

**HOUSING
AUTHORITY**



**OF FULTON
COUNTY**

**Annual Plan
&
Five Year Plan
for Fiscal Year 2026**

Housing Authority of
Fulton County, GA

4273 Wendell Drive S.W

Atlanta, GA 30336

404-588-4950

www.hafc.org

DRAFT ONLY



MISSION STATEMENT

The Housing Authority of Fulton County, Georgia is a local public housing agency created under state law working cooperatively with the community and public and private partners to provide quality housing opportunities and further promote and secure supportive services for eligible persons with limited incomes, through a variety of federal, state, local and economic resources.

VISION STATEMENT

We envisioned a community of people who respect and care for each other, reside in “live, work, and play,” mixed socio- economic and multicultural environments that offer affordability, a choice of housing location and type, an increased standard of living, a quality living experience, and economic security for all.

VALUES STATEMENT

The Housing Authority of Fulton County, Georgia seeks to demonstrate a level of professionalism driven by compassion, teamwork, accountability, and integrity. We seek to hold ourselves accountable to these values; and to be guided by our daily direction and strategic efforts.

**ANNUAL
PLAN
2026**

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
--	---	---

Purpose. 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. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>Housing Authority of Fulton County</u> PHA Code: <u>GA264</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>132</u> Number of Housing Choice Vouchers (HCVs) <u>960</u> Total Combined Units/Vouchers <u>1092</u> </p> <p> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p> <p> The plan will be available at our main office located at 4273 Wendell Drive, Atlanta, GA 30336 upon request and on our website at HAFC.org </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Operation and Management- HAFC has revised the Housing Choice Administrative plan to align with best practices.

Family Self Sufficiency- HAFC will like to expand resources and support services aimed at helping residents achieve financial independence.

Program enhancements may include:

- Workforce development and job training opportunities
- Financial literacy education
- Career advancement resources
- Partnerships with local service providers and community organizations

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

HAFC would like to convert all of our Public Housing PBV units to RAD PBV units.

Progress Report.

B.3

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

The Housing Authority of Fulton County (HAFC) has made substantial progress in advancing the goals and objectives established in its previous 5-Year Plan. Most notably, HAFC successfully completed all three phases of the Anthem development projects, representing a major milestone in the agency's ongoing efforts to expand and preserve quality affordable housing opportunities within Fulton County.

In connection with the Anthem III development, HAFC is currently in the final stages of leasing the remaining 27 Project-Based Voucher (PBV) units, further demonstrating continued progress toward full project implementation and occupancy stabilization.

Throughout the reporting period, HAFC has remained focused on strategic growth, operational effectiveness, and long-term sustainability. As the agency continues to navigate a period of transition, it remains fully committed to pursuing future development and redevelopment initiatives that support its mission of providing safe, decent, and affordable housing opportunities for the communities it serves.

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HAFC as a small PHA, All Capital fund activities will be listed in 1406 Operations. It was approved by HUD on 12/17/2024 in our fixed 5 year action plan.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The last audit HAFC has on file is from FY 2021. We have procured an independent auditing firm to complete our audits for FY 2022, 2023, 2024, 2024 and 2026</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <ol style="list-style-type: none"> 1. New rules and procedures to help prevent future financial and organizational problems. 2. Required training and certifications to help staff stay informed and follow regulations correctly. 3. Updates about past reports involving mismanagement of money and financial concerns. 4. Resident Advisory Board members attending housing conferences and meetings to learn more about housing programs and HUD policies.

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see attached</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see attached</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Stanley Wilson, the Director, Department of Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2026 of the Housing Authority of Fulton County is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
strategies to:

Fulton County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

Please see statement attached

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct, WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Stanley Wilson	Title: Director, Comm Development
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. 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 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.

Consolidated plan statement 2026 HUD form 50077-SL

The Housing Authority of Fulton County, Georgia (HAFC) FY 2026 Annual Plan is aligned with and supports the goals and priorities outlined in Fulton County's Consolidated Plan.

