

Streamlined Annual PHA Plan <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 exceeds 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 exceeds 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>PHA Name: <u>Housing Authority of the County of DeKalb, Georgia</u> (HADC) PHA Code: <u>GA 237</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2018.</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs): <u>6,393 including 1,743 Incoming Portable Housing Choice Vouchers and 4,650 Allocated Housing Choice Vouchers. The breakdown of the Allocated Housing Choice Vouchers includes: 3,011 Housing Choice Vouchers, 657 Project Based Vouchers, 266 Rental Assistance Demonstration Vouchers and 716 VASH Vouchers.</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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. 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. The HADC FY 2018 Annual Plan and all required documentation will be on file at the Central Office and viewable on the HADC website after it is approved.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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: 25%;">Program(s) not in the Consortia</th> <th style="width: 15%;">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?

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):

Rent determination: Implemented revised Interim reporting policy requiring participants to report all income increases within 10 days. The PHA will conduct and Interim to add the income.

Operation and Management:

- The Organizational Chart for the HCV Department was revised in October, 2017.
- The HCV Payment Standard was updated and effective December 1, 2017.
- Revisions to the Administrative Plan that have been approved since the last Annual Plan submission in April 2017:
 - Added HOTMA regulations.
 - Added Small Area Fair Market Rent regulations but they were removed when implementation was suspended by HUD in October 2017.
 - Added Voucher preference for families that are involuntarily displaced from HADC properties due to rehabilitation construction.
 - Updated requirements for acceptable documents used for verification.
 - Updated requirement to conduct a reexamination of family income at move.
 - Updated VAWA requirements to comply with Notice PIH 2017-08(HA).
 - Updated CFR 983.257 provision for PBV.
- The proposed revisions to the Administrative Plan in FY 2018
 - Update requirements for retaining documentation of social security numbers
 - Add the Small Area Fair Market Rent regulations consistent with Notice PIH 2018-01 issued on January 17, 2018.
 - Incorporate all applicable PIC notices that are initiated in 2018-2019

Homeownership Program: The Five Year Plan (2015-2019) states that the Homeownership Program is discontinued. The PHA has resumed administering the Homeownership Program, and currently has 46 participating families.

B.2 New Activities

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

Y N

Project-Based Vouchers.

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

The HADC anticipates on increasing PBV by up to 200 units. The projects have not been determined but will not exceed 20% of the total units at a property.

The HADC has already developed 380 (200 family units and 180 senior units) of affordable and work force rental housing to replace the 200 public housing units located at the former Tobie Grant site. The Agency also plans to dispose (sell) the remaining land of approximately twenty (20) acres, at the former Tobie Grant site to a single family developer and home builder to build up to 120 for sale houses. Thieve activities are projected to occur in the upcoming fiscal year.

<p>B.3</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</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.4</p>	<p>Civil Rights Certification SEE ATTACHED</p> <p>Form HUD-50077, <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.5</p>	<p>Certification by State or Local Officials. SEE ATTACHED</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>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The Housing Authority of DeKalb County (HADC) has been very successful in addressing and meeting its Mission and Goals summarized in the Five Year (2015-2019) Plan submitted in April 2015. The HADC is one of the first housing authorities of its size to convert all of its housing stock by utilizing the U.S. Department of Housing and Urban Development's (HUD) newest authorized program, Rental Assistance Demonstration (RAD). RAD is a voluntary program created to address capital improvement, renovation cost and funding requirements for public housing authorities across the country.</p> <p>Through the utilization of RAD, one property with 16 units was rebuilt on the former Tobie Grant site but the tax credit deal was not awarded. However, HADC was able to replace that transaction with another tax credit transaction for an additional 42 units of PBV. Therefore, all activities proposed in FY 2018 Annual Plan are consistent with the Five Year (2015-2019) Plan.</p> <p>The HADC was certified a SEMAP High-Performer for the fifth consecutive year (2013-2017)</p>

B.7 Resident Advisory Board (RAB) Comments.

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

Y N

The HADC Resident Advisory Board reviewed the Annual Plan on February 9, 2018.

(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 below comments were provided by the Resident Advisory Boards regarding the Annual Plan:

1. One RAB Member indicated she would like to see PBV Voucher holders have access to the Homeownership Program.
2. Several RAB Members expressed concern over the possibility of Payment Standards decreasing due to Small Area Fair Market Rents, and the cost being passed on to participants.
3. One RAB Member asked what outreach is being conducted to potential VASH participants.
4. One RAB Member asked how often internal HADC operations assessments are taking place and who conducts them.
5. One RAB Member asked what is included in the Fiscal Year Audit.

The HADC reviewed all of the comments and does not perceive a need to revise the FY 2018 Annual Plan submission.