

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																		
A.1	<p>PHA Name: Housing Authority of the City of Marietta PHA Code: GA010 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: Marietta Housing Authority, 95 Cole Street, Marietta GA 30060 Branson Walk, 419 Aviation Road, Marietta GA 30060 Hull Heights, 4173 J Kienel Drive, Acworth GA 30101 Agency Website: www.mariettahousingauthority.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <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		PH	HCV						
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				PH	HCV														
B.	Plan Elements. Required for all PHAs completing this form.																		
B.1	<p>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.</p> <p>The Marietta Housing Authority provides quality housing opportunities to clients, while fostering their economic independence, through responsible stewardship of public and private funds.</p>																		
B.2	<p>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.</p> <p>See Attachment A</p>																		
B.3	<p>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.</p> <p>See Attachment B</p>																		
B.4	<p>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 child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>																		

	See Attachment C
C.	Other Document and/or Certification Requirements.
C.1	<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>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input 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 See Attachment D</p>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Form identification: GA010-Housing Authority of the City of Marietta form HUD-50075-5Y (Form ID - 1140) printed by Mark Wright in HUD Secure Systems/Public Housing Portal at 10/08/2024 11:05AM EST

Marietta Housing Authority
Proposed Goals & Objectives
5-Year Agency Plan 2025-2029
Attachment A

- Goal 1: Provide Opportunities for Youth Between 18 and 25 At-Risk of Homelessness.
 - Develop partnerships with local agencies familiar with the needs of Cobb County
 - Structure a program that would enable youth to pursue a stable transition to adulthood without the worry of adequate housing
 - Procure funding to make this program sustainable for the foreseeable future

- Goal 2: Operate HCV Program to Industry Standards & Higher
 - Continue High-Performer status as measured by SEMAP annual certification
 - Apply for additional rental vouchers which align with MHA priorities, if made available by HUD
 - Increase landlord participation, particularly in areas outside of minority concentration
 - Increase staff knowledge by providing training on HCV program policies and procedures

- Goal 3: Promote Self-Sufficiency and Expand Program Size from 73 to 100
 - Plan to celebrate 15-20 graduates in the next five years
 - Maintain the appropriate number of participants to retain two coordinators
 - Continue to reduce the number of forfeitures on the program

- Goal 4: Develop 300+ Units of New Affordable Housing Through the Low-Income Housing Tax Credit Program
 - Develop properties at McEachern Village and City of Austell
 - Apply for one new tax credit award each fiscal year
 - Work with tax credit partners to successfully navigate the end of compliance period on four properties

- Goal 5: Operate Federally Funded Housing Programs in a Fiscally Responsible Manner
 - Operate without any unresolved fiscal audit findings carried over between audits
 - Implement paperless accounts payable and increase the number of vendors paid electronically to prevent growing check fraud

- Goal 6: Review and Update Marietta Housing Policies and Procedures
 - Look at all financial and operational policies and procedures to consider best practices

Attachment A Housing Needs

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

Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	18,560	5	5	5	5	5	2
Income >30% but <=50% of AMI	19,760	5	5	5	5	5	2
Income >50% but <80% of AMI	30,765	4	5	5	5	5	2
Elderly	50,683	5	5	4	4	2	2
Families with Disabilities	Unknown	N/A	N/A	N/A	N/A	N/A	N/A
White non- Hispanic	Unknown	N/A	N/A	N/A	N/A	N/A	N/A
Black non- Hispanic	Unknown	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	Unknown	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2021-2025

<input type="checkbox"/>	U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
<input type="checkbox"/>	American Housing Survey data Indicate year:
<input type="checkbox"/>	Other housing market study Indicate year:
<input type="checkbox"/>	Other sources: (list and indicate year of information)

Housing Needs of Families on the Waiting List Section 8 Housing Choice Voucher			
	# of families	% of total families	Annual Turnover
Waiting list total	730		120
Extremely low income <= 30% AMI	510	70%	
Very low income (>30% but <=50% AMI)	202	28%	
Low income (>50% but <80% AMI)	18	2%	
Families with children	457	63%	
Elderly families	86	12%	
Families with disabilities	71	10%	
White/Non-Hispanic	26	4%	
Black/Non-Hispanic	644	88%	
Hispanic	22	3%	
Is the waiting list closed?	No	X	Yes

The Waiting List information is as of October 4, 2024. The wait list has been closed since May 2023.

