the current, Interim Executive Director is being restructured and reorganized to focus on a commitment to demonstrating fiscal responsibility, quality customer service, maximization of resources and employing more effective personnel. Ultimately, the goals and objectives for FY 2015-2019 include:

- A. Implementing practices and procedures conducive for effective agency administration.
- B. Expanding the supply of assisted housing through applying for additional rental vouchers; leveraging private or other public funds to create additional housing opportunities; and acquiring or building units in non-impacted areas throughout Fulton County.
- C. Improving the quality of assisted housing by enforcement and implementation of effective public housing management; increasing the PHAS and SEMAP scores; completing all items on the corrective action plan within the specified period of time; improving voucher management; increasing customer satisfaction by emphasizing a commitment to efficiency and quality customer service; modernizing public housing units; providing replacement public housing; providing replacement vouchers; implementation of a comprehensive Quality Control Initiative which will provide training, technology, and other resources to HAFC Staff; and address and correct if applicable, any deficiencies listed in the audit reports prepared by HUD or Independent Auditor for each Fiscal year addressed in the Five Year Plan as applicable.
- D. Increasing assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential voucher landlords; increasing voucher payment standards as applicable; and implementing homeownership programs. Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.
- E. Providing an improved living environment by implementing measures to deconcentrate poverty; implementing public housing security improvements; and designating developments or buildings for particular resident groups (elderly, persons with disabilities).
- F. Promoting self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients' employability; and provide or attract supportive services to increase independence for the elderly or families with disabilities.
- G. Ensuring equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing, a suitable living environment for families living in assisted housing and accessible housing regardless of race, color, religion national origin, sex, familial status, and disability.
- H. Developing additional affordable housing opportunities for the community by continuing to expand HAFC's housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing.
- I. Developing and maintaining affordable housing programs such as HAFC's Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFC is serving the maximum number of families.

	<p>J. Recycle a percentage of the families in HAFC’s Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.</p> <p>K. Utilizing local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, “public” housing authorities.</p> <p>L. Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients. Continue to utilize effective partnerships for the implementation of FSS activities and supportive services for HCV and conventional PHA residents.</p> <p>M. Collaborating with the private sector to develop mixed-use, high density rental and/or for-sale housing that includes an affordable component that exceeds local and/or national requirements utilizing tax-exempt bond and tax credit programs.</p> <p>N. Operating from a sound financial position to ensure sustainability, long term financial health and continued public trust. Develop significant new financial resources to sustain and develop new housing and operation programs. Seek ways to increase and enhance the value of the Authority’s Real Estate Portfolio.</p> <p>O. Fostering a work environment that values and encourages individual and team commitment to HAFC goals and objectives. Ensure an effective and efficient operation through fulfillment of policy direction, resource allocation, accountability, advocacy and selection/retention of highly skilled employees.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The HAFC has revised documents and policies under the Operation and Management Element of the PHA Plan since the last Annual Plan submission in July 2014. The policies and procedures revised included the Admission and Continued Occupancy Plan and Administrative Plan. All policies and procedures are on file in specific locations to include at the Main Administrative office as cited in 6.0 (b)).</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The FY 2015-2019 Five Year and FY2015 Annual Plan, including attachments and PHA Plan Elements are available for public inspection at the Main Administrative Office of the HAFC and on the website.</p>

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

H AFC’s affordable housing revitalization activities have had a multiplier effect, generating new and sustainable economic activity for local residents and businesses, improving confidence in the County’s real estate markets, supporting families in the transition from welfare to work, and building pride within the communities. In continuing the progression of the Five Year Plan submitted for FY2010-2014, in FY2015-2019, the H AFC will focus on increasing the number and quality of affordable housing units available to eligible low income families by improving the maintenance efficiency, management operations and implementation of scheduled revitalization activities. A summary of previous H AFC activities in implementation are as follows:

H AFC DEVELOPMENT ACTIVITIES 2010-2014: The following development projects were completed or commenced during the last five year plan period.

