

<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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**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, and informs 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- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as 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 and 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p><b>PHA Name:</b> <u>Housing Authority of the County of DeKalb, Georgia</u> (HADC) <b>PHA Code:</b> <u>GA 237</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2021.</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs):</b> <u>5,951 including 1,255 Incoming Portable Housing Choice Vouchers and 4,696 Allocated Housing Choice Vouchers. The breakdown of the Allocated Housing Choice Vouchers includes: 2,957 Tenant-Based Housing Choice Vouchers, 713 Project Based Vouchers, 312 Rental Assistance Demonstration Vouchers and 714 VASH Vouchers.</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. <b>The HADC FY 2021 Annual Plan and all required documentation will be on file at the Central Office and viewable on the HADC website after it is approved.</b></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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**B. Annual Plan.**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

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Y N

- 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.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

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

**Operation and Management:**

- The Organizational Chart for the Housing Choice Voucher (HCV) Department was revised in March 2021.
- The HCV Payment Standard and Utility Allowance schedules were updated and effective December 1, 2020.
  - A payment standard schedule was implemented for VASH at a higher percentage of Small Area Fair Market Rent (SAFMR)
- Revisions to the Administrative (Admin) Plan that have been approved since the Five-Year Plan (FY 2020-2024) submission in April 2020:
  - Local preference for Georgia Homeless Students added.
  - Local preference for Edgewood Center II added.
  - Local preference for Homeless Individuals with a Documented Disabling Condition added for Project-Based Admission.
- The HCV Intake, HCV Transfer Move, Project-Based Voucher (PBV) Intake, and Landlord briefings have been moved to a virtual platform.

**Informal Review and Hearing Procedures**

- Informal Reviews and Hearings have been moved to a virtual platform.

<p><b>B.2</b></p>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers (PBV)</p> <p>The HADC anticipates increasing the PBV units not just in FY 2021 but in the upcoming years as stated in the HUD-approved Five Year Plan (FY 2020-2024). The exact units have not been determined but will not exceed 20% of the total units at a property. An example of the projects the HADC has undertaken in FY 2020 includes Sterling at Candler Village which celebrated a Grand Opening celebration on February 6, 2020. Part of a master plan for South DeKalb County, the \$25.1 million project to provide affordable housing for seniors represents more than a dozen years of planning and construction activities. The project broke ground in June 2017. The 170 unit living senior community (age 62+) offers one- and two-bedroom units in two (2) four (4) story buildings. The community, situated adjacent to the South DeKalb Senior Center and DeKalb County’s Scott Candler Library on Candler Road (between Memorial Drive and Glenwood Road), was built to maximize independent living for seniors.</p> <p>The project was financed with tax-exempt bonds, Low-Income Housing Tax Credits (LIHTC) and a DeKalb County HOME loan. Housing Development Corporation (HDC) coordinated a public-private partnership where HADC was a Co-General Partner and Co-Developer for Sterling at Candler Village. Subsidies for the units were offered as project-based vouchers in partnership with the Housing Authority of DeKalb and the Atlanta Housing Authority.</p> <p>The HADC is also a partner in Peachtree Creek on Ponce which is 188-unit family apartments in Clarkston. The development started construction in August 2020 and expected completion is scheduled for the 4<sup>th</sup> quarter 2021.</p> <p>Projects in the Feasibility Stage for the HADC includes: Veranda at Assembly: 100 units (62+)  Kensington Pointe Elderly: 130 units (62+)  Kensington Pointe Family 120 units  Flat Shoals Family: 225 units  Phoenix at Kensington: 244 units</p> <p>All projects in FY 2021 slated for PBV units are consistent with the goals and objectives included in the HUD-approved Five-Year Plan (FY 2020-2024). More specifically, the HADC intends to “increase assisted housing choices through expanding the PBV portfolio.”</p>
<p><b>B.3</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit? UPDATE</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>B.4</b></p>	<p><b>Civil Rights Certification SEE ATTACHED</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.5</b></p>	<p><b>Certification by State or Local Officials. SEE ATTACHED</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>

**B.6 Progress Report.**

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

The HADC was very successful in accomplishing many of the initiatives established in the HUD-Approved Five-Year Plan (FY 2020-2024). This definitive attitude of commitment to excellence is evidenced by the plethora of programs and services offered to the citizens of DeKalb County. As stated on the HADC website by the (Executive Director), President/CEO, E.P. “Pete” Walker, Jr. “the HADC works in partnership with key stakeholders who share our vision to respond to today’s economic challenges and build a stronger, more vibrant community. We strive for excellence and are working daily to maximize our resources and funding to develop new housing solutions, improve the properties we own, enhance resident services for seniors and those with disabilities, and deliver programs to help our clients achieve self-sufficiency and economic independence. We are committed to serving DeKalb County citizens with valuable resources and meaningful solutions. As we do more with less, we have grown our work through our affiliated entities, the Housing Development Corporation and the Resident Services Corporation.”

The services offered by the HADC are summarized on the Agency’s website and includes a summary of the following initiatives: **Housing Choice Voucher (HCV) Program, Mixed Income Development, Resident Services, HADC Properties, Family Unification Program, Youth Aging Out of Foster Care Program Homeless Demonstration Program, and the Homeownership Voucher Program.**

All activities proposed in the FY 2021 Annual Plan are consistent with the HUD-Approved Five Year (FY 2020-2024) Plan.

The HADC was certified a SEMAP High-Performer for the eighth consecutive year.

**B.7 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(a) 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.

The Resident Advisory Board (RAB) Meeting was held on March 12, 2021.

Comments:

1. A Member recommended inviting a RAB Member to attend the upcoming Landlord-Participant Meet & Greet.
2. A Member requested changes to the RAD vouchers, specifically regarding attaching the assistance to a unit.
3. A Member suggested providing VASH fliers to all properties.

**The HADC reviewed all of the Resident comments and does not perceive a need to revise the FY 2021 Annual Plan submission.**