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

Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

9.1

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing assistance.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

We have eleven PBV sites that are designated elderly only.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities **when wait list is open**
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs **when wait list is open**
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints

<input checked="" type="checkbox"/>	Limited availability of sites for assisted housing
<input checked="" type="checkbox"/>	Extent to which particular housing needs are met by other organizations in the community
<input checked="" type="checkbox"/>	Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
<input checked="" type="checkbox"/>	Influence of the housing market on PHA programs
<input checked="" type="checkbox"/>	Community priorities regarding housing assistance
<input checked="" type="checkbox"/>	Results of consultation with local or state government
<input checked="" type="checkbox"/>	Results of consultation with residents and the Resident Advisory Board
<input checked="" type="checkbox"/>	Results of consultation with advocacy groups
<input type="checkbox"/>	Other: (list below)

ATTACHMENT B

MARIETTA HOUSING AUTHORITY GOALS

5-YEAR AGENCY PLAN 2020-2024

ANNUAL PLAN PROGRESS REPORT FY2024

GOALS

Goal One: Maximize service delivery to all Clients, Landlords and any future participants of the Housing Choice Voucher programs administered by Marietta Housing Authority.

- (a) Continue High-Performer status as measured by the SEMAP Annual Certification report.
- (b) Successfully implement web portal for use by participants to more easily access their account information.
- (c) When opening a wait list, use an online system.
- (d) Develop a leaner, more efficient staff. Provide training for all staff members in order to increase their program knowledge, skills and abilities so they can accomplish tasks more accurately and efficiently. Eventually increase production while reducing costs.
- (e) Plan for future commitments of the Project-Based Voucher in the low-income housing market based on needs in the community.
- (f) Increase landlord participation, particularly in areas outside of minority concentration.

Progress:

- **Achieved High-Performer status with a perfect score of 100 for the most recent year!**
- **Online portals and wait lists have been implemented for several years now, creating greater efficiencies.**
- **Our HCV wait list was opened in May 2023. Over 15,000 applications were received and 750 were chosen through a lottery.**
- **Staff efficiencies have been achieved – recertification goals, inspections and file reviews have improved during this time and MHA had no findings on recent audit.**
- **MHA has been focused on increasing landlord participation in the voucher program.**
 - **MHA applied for a county grant to research ways to increase landlord participation but was not accepted.**
 - **HCV department engaged with several Georgia State grad students to conduct a landlord survey.**
 - **Payment standards have been consistently increased to keep up with inflationary factors.**

Goal Two: Increase Homeownership program from 157 homeowners as of 7/31/2019 to 175 homeowners as of 12/31/2024 using both the HCV and CDBG program communities.

- (a) Expand the Section 8 HCV Homeownership Program. Continue to provide Homebuyer Education and Counseling and annual orientations to further homeownership within the MHA HCV program.
- (b) Seek other sources of down-payment assistance funding. Continue to work with the CDBG as they have been and hopefully will continue to be a primary source of down-payment assistance funds. Approach local lenders as possible sources of money as well.

Progress: Currently have 158 homeowners, no increase the past year due to rise in home valuations. Median home prices continue to outpace HUD's income eligibility limits, making this program practically infeasible. Finding eligible homeowners has been difficult in this climate but MHA continues to look for opportunities. The FSS program continues to be the most suitable path forward for homeownership.

Goal Three: Expand the Family Self-Sufficiency Program to 125-140 participants by 12/31/2024 and continue to apply for our two FSS Coordinators.

- (a) Hold 4 outreach meetings a year seeking new potential participants.
- (b) Hold 6 group counseling meetings a year for existing participants.
- (c) Maintain at least a standard FSS rating from HUD.

Progress: Currently have enrolled 73 clients in the FSS Program and have successfully applied for and received a ROSS Grant application for 2 FSS coordinators. Meetings have returned to in-person and staff are working hard to seek out new participants. Our goal is to build back to 100 participants.

Goal Four: The Marietta Housing Authority has several key employees eligible to retire in the next five years. The agency shall engage in appropriate succession planning to ensure a smooth transition.

Progress: Training is a large key to the success of this goal and MHA has incorporated a focus on allowing staff members to seek out training at their level and above.