PROJECT	ARCADIA	WOODBRIIDGE	PROVIDENCE
Closing	2007	2010	2014
Construction Completion	2009	2012	2015
Property Stabilization	2010	2013	2016
ACC Units	76	10	10
PBV Units	116	90	90
LIHTC Units	71	50	50
Market Rate Units	29	0	0
TOTAL UNITS	292	150	150
TOTAL DEVELOPMENT COSTS	\$36,588,131	\$19,856,203	\$17,166,475
H AFC Funding	\$10,068,553	\$4,144,550	\$2,175,000
Private Funding	\$26,519,578	\$15,711,653	\$14,991,475

Arcadia at Parkway Village – Arcadia was Phase I of H AFC’s HOPE VI Program: a 292 unit multi-family rental development constructed on the alternate Hope VI site acquired by H AFC. Of the 292 rental units, 76 are ACC Public Housing units; 116 are Project Based Rental Assistance units (made available through an intergovernmental agreement with Atlanta Housing Authority); 71 are Low Income Housing Tax Credit units; and, 29 are market rate units. The project consists of 9 residential buildings; a community building and related amenities. There are 56 one bedroom units; 161 two bedroom units; and 75 three bedroom units. Amenities include a swimming pool; tennis courts; an athletic court; a playground; and passive parks. The community building includes the leasing and management offices; computer and business center; community room; and fitness center. The mixed finance closing occurred in 2007 and construction was completed in 2009. Property stabilization and full occupancy was accomplished by the end of 2010. **SEE PICTURE BELOW**



Woodbridge at Parkway Village – Woodbridge was Phase III of H AFC’s HOPE VI Program: a 150 unit elderly only rental development constructed on the alternate HOPE VI site and adjacent to Phase I, the multi-family rental development. Of the 150 rental units, 30 are ACC Public Housing units; 90 units have Project Based Rental Assistance and 50 units are Low Income Housing Tax Credit only units. The mixed finance closing occurred in 2010 and construction was completed in 2012. The property reached full occupancy and stabilization in 2013. Woodbrige consists of 2 mid-rise (3 story elevator) residential buildings and includes community space, various amenities and a maintenance building. There are 92 one bedroom units and 58 two bedroom units. Amenities include a community room and kitchen; computer room; library; card room; fitness center and health center. There is also be an on-site management office. **SEE PICTURE BELOW:**

7.0



7.0

Providence at Parkway Village – Providence is Phase II of HAFC’s HOPE VI Program: a 150 unit elderly only rental development constructed on the alternate HOPE VI site and adjacent to Phase III, the other senior development. Of the 150 rental units, 10 are ACC Public Housing units; 90 are Project Based Voucher units of which, 30 are also HOME units; and, the remaining 50 are Low Income Housing Tax Credit only units. The project consists of 2 mid-rise (3 story elevator) residential buildings and includes community space, various amenities and a maintenance building. There are 110 one bedroom units and 40 two bedroom units. Amenities include a community room and kitchen; computer room; library; card room; fitness center and health center. There is also be an on-site management office. The mixed finance closing occurred in 2014 and construction is in progress with an estimated completion date of December 2015. The property is scheduled to reach full occupancy and stabilization by the end of 2016. **SEE PICTURE BELOW:**



PUBLIC HOUSING CONVERSION (RAD): Allen Road has been converted to Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program. Allen Road Mid-Rise: Recognizing the physical obsolescence of the Allen Road Public Housing Community, HAFC procured a development partner in 2011 to assist in the redevelopment of the project. Initial attempts to secure financing were unsuccessful. However, upon implementation of HUD’s Rental Assistance Demonstration Program (RAD), HAFC determined that this could be a viable tool to finance the much needed physical improvements at Allen Road. **SEE PICTURE BELOW.**



In July 2013, HAFC submitted a RAD application to convert the Allen Road Public Housing community to Project Based Rental Assistance. The application was approved and a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) was received in October 2013. The financial closing was completed in February 2015; rehabilitation construction work is in progress with a scheduled completion for February 2016. At that time, the property will be renamed “Sterling Place”. The chart below summarizes the financing secured under the RAD conversion program for Allen Road.