HAFC remains committed to addressing the ongoing challenges related to affordable housing and will continue to collaborate with Fulton County Government and community stakeholders to advance initiatives that promote equitable access to safe, quality, and affordable housing opportunities for individuals and families throughout the community.

Certifications of Compliance with PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system; the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

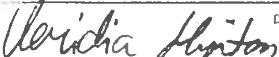
Housing Authority of Fulton County
 PHA Name

GA264
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 2026-2030

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014, 31 U.S.C. §3729, 3802)

Name of Executive Director: MRS Veridia Hinton	Name of Board Chairman: Felicia Moore
Signature:  Date: 5/6/2026	Signature: _____ Date: _____

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to: CFR Reports Management Office, REE, Department of Housing and Urban Development, 411 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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 lead itself to confidentiality.

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

HAFC has been designated as a troubled PHA. We are awaiting our detailed confirmatory review report and once received we will create a corrective action plan to forward to HUD for approval.

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type, and the Public Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

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 (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and 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 (24 CFR 903.7(e)).

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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 (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. 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 survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors 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 survivor safety in assisted families (24 CFR 903.7(m)(5)).

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

Asset Management. State 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 (24 CFR 903.7(q)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Choice Neighborhoods Grants. (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

Demolition and/or Disposition. With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j)).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment ID of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).
- C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Housing Authority of Fulton County

Annual Plan Summary – Fiscal Year 2026

Introduction

The Housing Authority of Fulton County (HAFC) remains committed to its mission of providing decent, safe, and affordable housing to eligible residents throughout Fulton County. As part of the Annual Plan for Fiscal Year (FY) 2026, HAFC reaffirms its dedication to strengthening communities and maintaining compliance with the regulatory requirements established by the U.S. Department of Housing and Urban Development (HUD), including applicable provisions of 24 CFR Part 91 and other governing regulations.

The Annual Plan serves as a strategic framework outlining HAFC's priorities, policies, and initiatives for the upcoming year. The plan supports HUD's broader goal of developing viable communities by promoting access to quality housing, suitable living environments, and expanded economic opportunities for low- and moderate-income individuals and families.

For CY 2026, HAFC's priorities include additional work force housing assets, updates to existing program policies, and the implementation of new initiatives designed to enhance housing availability, strengthen resident services, and support long-term community sustainability.

I. Strategic Goals

H AFC's strategic direction is guided by HUD's core housing objectives: increasing the availability of decent housing, improving living environments, and expanding economic opportunities for assisted households.

For CY 2026, H AFC will focus on the following strategic goals:

1. Provide Decent, Safe, and Affordable Housing

H AFC will maintain and improve its existing housing portfolio while exploring opportunities to develop additional affordable housing units. This includes modernization of current properties, preservation of public housing assets, and expansion of housing assistance programs for eligible families.

2. Create Suitable Living Environments

H AFC seeks to improve the overall quality of life for residents by supporting safe, healthy, and sustainable communities. This includes maintaining high property management standards, strengthening community partnerships, and ensuring housing developments contribute positively to surrounding neighborhoods.

3. Expand Economic Opportunities for Residents

H AFC will continue to promote resident self-sufficiency through programs that support employment, education, and financial stability. These efforts aim to help residents achieve greater independence and long-term economic mobility.

II. Plan Overview

1. Housing Development and Modernization

Consistent with HUD regulations and H AFC's long-term housing strategy, the Authority will pursue several development and modernization initiatives designed to preserve existing housing and expand affordable housing opportunities.

Key initiatives include:

Work Force Housing

HAFC will explore the use of Private Enterprise Agreements to facilitate the development of workforce housing within Fulton County. These partnerships will help expand the availability of affordable housing options for working families and contribute to the overall housing stability of the region.

Together, these initiatives support HAFC's goal of preserving existing housing assets while increasing the availability of affordable housing across its jurisdiction.

2. Revisions to Existing Plans and Policies

HAFC will implement targeted revisions to existing policies and program structures in order to improve operational efficiency and strengthen resident services.