- The Executive Director retired on January 15th of 2023. Noel Taylor has assumed this role.
- Chief Operating Officer has assumed the duties of his 30+ year predecessor.
- Director of HCV has not only assumed but improved on many of the duties of her 30+ year predecessor. An HCV Assistant Director was hired in 2023.
- Director of Finance has taken on the roles performed by the previous Director of Finance now serving in the Chief Operating Officer capacity.
- Director of Development has an assistant for future growth and potential employment changes.
- Director of Information Systems has an assistant for future employment changes.
- Director of Contract Management has assumed the duties of his 30+ year predecessor.

Attachment C
Marietta Housing Authority
Violence Against Women Act Report

A goal of the MHA is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The MHA has provided notices in compliance with HUD guidance to each participant and has attached proper notice to all applicants advising them of the law. Additionally, we have brochures available to all participants, visitors and any applicants who visit the office.

The MHA provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The MHA does not offer any activities, services or programs directly. The Housing Authority works with local agencies for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. These local agencies have the capability of providing emergency shelter, referral to legal services through Legal Aid. We also allow VAWA victims to move to another unit regardless of their existing lease.

The MHA provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The MHA does not offer any activities, services or programs directly. The Housing Authority works with local agencies for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. These local agencies have the capability of providing emergency shelter, referral to legal services through Legal Aid. We also allow VAWA victims to move to another unit regardless of their existing lease.

The MHA provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The MHA does not offer any activities, services or programs directly. The Housing Authority works with local agencies for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. These local agencies have the capability of providing emergency shelter, referral to legal services through Legal Aid. We also allow VAWA victims to move to another unit regardless of their existing lease.

The MHA has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act.

We brief all new participants of their rights prior to entering the program and are always available for private consultations on their rights and responsibilities under VAWA.

ATTACHMENT D

Minutes from Resident Advisory Board Meeting September 19, 2024 at 12pm

Present:

Brandie Garner, HCV Program Director (in person)

Mark Wright, Chief Operating Officer (in person)

Angela Wright, RAB member (in person)

Rolena Davis, RAB member (in person)

Angel Washington, RAB member (in person)

Andrea Newsome, RAB member (phone)

Omayya Jackson, RAB member (phone)

Absent: NONE

Mark Wright, Chief Operating Officer of Marietta Housing Authority, welcomed everyone in attendance. After brief introductions, the meeting started at 12:07pm. He explained the reason for the meeting was for MHA to discuss and respond to questions from the Resident Advisory Board on the proposed 5-year PHA Plan and to review Administrative Plan changes and Annual Agency Plan updates for 2024.

Mark Wright distributed the agenda and information on the Annual Plan updates and Proposed Goals for the 2025-2029 5-Year PHA Plan. He explained how the RAB was established as a requirement by HUD and MHA is required to update its Plan each year prior to submission to HUD and review any updates with the advisory board. Every fifth year, the PHA is required to set new goals and objectives for the 5-Year PHA Plan. Members are invited to ask questions and make comments on the various policies included in the Plan updates and proposals. Now that the Public Housing properties have all converted to the Rental Assistance Demonstration program, the new RAB is made up of Housing Choice Voucher participants only. Mr. Wright recommended that members be in contact with each other on a quarterly basis to solicit feedback and new ideas.

Mark Wright then turned the meeting over to Brandie Garner for a brief overview of the HCV Program and proposed changes for FY2025.

Brandie Garner, Director of the Housing Choice Voucher Program, stated there were no changes to the Administrative Plan currently. Ms. Garner did share some information of the changes MHA will implement in the coming year related to HOTMA and the new NSPIRE inspection protocol.

Brandie then turned the meeting back to Mark for an update on the current year's Annual Plan.

Mark Wright started with a brief update on the current progress of goals set for the agency in its current plan as summarized in Attachment B. Highlights to update for the current year:

- The HCV department achieved High-Performer status this year with a perfect 100 score! MHA was awarded Best Medium-Size PHA in the State of Georgia by HUD. As a result of landlord symposiums, studies and increases in payment standards; MHA has seen a steady increase in landlord participation and RTA success going to contract.
- Payment standard increases will be recommended to the Board at our October meeting to keep the momentum going.
- The homeownership program remains infeasible due to the rising cost of housing in Cobb County. Concern for the affordability of housing is being felt nationwide, not just in Cobb County. Some discussion was had about downpayment assistance. See questions.
- The best path to homeownership continues to be through the FSS Program. MHA currently has 73, a growth of 19 participants from last year. The program has had 5 graduates since last year and one of our own RAB members announced she too would be graduating soon! The program continues to actively seek new members.
- The change in staff has been quite smooth as evidenced by the award presented to MHA by HUD. The agency continues to focus on near-term potential retirements.