The chart below summarizes the financing secured under the RAD conversion program for Allen Road.

ALLEN ROAD RAD TRANSACTION FINANCING	
Low Income Housing Tax Credit Equity - 9%	\$5,211,969
State Tax Credit Equity - 9%	\$1,955,716
Other - Deferred Developer's Fee	\$84,117
The Community Development Trust - 1st Mortgage	\$2,837,000
Replacement Housing Factor Funds - 2nd Mortgage	\$205,000
TOTAL FINANCING	\$10,293,802

8.0 **Riverside Property:** H AFC is exploring the viability of other development opportunities, including development of its Riverside property, a 12.45 acre tract of land at the corner of Riverside Drive and Waycrest Drive in the southwest area of Fulton County. H AFC is also exploring the possibility of selling the property and using the proceeds from the sale for Replacement Housing Factor Funds to development needed affordable housing in Fulton County.



Belle Isle Property: The H AFC submitted a disposition application in June 2012 for Belle Isle public housing apartments. Upon disposition approval, the Belle Isle property will be sold, the residents relocated and the proceeds be used as Replacement Housing Factor Funds to develop additional mixed-use or elderly only property.



In continuing the progression of the Five Year Plan submitted for FY2010-2014, in FY2015-2019, the H AFC will focus on increasing the number and quality of affordable housing units available to eligible low income families by improving the maintenance efficiency, management operations and implementation of scheduled revitalization activities. Therefore, it is the intent of H AFC to continue to develop additional elderly only projects under the Replacement Housing Program that will contain ACC (Public Housing) Replacement units; Low Income Housing Tax Credit Units with Section 8 Project Based Assistance; and unrestricted Market Rate Units.

8.1 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
SEE ATTACHED HUD-50075.1 and HUD-50075.2

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. **SEE ATTACHED REQUIRED REPORTS FOR GA06P264501-15; GA06P264501-13; GA06R264501-07; GA06R264502-11; GA06R264502-12; GA06R264502-13 and GA06R264502-15.**

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHED PLAN FOR FY2015-2019.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NOT APPLICABLE</p>

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The HAFC will continue to utilize Replacement Housing Factor funds to address the need for senior housing in Fulton County. In assessing the most critical affordable housing needs, HAFC has determined that the greatest need is for senior housing in Fulton County. This need is not only among residents below 50% of Area Median Income (public housing eligible) but extends to elderly households with annual incomes up to 100% of AMI. Rising housing costs in the metropolitan area have made it difficult for many of the area's long term residents to continue to reside in their hometown communities. As a result, the HAFC developed an elderly only mixed-income community with Woodbridge at Parkway Village. This facility was designated by HUD as elderly only. The final phase of the HOPE VI project will be developed as an elderly only facility as well. Replacement Housing Factor funds will also be utilized to assist in financing of the Riverside project which will be developed as a mixed-use or elderly only property, or sold with the proceeds being utilized to developed a mixed-use or elderly only property in Fulton County. The HOPE VI site is located on Thompson Road, at the northeast corner of South Fulton Parkway and Highway 92 adjacent to a new commercial development anchored by a grocery store. The development concept includes a mix of multi-family units and elderly units.

- The HAFC has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The Consolidated Plan for the HAFC identifies needs for housing based on lack of availability and affordable units within the County. The Plan identifies areas where new affordable construction would be a priority. The HAFC strives to ensure that areas identified within the Plan are targeted as potential sights for development as single-family homeownership opportunities. As the Plan also indicates a lack of affordable, available rental housing, the HAFC also identifies units within the County that would qualify as additional asset inventory.

The HAFC prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of the Public Housing Program (Conventional, Housing Choice Voucher Program Tax Credit Units and Project-Based Vouchers), the Housing Authority of Fulton County (HAFC) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the HAFC maintains these units to a high standard, which helps assure that the County has quality affordable rental dwellings available for residents needing government subsidized housing.

