

Streamlined Annual PHA Plan <i>(Small 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1 PHA Name: **Housing Authority of Fulton County, Georgia** PHA Code: **GA264**
 PHA Type: Small High Performer
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): **10/01/2017**
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 As of June 1, 2017: Number of Public Housing (PH) Units **(9)** Number of Housing Choice Vouchers (HCVs) **(847)**
 PH/LIHTC **(132)**; Project-Based Vouchers/RAD: **(190)**; and Ports administered by HAFC **(1480)**.

Total Combined: **2658**
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

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. Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?
 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.
 Homeownership Programs.
 Substantial Deviation.
 Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.
 (c) If the PHA answered yes for any element, describe the revisions for each element below:

<p>B.2</p>	<p>New Activities.</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</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
<p>C.</p>	<p>Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.</p>

<p>C.1.</p>	<p>New Activities</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. The H AFC is exploring the viability of other development opportunities as proposed in the FY 2015-2019 Five Year Plan. The H AFC has engaged a development partner to its Riverside property (now named “Anthem”), a 12.45 acre tract of land at the corner of Riverside Drive and Waycrest Drive in the southwest area of Fulton County. The H AFC has submitted an application for the first phase to the Georgia Department of Community Affairs for tax credit award. Additionally, H AFC has made application for CDBG funding for infrastructure improvements at the property. H AFC proposes to develop the property in three (3) phases, with the first two (2) phases being senior housing, and the third to be multifamily. The project will also serve as a one for one (1-for-1) replacement housing of the Belle Isle disposition.</p> <p>The H AFC is amending the original FY2017 Annual Plan submission to include the option of setting aside 30% Project-Based Vouchers (PBVs) for up to 200 units to be developed and utilized in two (2) phases with 100 units in each phase. Therefore sixty (60) PBVs will be requested for the set-aside. The H AFC Administrative Plan addresses the procedures for this transaction.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. A Disposition Application for the H AFC Belle Isle Property was approved by HUD. The closing on the property is projected to be by December 31, 2017.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. The H AFC is amending the original FY2017 Annual Plan submission to include the option of setting aside 30% Project-Based Vouchers (PBVs) for up to 200 units to be developed and utilized in two (2) phases with 100 units in each phase. Therefore sixty (60) PBVs will be requested for set-aside. The H AFC Administrative Plan addresses the procedures for this transaction.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. The H AFC will set aside 30% Project-Based Vouchers (PBVs) for up to 200 units to be developed and utilized in two (2) phases with 100 units in each phase at the Riverside property known as Anthem at Riverside. Therefore sixty (60) PBVs will be requested for set-aside. The H AFC Administrative Plan addresses the procedures for this transaction. The H AFC did state in the Five Year Plan and the original FY 2017 Annual Plan, Anthem at Riverside was slated in the upcoming fiscal year for development implementation.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review. The H AFC does not have a Deconcentration Plan as its Conventional PH inventory consist only of nine (9) units in the same development. The other PH development Sterling Place (formerly Allen Road) was converted to RAD and therefore, consist of Project-Based Voucher PBV) units.</p>
<p>C.2</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-SM</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether 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. SEE ATTACHED</p>
<p>D</p>	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
<p>D.1</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-SM-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. SEE ATTACHED</p>

D.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> The RAB did not have any comments to the FY 2017 Annual Plan, but one (1) RAB member stated she does not like the H AFC’s bedroom allocation policy. She is a Housing Choice Voucher (HCV) participant and based on the approved Board policy in the Administrative Plan she does not qualify for an extra bedroom without an approved Reasonable Accommodation (RA). INSERT RAB COMMENTS AFTER PUBLIC HEARING</p> <p>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>
D.3	<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. SEE ATTACHED.</p>
E	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
E.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The H AFC most recent Five Year Action Plan (50075.2) was approved in APRIL 2016.</p>