

PHA 5-Year Plan and Annual Plan

1.0 PHA Name: Augusta Housing Authority **PHA Number:** GA001
PHA Type: Standard Performer
PHA Fiscal Year Beginning: 04/2021

2.0 Inventory

Public Housing Units:	1867
RAD Units	66
Housing Choice Vouchers:	3721
HUD VASH:	158
Project-Based (MR):	216
Tenant Protection Vouchers (TPV):	85

4.0 PHA Consortia n/a

5.1 Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

5.2 Goals and Objectives

Increase the availability of decent, safe, and affordable housing.

- The Augusta Housing Authority will expand the supply of assisted housing by applying for additional rental vouchers, reducing public housing vacancies, leveraging private or other public funds to create additional housing opportunities and by acquiring or building additional units or developments.
- The Augusta Housing Authority will improve the quality of assisted housing by improving the public housing management (PHAS score), improving the voucher management (SEMAP score), renovating or modernizing public housing units, demolishing or disposing of obsolete public housing, provide replacement public housing and replacement vouchers.
- The Augusta Housing Authority will increase assisted housing choices by conducting outreach efforts to potential voucher landlords, increasing voucher payment standards and implementing homeownership programs.

Improve community quality of life and economic vitality

- The Augusta Housing Authority will provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments. The AHA will also implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.

Promote self-sufficiency and asset development of families and individuals

- The Augusta Housing Authority will promote self-sufficiency and asset development of assisted households by providing and/or attracting supportive services to improve assistance recipients' employability and to increase independence for the elderly or families with disabilities.

Ensure Equal Opportunity in Housing for all Americans

- The Augusta Housing Authority will ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

6.0 (a) PHA Plan Elements that have been revised:

Admissions and Continued Occupancy (ACOP), Administrative Plan, Maintenance Plan, Utility Allowances, Flat Rents, Minimum Rents, Demolition/Disposition Application

(b) Specific Locations for PHA Plans and Supporting Documents

Augusta Housing Authority, 1435 Walton Way, Augusta, GA 30901

Specific Locations for PHA Plans Only

Location	Address		City, State, Zip
Site Name	GA001	Site Location	City, State, Zip
Olmsted Homes	1-1/1a	2141 B Street	Augusta, GA 30904
Oakpointe	1-5	730 East Boundary Street	Augusta, GA 30901
Dogwood Terrace	1-6	2105 15 th Avenue	Augusta, GA 30901
Peabody Apartments	1-7a	1425 Walton Way	Augusta, GA 30901
Ervin Towers	1-7b	1365 Laney Walker Blvd	Augusta, GA 30901
Allen Homes	1-8	520 Hines Street	Augusta, GA 30901
Hal Powell Apartments	1-9	2244 Broad Street	Augusta, GA 30904
Jennings Place	1-10	1690 Olive Road	Augusta, GA 30904
M.M. Scott Apartments	1-12	825 Spruce Street	Augusta, GA 30901
Barton Village	1-14	2325 Overlook Road	Augusta, GA 30906
Overlook Apartments	1-16	2325 Overlook Road	Augusta, GA 30906
Powell Pointe	1-21	Twiggs St & Wrightsboro Rd	Augusta, GA 30901
Website		www.augustapha.org	

6.0 (b)1. PHA Policies Governing Eligibility, Selection, Admissions Policy, including DE concentration and Wait List Procedures. [24 CFR Part 903.7 (b)]

To be eligible for the public housing program the applicant family must:

- Qualify as a family as defined by HUD and the AHA.
- Have income at or below HUD-specified income limits.
- Qualify based on citizenship or the eligible immigrant status of family members.
- Provide social security number information for family members as required.
- Consent to the AHA’s collection and use of family information as provided for in AHA-provided consent forms.

The AHA must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or the AHA. The ACOP contains the Housing Authorities policies that govern resident eligibility, selection, admission, admission preference, unit assignment policies, and maintaining the wait list for the public housing program while the Administrative plan includes all the above except unit assignments for the housing assistance program.