Self-Sufficiency Program Enhancements

HAFC will enhance its resident self-sufficiency initiatives to provide expanded resources and support services aimed at helping residents achieve financial independence. Program enhancements may include:

- Workforce development and job training opportunities
- Financial literacy education
- Career advancement resources
- Partnerships with local service providers and community organizations

These programs are designed to assist residents in transitioning toward long-term economic stability and independence.

Administrative Plan Updates

HAFC will review and update its Administrative Plan as necessary to ensure continued compliance with HUD regulations and to reflect current operational practices. Updates may include policy clarifications, program adjustments, and improved procedures for program administration.

3. New Initiatives and Activities

Conversion to Rental Assistance Demonstration (RAD) Program

HAFC is currently evaluating the potential conversion of its existing Public Housing Annual Contributions Contract (ACC) units through HUD's Rental Assistance Demonstration (RAD) program.

The RAD program allows public housing authorities to convert traditional public housing funding into more stable, long-term Section 8 project-based assistance. Conversions may occur through either Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA).

Participation in the RAD program would enable HAFC to strengthen the long-term financial sustainability of its housing portfolio by accessing more predictable funding streams and leveraging private financing to support property improvements.

Through a potential RAD conversion, HAFC aims to:

- Preserve affordable housing for current and future residents
- Improve the long-term viability of its housing assets

HAFC will follow all HUD requirements throughout the RAD evaluation and potential conversion process. This includes resident notification, engagement, and protection of all resident rights. Residents will be provided opportunities to participate in informational meetings and provide feedback as HAFC assesses potential RAD conversion options.

Any proposed conversion will maintain long-term affordability and ensure that current residents retain the right to remain in their homes in accordance with HUD RAD regulations.

III. Program and Policy Updates

HAFC will continue to monitor program performance and update policies as necessary to maintain compliance with HUD requirements and improve service delivery.

Key areas of focus include:

Regulatory Compliance

All HAFC programs and activities will continue to comply with HUD regulations and applicable federal requirements, including those outlined in 24 CFR Part 91 and other governing statutes.

Resident Engagement

HAFC remains committed to incorporating resident and community input into its planning processes. Public meetings, stakeholder engagement sessions, and resident surveys will be used to gather feedback and ensure that housing programs and policies effectively address community needs.

All proposed changes to the Annual Plan will be communicated transparently to residents and stakeholders.

IV. Budget and Resource Allocation

HAFC will allocate financial and operational resources to support the initiatives and activities outlined in the CY 2026 Annual Plan.

Funding will support:

- Housing assistance programs, including voucher programs
- Resident services and self-sufficiency programs
- Administrative and operational improvements

Funding Sources

Primary funding sources may include:

- Federal HUD grants and program funding
- Private financing and development partnerships
- Local funding and collaborative resources

Resource Management

HAFC will ensure that all resources are allocated efficiently and strategically to support program goals and maximize the impact of available funding.

V. Performance Monitoring and Evaluation

HAFC will implement ongoing monitoring and evaluation processes to ensure successful implementation of the Annual Plan.

Performance monitoring will include:

- Tracking development and modernization progress
- Monitoring housing program utilization and outcomes
- Evaluating the effectiveness of resident self-sufficiency initiatives
- Reviewing operational performance and compliance metrics

Key performance indicators may include the number of housing units developed or preserved, the number of households served, and measurable outcomes related to resident economic advancement.

Conclusion

The Housing Authority of Fulton County's CY 2026 Annual Plan reflects a comprehensive strategy to address local housing needs, enhance the quality of life for residents, and expand economic opportunities for low- and moderate-income families.

Through modernization efforts, policy updates, housing development initiatives, and potential participation in HUD programs such as RAD, HAFC continues to strengthen its commitment to building sustainable communities and preserving affordable housing within Fulton County.

The initiatives outlined in this plan position HAFC to effectively respond to evolving housing needs while maintaining full compliance with HUD regulations and program requirements.