The primary goal for the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons. The HAFC has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

The Consolidated Plan for Fulton County, Georgia supports the HAFC Five-Year Plan (FY 2015-2019) and FY 2015 Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the County will continue to require enhanced coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all Residents of the County receive a safe and comfortable living environment. These commitments are components of the HAFC Five-Year Plan as they are grounded in the mission statement of the Agency.

The waiting lists as of 06/01/15 also support the strategies prioritized by the HAFC for addressing the Housing Needs of Fulton County.

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as of **June 1, 2015**

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: Belle Isle- (9) ACC Units

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity (other)			

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 37 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as of **June 1, 2015**

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Legacy at Walton Lakes- (16) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 9 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) **as of June 1, 2015**

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Arcadia at Parkway Village - (76) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes
 If yes: **There are 215 names currently on the waiting list.**
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 16 MONTHS
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
 No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as of June 1, 2015

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Woodbridge at Parkway Village-(30) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as of **June 1, 2015**

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Over Income (>80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black)			
Race/ethnicity (Hawaiian/Pacific Islander)			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 112			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Development activities for the HAFC will continue as a priority as the focus of the Agency changes from traditional, low rent public housing (LIPH) to expanding the more untraditional affordable housing programs.

Recognizing the physical obsolescence of the Allen Road Public Housing Community, HAFC procured a development partner in 2011 to assist in the redevelopment of the project. Initial attempts to secure financing were unsuccessful. The project was awarded Low Income Housing Tax Credits by the Georgia Department of Community Affairs. Then, upon implementation of HUD's Rental Assistance Demonstration Program (RAD), HAFC determined that RAD could be a viable tool to combine with the Tax Credit award to finance the much needed physical improvements at Allen Road. In (2015-2019), the HAFC will be directing its' efforts to maximizing the number of affordable units available to the Agency and increasing the number of affordable housing units by (1) Leveraging affordable housing resources in the community through the creation of mixed-finance housing; (2) Applying for additional Housing Choice Vouchers should they become available and (3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

The HAFC will also pursue homeownership opportunities for residents through the continued leverage of partnerships with public and private enterprise. Further, as the HAFC is a HUD certified Housing Counseling Center, Homebuyer Education Workshops will continue to be implemented for HAFC residents to assist with preparing more residents to become first time homebuyers using the available homeownership options. The components of this strategy were developed in consultation with the Resident Advisory Board and other public/private for profit and non-profit housing agencies and reflect the mission of the HAFC in utilizing all available resources as efficiently as possible to accomplish the overall goals and objectives established through the Five Year Plan. Other strategies include:

- Employing effective management by improving the financial stability of the HAFC. All staff are required to become industry-certified personnel.
- Maintaining or increasing HCV lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. Counsel HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. Market the HCV program to owners outside of areas of poverty /minority concentrations.
- Maintaining or increasing HCV lease-up rates by effectively screening HCV applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Apply for additional Housing Choice Vouchers (HCV) should they become available. Apply for special-purpose vouchers targeted to families with disabilities, should they become available. Affirmatively market to local non-profit agencies that assist families with disabilities. Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or tenant-based assistance. Create mixed-income communities.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance.
- Employ admissions preferences aimed at families who are working. Adopt rent policies to support and encourage working families.

The following factors influenced the HAFC's selection of the strategies it will pursue to include funding and staffing constraints, limited availability of sites for assisted housing, extent to which particular housing needs are met by other organizations in the community, evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the HAFC, influence of the current housing market on HAFC programs, community priorities regarding housing assistance, results of consultation with local or state government, results of consultation with residents and the Resident Advisory Board and results of consultation with advocacy groups.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