Next, Mr. Wright covered the goals being proposed for the 2025-2029 five-year plan.

- Goal 1 – Provide Opportunities for Youth Between 18 and 25 at-risk of homelessness.
- Goal 2 – Operate the HCV Program to Industry Standards & Higher.
- Goal 3 – Promote Self-Sufficiency and Expand Program Size from 73 to 100.
- Goal 4 – Develop 300+ Units of New Affordable Housing Through the LIHTC Program.
- Goal 5 – Operate Federally Funded Housing Programs in a Fiscally Responsible Manner.
- Goal 6 – Review and Update Marietta Housing Policies and Procedures.

Comments/questions to the proposed 5-year goals are documented below.

A person can come to the office and review the Plan and leave written comments at the front desk. They can also review the Plan on our website and submit comments by email. Thirdly, they can attend the Public Hearing on October 9 and make comments.

MHA is required to record every comment or question and the answer. These comments are reviewed prior to the Board of Commissioners' approval of the Plan. The questions and answers are also submitted to HUD with the Annual Plan.

The following questions were asked by the board members and answered:

Ms. Wright (related to landlords): Why were landlords leaving the HCV program?

Answer: From the landlord study conducted by our Georgia State interns, landlords were selling after the pandemic due to inflated property values, retiring from the business and the perception of HCV clientele. The interns did note that some MHA landlords gave testimonials to the responsiveness of MHA in handling HCV matters.

Ms. Davis (related to rent increases): How much time is required by landlords to notify of rent increases?

Answer: This is governed by each lease and could vary from landlord to landlord.

Ms. Wright/Davis: Would it be possible to have bonding insurance to assist residents with less than stellar credit?

Answer: MHA has heard of various insurance products that might assist with this matter and will investigate it further with some of its agency partnerships.

Ms. Wright (related to homeownership): What is the possibility of MHA doing more to provide downpayment assistance?

Answer: This is a difficult ask due to the increased cost of housing in the PHA's jurisdiction. MHA used to provide DPA up to \$20,000, but that would not even be sufficient to make the numbers work under current homeownership regulations. For an individual to qualify for the homeownership program, they cannot make more than about \$50,000. With median home prices in Cobb County nearing the \$500,000 figure, either the borrower would have to earn more than HUD maximums or have extremely large downpayments. Ms. Wright later said she thought DPA assistance in the amount of \$30,000 per participant would be sufficient.

The following comments were made by the board members:

Related to Goal #1 – Opportunities for Youth 18-25 at-risk of Homelessness

- **Ms. Davis: Program should focus on three areas of Education, Budgeting and Housekeeping. The MHA agrees with Ms. Davis.**
- **Ms. Wright: The movie Homeless to Harvard: The Liz Murray Story could be suggested material for participants to watch. The MHA agrees with Ms. Wright.**

Related to Goal #3 – Promoting Self-Sufficiency and Expanding the FSS Program

- **Ms. Davis: Program should be promoted more by HCV caseworkers. Ms. Davis found out about the FSS program through word of mouth and YouTube. MHA will encourage caseworkers to more actively promote clients to the FSS program.**

Overall, the Resident Advisory Board was pleased with the proposed goals and expressed their appreciation for the well thought out goals.

With the responses to these questions and comments, and being no other inquiries, Mr. Wright thanked everyone for their dedication and participation to the Marietta Housing Authority.

The meeting was adjourned at approximately 1:32pm

Attachment D

Marietta Housing Authority

Five Year and Annual Plan

Comments of the Resident Advisory Board

The Marietta Housing Authority conducted a meeting with its Resident Advisory Board (RAB) on September 19, 2024.

The RAB members agreed with the Plan as presented and made no changes.



Noel Taylor, Executive Director
Marietta Housing Authority

October 10, 2024

Attachment E

Marietta Housing Authority

Five Year and Annual Plan

Challenged Elements

This is to certify that the Marietta Housing Authority, Marietta, Georgia conducted a Public Hearing on October 9, 2024 at 11:30 a.m. in the conference room of the Central Office of the Housing Authority at 95 Cole Street, Marietta, Georgia 30060 to discuss the Agency 5-Year Plan covering years 2025 through 2029 and Annual Plan for Fiscal Year 2025.