Approval and Adoption

Following the public review and comment period, the CY 2026 Annual Plan will be presented to the HAFC Board of Commissioners for review and approval. Upon adoption by the Board, the plan will be submitted to HUD in accordance with all applicable federal guidelines.

**FIVE YEAR
PLAN
2026**

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
---	---	--

Purpose. 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. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	<p> PHA Name: <u>Housing Authority of Fulton County, Georgia</u> PHA Code: <u>GA264</u> </p> <p> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p> <p> The 5-Year plan will be available at the HAFC Main office at 4273 Wendell Drive, Atlanta, GA 30336 upon request and on our website at www.hafc.org </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements. Required for all PHAs completing this form.

B.1 Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.

The Housing Authority of Fulton County, 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 promote and secure supportive services for eligible persons with limited incomes, through a variety of federal, state, local and economic resources.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

H AFC's goals and objectives center on a steadfast commitment to delivering high-quality customer service, optimizing available resources, and employing a skilled and effective workforce. The organization will continue advancing development initiatives and related projects aimed at expanding the availability of affordable housing for families within our community

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Housing Authority of Fulton County (HAFC) has made substantial progress in advancing the goals and objectives established in its previous 5-Year Plan. Most notably, HAFC successfully completed all three phases of the Anthem development projects, representing a major milestone in the agency's ongoing efforts to expand and preserve quality affordable housing opportunities within Fulton County.

In connection with the Anthem III development, HAFC is currently in the final stages of leasing the remaining 27 Project-Based Voucher (PBV) units, further demonstrating continued progress toward full project implementation and occupancy stabilization.

Throughout the reporting period, HAFC has remained focused on strategic growth, operational effectiveness, and long-term sustainability. As the agency continues to navigate a period of transition, it remains fully committed to pursuing future development and redevelopment initiatives that support its mission of providing safe, decent, and affordable housing opportunities for the communities it serves.

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.

HAFC has revised its Violence Against Women Act (VAWA) policy for both the Housing Choice Voucher (HCV) program and the Public Housing (PH) program to provide affected families with expanded options for relocation when protections under VAWA are invoked. These revisions aim to enhance safety, stability, and access to housing for individuals and families experiencing domestic violence, dating violence, sexual assault, or stalking."

<p>B.5</p>	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>1.Operation and Management- HAFC has revised the Housing Choice Administrative plan to align with best practices.</p> <p>2.Family Self Sufficiency- HAFC will like to expand resources and support services aimed at helping residents achieve financial independence.</p> <p>Program enhancements may include:</p> <ul style="list-style-type: none"> • Workforce development and job training opportunities • Financial literacy education • Career advancement resources • Partnerships with local service providers and community organizations <p>3.HAFC would like to convert all of our Public Housing PBV units to RAD PBV units.</p>

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <ol style="list-style-type: none"> 1. New rules and procedures to help prevent future financial and organizational problems. 2. Required training and certifications to help staff stay informed and follow regulations correctly. 3. Updates about past reports involving mismanagement of money and financial concerns. 4. Resident Advisory Board members attending housing conferences and meetings to learn more about housing programs and HUD policies.
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Please see attached</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires: 09/30/2027

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Stanley Wilson, the Director, Department of Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
 year 2026 of the Housing Authority of Fulton County is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
 strategies to:

Fulton County

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
 State Consolidated Plan.

Please see statement attached

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
 submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
 and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Stanley Wilson	Title: Director, Comm Development
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding
 this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
 Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
 Approval No. 2577-0226. 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 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.

Consolidated plan statement 2026 HUD form 50077-SL

The Housing Authority of Fulton County, Georgia (HAFC) FY 2026 Annual Plan is aligned with and supports the goals and priorities outlined in Fulton County's Consolidated Plan.

HAFC remains committed to addressing the ongoing challenges related to affordable housing and will continue to collaborate with Fulton County Government and community stakeholders to advance initiatives that promote equitable access to safe, quality, and affordable housing opportunities for individuals and families throughout the community.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning (MM/YYYY)**, **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years (24 CFR 903.6(a)(1)).