10.0

The HAFC is working diligently to continue to address the goals established in previous fiscal years to include, the Five-Year Plan of FY2010-2014. The HAFC entered into a Recovery Agreement on May 29, 2012 with HUD to address deficiencies within the Agency and a Voluntary Compliance Agreement (VCA). Quarterly reports as per the Recovery Agreement are forwarded to HUD to include all benchmarks designated for addressing the identified deficiencies. The next fiscal year (FY 2015) and in the upcoming Five Years (2015-2019), it will be the goal of the HAFC to complete all of the items listed in the Recovery Agreement and close-out addressing the VCA and maintain the Agency's current high performer status. The Resident Advisory Board, residents, other assisted families, the Board of Commissioners, local government officials and representatives of other local public and private sector entities will continue to be provided an opportunity to participate in the implementation of activities for the Five Year Plan thereby, ensuring that the FY 2015-2019 Plan is a culmination of collective efforts.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Housing Authority of Fulton County, Georgia (HAFC) does not have any significant amendments to the FY 2015-2019 Five Year Plan and FY 2015 Annual Plan. The Agency amended the previous HUD approved 2013 Annual Agency Plan in June 2014 because it was a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, HAFC will be converting some Public Housing to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. The revised HAFC definitions of Substantial Deviation and Significant Amendment or Modification was as follows:

As a result of the RAD approval, the HAFC redefined the definition of a substantial deviation to exclude the following RAD-specific items:

- Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and/or rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

Also significant deviation still includes the following:

- changes to rent or admissions policies or organization of the waiting list

In setting the above criteria, the HAFC intends by "Strategic Goal" to specify those items under those headings in its Five Year Plan. Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the Quality Housing and Work Responsibility Act of 1998. If any changes will be required of the FY 2015-2019 Plan, as stated in all items above, that significant changes should be subject to a resident/public process. The HAFC has also reviewed the requirements set out in HUD Notice PIH 99-51. The notice incorporates the several additional criteria established by HUD for "substantial deviation" or "significant amendment or modification" to its Agency Plan. The HAFC will also consider the following events to require a public process before amending such changes to its Agency Plan. The HAFC acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Also, as the conversion may require changes to the HAFC's Admissions and Continued Occupancy Policy (ACOP) and/or HCV/Section 8 Administrative Plan, these changes also included a component to the significant amendment

The HAFC is implementing the following **Violence Against Women Act (VAWA)**.

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking perpetrated against the victim.
2. Criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of the Tenant's Household or any Guest or Other Person under the Tenant's Control, if the Tenant or immediate member of the Tenant's Household is a victim of that domestic violence, dating violence, sexual assault or stalking; provided, however, landlord may divide this Lease for the purpose of evicting, removing or terminating the occupancy rights of a Household member, whether or not such Household member is a signatory to this Lease, who engages in criminal acts of physical violence against Family members or others, without evicting, removing or otherwise penalizing the victim of such violence, who is also a Tenant or lawful occupant of the Unit.

The foregoing exceptions shall not apply unless the victim delivers to the landlord a certification on one of the following forms:

- a. A HUD-approved form supplied by attesting that she/he is a victim of domestic violence, dating violence, or sexual assault or stalking and that the incident(s) in question are bona fide violations of such actual or threatened abuse; or
- b. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of the abuse, in which the professional states under penalty of perjury that the professional's belief that the incident(s) in question are bona fide incidents of abuse and the victim has signed or attests to the documentation; or
- c. A federal, state, or local police report or court record describing the crime or incident(s) in question. The victim must deliver the certification to the landlord within fourteen (14) business days after landlord requests the certification. If the victim does not deliver the certification to landlord within the aforesaid period, landlord may terminate the tenancy of the Tenant or any lawful occupant of the Unit including the victim.

The foregoing exceptions, however, shall not limit the authority of the landlord to (i) honor court orders addressing rights of access or control of property, including civil protection orders issued to address the distribution or possession of property among Household members, (ii) evict a Tenant for any violation of this Lease not based on or connected with the act or acts of violence in question against the Tenant or member of Tenant's Household, provided that such victim is not held to a more demanding standard than other Tenants, and (iii) evict any Tenant if landlord can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the property if that Tenant is not evicted.

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Violence Against Women Act (h) Challenged Elements (i) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (j) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.