The hearing was conducted in compliance with 24 CFR Part 903 and there were no challenged elements to the Plan.



Noel Taylor, Executive Director
Marietta Housing Authority

October 10, 2024

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The 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 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, 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>PHA Name: <u>Marietta Housing Authority</u> PHA Code: <u>GA010</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>2820</u> 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.</p> <p>The plan is located on our website: www. mariettahousingauthority.org And the following locations:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Marietta Housing Authority 95 Cole Street N.E. Marietta, GA 30060</td> <td style="width: 33%;">Branson Walk 419 Aviation Rd S.E Marietta, GA 30060</td> <td style="width: 33%;">Hull Heights 4173 J. Kienel Drive Acworth, GA 30101</td> </tr> </table> <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: 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> </tbody> </table>	Marietta Housing Authority 95 Cole Street N.E. Marietta, GA 30060	Branson Walk 419 Aviation Rd S.E Marietta, GA 30060	Hull Heights 4173 J. Kienel Drive Acworth, GA 30101	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.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Financial Resources updated based on current funding (Attachment F)</p>
B.2	New Activities. – Not Applicable
B.3	<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>Agency continues to maintain a High Performer status. See Attachment B for updates</p>
B.4	Capital Improvements. – Not Applicable
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 N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</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</p> <p><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>
C.2	<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>
C.3	<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>

C.4	<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 style="padding-left: 20px;">Y N</p> <p style="padding-left: 20px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
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D. Affirmatively Furthering Fair Housing (AFFH).

D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The MHA will not discriminate on the basis of race, color, creed, religion, national or ethnic origin or citizenship, ancestry, sex, familial status, disability, sexual orientation, gender identity, military/veteran status, source of income, age or other basis prohibited by local, state or federal law in any aspect of its housing programs.</p> <p>MHA will promote equal opportunity and nondiscrimination in compliance with all state and federal laws and regulations including but not limited to The Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973. The Americans with Disabilities Act of 1990, Title VI of the Civil Rights Act and the Age Discrimination Act of 1975.</p> <p>To further its commitment to full compliance with applicable civil rights laws, MHA will provide Federal/State/local information to applicants and participants in the PBV program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable fair housing information and discrimination complaint forms will be made available at the MHA office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </div>
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Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV-Only 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), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

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. (24 CFR §903.11(c)(3))

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.”

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 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. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

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. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

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

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

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

- B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.
- 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 §903.11(c)(3), 24 CFR §903.7(r)(1))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- 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 §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. Impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).
- 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.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Marietta Housing Authority
Financial Resources – Attachment F
Fiscal Year 2025

Annual HAP Contributions (HCV)	\$ 35,335,000
Annual Admin Contributions (HCV)	\$ 2,855,000
FSS Coordinator Grants	\$ 260,000
Portability Income	\$ 81,000
Other Income	<u>\$ 5,000</u>
Total Income	<u>\$ 38,536,000</u>

**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 3/31/2024
RESOLUTION NO. 1506

**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 X 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 01/01/2025, 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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which 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 RAB (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 manner in which 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.
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.
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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
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 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 on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 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.
 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 acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing 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 200.333 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 be available at all times and 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Marietta Housing Authority

GA010

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 20 25 - 20 29

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Noel Taylor

Name Board Chairman Allen Krivsky




Signature

Date 10/9/2024

Signature

Date 10/9/2024

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

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 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 fiscal year beginning 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Marietta Housing Authority

GA010

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Noel Taylor

Name of Board Chairperson: Allen Krivsky



Signature

Date 10/9/2024

Signature

Date 10/9/2024

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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 3/31/2024
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Kimberly Roberts, the Managing Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the GA010 - Housing Authority of the City of Marietta is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Cobb County, GA pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

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

Increase access to affordable housing for low and moderate-income persons. Work towards eliminating homelessness by increasing housing options and self-sufficiency for homeless and near homeless individuals and families. Increase the availability and sustainability of decent housing suitable living environments and expanded economic opportunity for low-income families.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Kimberly Roberts	Title: Managing Director
Signature:	<i>Kimberly Roberts</i>	Date: 10/4/2024
<small>DocuSigned by: DA9470449C47412...</small>		

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: GA010-Housing Authority of the City of Marietta form HUD-50077-SL (Form ID - 1572) printed by Mark Wright in HUD Secure Systems/Public Housing Portal at 10/04/2024 02:47PM EST