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years (24 CFR 903.6(b)(1)).

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan (24 CFR 903.6(b)(2)).

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).

B.5 Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.17(b), 24 CFR 903.19).

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, 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 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.

**RESIDENT AND
COMMUNITY
MEETINGS**



**REGULAR MEETING OF THE
HOUSING AUTHORITY OF FULTON COUNTY, GEORGIA
RESIDENT ADVISORY BOARD
TUESDAY, FEBRUARY 10, 2026
1:00 PM**

AGENDA

1. Call to Order
2. Approval Of Agenda
3. New Business
 - a. Housing Authority of Fulton County, GA, One-Year and Five-Year Annual Plans
 - b. RAB Feedback/Input
4. Old Business
 - a. Fundraisers
 - b. Discussion of Election for Officers
 - c. HAFC-branded Apparel T-Shirts
5. Adjournment



HOUSING AUTHORITY OF FULTON COUNTY, GEORGIA 2026 ANNUAL PLAN INPUT FROM RESIDENT ADVISORY BOARD (RAB) AND PUBLIC COMMENTS

HUD GUIDELINES:

The Housing Authority of Fulton County, Georgia (“HAFC”) has established a Resident Advisory Board (“RAB”) whose membership adequately reflects and represents the residents assisted by the HAFC. The HAFC consulted with the RAB in the development of the Annual Plan (“the Plan”) and considered the RAB’s recommendations in the preparation of the Plan, as well as in any significant amendments or modifications thereto (24 CFR §903.13). HAFC has included in the Plan a copy of the RAB’s recommendations and a description of how the Plan addresses those recommendations.

February 10, 2026, Input (see sign-in sheet). During the in-person meeting, RAB members requested/inquired about the following:

1. New rules and procedures to help prevent future financial and organizational problems.
2. Required training and certifications to help staff stay informed and follow regulations correctly.
3. Updates about past reports involving mismanagement of money and financial concerns.
4. Resident Advisory Board members attending housing conferences and meetings to learn more about housing programs and HUD policies.

HAFC Narrative of the RAB recommendations / FY 2026

The PHA would likely support and implement the recommendations as part of a broader effort to strengthen accountability, improve compliance, and rebuild confidence among residents, staff, and HUD officials. These recommendations reflect a proactive approach to correcting past weaknesses while creating safeguards to prevent similar issues in the future.

First, the establishment of new rules and procedures would demonstrate the PHA's commitment to improving financial oversight and organizational management. By introducing stronger internal controls, clearer reporting processes, and accountability measures, the agency would be better positioned to prevent fraud, misuse of funds, and administrative errors. This decision would also help restore trust among residents and stakeholders.

Second, requiring staff training and certifications would ensure employees remain knowledgeable about HUD regulations, procurement standards, ethics requirements, and financial management practices. Continuous professional development helps reduce compliance violations and supports more consistent decision-making across departments. The PHA would likely view this recommendation as essential to maintaining operational integrity and improving staff performance.

Third, providing updates regarding past reports, mismanagement of funds and financial concerns would promote transparency and accountability. The PHA's decision to openly address previous financial problems would demonstrate responsiveness to resident concerns and a willingness to correct deficiencies. Regular reporting could also help reassure HUD and the public that corrective actions are being taken seriously.

Finally, supporting Resident Advisory Board members in attending housing conferences and meetings would encourage resident engagement and education. Participation in these events allows board members to gain a better understanding of HUD policies, affordable housing programs, and best practices used by other housing authorities. The PHA would likely see this as an investment in resident leadership and community collaboration, helping residents become more informed advocates in housing-related decision-making.

Overall, the recommendations focus on strengthening governance, improving transparency, increasing staff competency, and encouraging resident involvement, all of which are critical to the long-term stability and effectiveness of the PHA.

COMMUNITY MEETING NOTICE

HOUSING
AUTHORITY



OF FULTON
COUNTY

2026 ANNUAL PLAN & 5-YEAR AGENCY PLAN



DATE

Monday, May 4, 2026



TIME

4:30 PM



LOCATION

VIRTUAL via
Microsoft Teams

ABOUT THE PLANS

The Housing Authority of Fulton County's (HAFC) Five-Year Plan sets our comprehensive, long-term vision and goals, and the Annual Plan highlights the programs and services for the fiscal year ahead. The Plan guides HAFC policies, programs, operations, and strategies for meeting local housing needs and goals.



SCAN ME
TO JOIN

YOUR VOICE MATTERS

HAFC invites residents, participants, and community stakeholders to provide input on the 2026 Annual and Five-Year Agency Plans. **Join us to share your concerns, needs, and suggestions to help improve housing services.** We value input—your feedback helps shape these plans and strengthen our community.

FOR MORE INFORMATION, PLEASE VISIT:

www.hafc.org



404.588.4950



**FY 2026 ANNUAL & FIVE-YEAR AGENCY PLANS
COMMUNITY INPUT MEETING
OF THE
HOUSING AUTHORITY OF FULTON COUNTY, GEORGIA
MONDAY, MAY 4, 2026
4:30 PM**

**Virtual Meeting
via Microsoft Teams:**

https://teams.cloud.microsoft/l/chat/19:meeting_OGJkYmNmYmUtMGUwMy00Y2VkLWJhNiktNGRkOTNIN2lyYml5@thread.v2/conversations?context=%7B%22contextType%22%3A%22chat%22%7D

AGENDA

1. Call to Order
2. Welcome and Introductions
3. New Business
 - a. 2026 Annual & Five-Year Agency Plans Overview
 1. Housing Development & Modernization Updates
 2. Family Self-Sufficiency Program Updates
 3. RAD Program Discussion
 4. Housing Choice Voucher Program Overview
4. Public Comments & Questions
5. Next Steps
 - a. Public Comment Period
 - b. Public Hearing & HUD Submission
6. Adjournment



**FY 2026 ANNUAL & FIVE-YEAR AGENCY PLANS
COMMUNITY INPUT MEETING SUMMARY
MONDAY, MAY 4, 2026
4:30 PM**

On May 4, 2026, the Housing Authority of Fulton County (HAFC) conducted a virtual meeting regarding its 2026 Annual Plan and Five-Year Agency Plan. The meeting was facilitated by Veridia Hinton and served as an opportunity for community members, stakeholders, and participants to provide feedback, suggestions, and input regarding HAFC's future housing initiatives and strategic goals.

During the meeting, HAFC reaffirmed its commitment to providing decent, safe, sanitary, and affordable housing to residents throughout Fulton County. The agency outlined its strategic priorities for 2026, which include improving and maintaining existing housing stock, developing new affordable housing opportunities, enhancing resident quality of life, and expanding economic opportunities for low- and moderate-income families. HAFC also emphasized its continued focus on fostering resident self-sufficiency through employment training, education, financial literacy, and supportive service programs.

The agency discussed several housing development and modernization initiatives planned for the upcoming year. HAFC stated its intention to continue participating in mixed-finance development activities and expanding Project-Based Voucher (PBV) programs to increase affordable housing opportunities within Fulton County. In addition, the agency plans to pursue private enterprise agreements aimed at creating workforce housing opportunities, particularly for households earning approximately 60% of the Area Median Income (AMI). These initiatives are intended to address the growing need for affordable housing and modernize existing public housing communities.

HAFC also reviewed revisions planned for existing resident service programs. The agency intends to enhance its Family Self-Sufficiency (FSS) Program by providing additional employment training, financial literacy workshops, and other supportive services designed to help residents achieve economic independence. Administrative policies and procedures will also be updated to make agency processes more family-friendly and accessible to participants.

Another significant topic discussed during the meeting was HAFC's evaluation of participation in the Rental Assistance Demonstration (RAD) Program. HAFC explained that converting certain existing public housing properties through RAD would allow the agency to access more stable long-term Section 8 funding streams and leverage additional

financing opportunities. The agency noted that participation in RAD could assist in addressing deferred maintenance needs, modernizing aging housing units, and preserving long-term affordable housing opportunities for current and future residents. HAFC emphasized that all resident rights, notifications, and engagement requirements would be followed throughout the RAD evaluation and conversion process.

The agency further discussed the importance of ongoing resident and community engagement throughout the planning process. HAFC stated that public meetings, surveys, and stakeholder outreach efforts would continue to be utilized to gather community feedback and ensure transparency as revisions to the Annual Plan are developed and finalized. The agency also reviewed funding sources and resource allocation strategies that will support modernization efforts, voucher expansion, self-sufficiency programming, and other community services included in the plan.

The meeting was also open for questions and discussion

We did not receive any questions or comments about the Annual plan and Five year plan. HAFC was asked what is the Housing choice Voucher program?

HAFC provided a brief overview of the Housing Choice Voucher (HCV) Program. The agency explained that the HCV Program provides tenant-based rental assistance that allows eligible participants to locate housing in the private rental market. HAFC also described the Family Self-Sufficiency escrow program and homeownership opportunities available through the voucher program, highlighting how participants may build escrow savings and potentially use those funds toward homeownership goals.

One participant, Tammy Miller, asked whether an individual who previously completed a self-sufficiency program through another housing authority or center would also need to complete HAFC's self-sufficiency program. HAFC responded that while many housing authorities offer similar self-sufficiency programs, participants should contact their local housing authority or program provider directly to obtain details regarding eligibility requirements and program participation guidelines.

The meeting concluded with HAFC outlining the next steps in the planning process. The agency announced that the draft Annual Plan would soon be finalized and posted for a 45-day public comment period. The plan will be made available on the HAFC website and publicly advertised prior to an official hearing and presentation to the HAFC Board of Commissioners and HUD for approval. HAFC thanked all participants for their attendance and input before adjourning the meeting.



HAFC 2026 Annual & 5-Yr Agency Plans Meeting [VIRTUAL ONLY]

Summary

Registration page views	327
Registered participants	14
Canceled registrations	0
Attended participants	6
Start time	5/04/26, 4:00 PM
End time	5/04/26, 4:27 PM

Participants

<u>Name</u>	<u>Email</u>	<u>Role</u>
Monica Baugh	mbaugh@hafc.org	Organizer
Veridia Hinton	vhinton@hafc.org	Organizer
Long Nguyen (External)	longnguyen@ctex-inc.com	Attendee
Jaiden O Broussard (External)	jaiden.broussard@morehouse.edu	Attendee
Jennifer Davis (Unverified)		Attendee
Tammy Miller		Attendee

**PUBLIC HEARING
NOTICE**

PUBLIC HEARING NOTICE

HOUSING
AUTHORITY



OF FULTON
COUNTY

2026 ANNUAL PLAN & 5-YEAR AGENCY PLAN



DATE

Tuesday, June 30, 2026



TIME

4:00 PM



LOCATION

**4273 Wendell Dr., SW
Atlanta, GA 30336**

ABOUT THE PLANS

The Housing Authority of Fulton County, Georgia (HAFC) will host a public hearing regarding its FY 2026 Annual Public Housing Plan and Five-Year Plan, as required by the U.S. Department of Housing and Urban Development (HUD), on Tuesday, June 30, 2026, at 4:00 P.M. at the HAFC Main Office, located at 4273 Wendell Drive, S.W., Atlanta, Georgia 30336. A draft of the plans will be available for public review at the above address and online at www.hafc.org through June 30, 2026.

YOUR VOICE MATTERS

The general public is invited to present oral or written comments on the Annual Plan. Written comments should be submitted to the attention of Monica Baugh, Executive Assistant, at the address listed above, via email at PublicComment@hafc.org, or by phone at (404) 588-4950, no later than 12:30 P.M. on Tuesday, June 30, 2026. All comments will be considered in preparing the final plan before submission to HUD.

FOR MORE INFORMATION, PLEASE VISIT:

www.hafc.org

 **404.588.4950**