6.0 (b)2. Statement of Financial Resources (FYE 3/31/2020)

Sources	Planned \$
1. Federal Grants (FY 2020 grants)	
1. Public Housing Operating Fund	\$8,286,354
2. Public Housing Capital Fund	\$3,139,613
3. Public Housing Capital Fund Recovery Grant	-0-
4. HOPE VI Demolition	-0-
5. Annual Contributions for Section 8 Tenant-Based Assistance & Mod Rehab	\$28,395,917
6. Resident Opportunity and Self-Sufficiency Grants	\$147,699
Other Federal Grants (list below)	
2. Prior Year Federal Grants (unobligated funds only) (list below)	
Section 8 Tenant-based Funds from Reserves	-0-
Public Housing Subsidy Funds from Reserves	-0-
3. Public Housing Dwelling Rental Income	\$4,352,166
Other Tenant Revenue	\$342,167
4. Other income (list below)	
Investments-Unrestricted	\$150,829
Entrepreneurial activities	\$1,451,547
Capital Assets Gain/Loss Sale	-0-
4. Non-federal sources (list below)	
Fraud Recovery	\$297,099
Investment Restricted	-0-
Component Unit	\$40,303
Other	\$488,736
Total Resources	\$47,092,430

The Housing Authority of the City of Augusta elected to utilize the PHA Asset Management method effective April 1, 2012.

6.0 (b)3. PHA Rent Determination Policies [24 CFR Part 903.12(b), 903.7(d)]

Public Housing

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. The AHA will use the policies and methods described in the ACOP to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. The ACOP describes HUD regulations and AHA policies related to HUD regulations that specify the sources of income to include and exclude to arrive at a family's annual income, the requirements and AHA policies for calculating annual income, mandatory deductions for which a family qualifies and used for calculating adjusted income and the statutory formula for calculating total tenant payment (TTP), the use of utility allowances, and the methodology for determining family rent payment, flat rents and the family's choice in rents. The minimum rent for the public housing program is \$50. A discretionary minimum rent hardship exemption policy includes: the family would or would not be evicted because of the imposition of the minimum rent requirement; the income of the family has decreased because of lost employment, death in the family or other circumstances as determined by AHA or HUD.

Section 8 Tenant-Based Assistance

The Housing Authority's payment standard is above Fair Market Rate (FMR) and are adequate to ensure success among assisted families in the housing authority's segment of the FMR area. The payment standards are reevaluated annually for adequacy and success rates and rent burdens of assisted families are considered when conducting the assessment. The minimum rent for the housing assistance program is \$50. A discretionary minimum rent hardship exemption policy includes: If the family has lost eligibility or is awaiting an eligibility determination; the family would or would not be evicted as a result of the imposition of the minimum rent requirement; the income of the family has decreased because of a change in circumstances, including loss of employment, death in the family or other circumstances as determined by AHA or HUD. The Administrative Plan further details the factors related to total tenant payment and family share determination.

6.0 (b) 4. The Housing Opportunity Through Modernization Act (HOTMA) of 2016: Over-Income Families [24 CFR 960.261; FR Notice 7/26/18]

The Housing Opportunity Through Modernization Act (HOTMA) of 2016 placed an income limitation on public housing tenancies. The over-income requirement states that after a family's income has exceeded 120 percent of area median income (AMI) (or a different limitation established by the secretary) for two consecutive years, the PHA must either terminate the family's tenancy within six months of the determination, or charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds, as determined by regulations. PHAs also have discretion, under 24 CFR 960.261, to adopt policies allowing termination of tenancy for families whose income exceeds the limit for program eligibility. Such policies would exempt families participating in the Family Self-Sufficiency (FSS) program or currently receiving the earned income disallowance.

PHA Policy

At annual or interim reexamination, if a family's income exceeds the applicable over-income limit, the PHA will document the family file and begin tracking the family's over-income status.

If one year after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the PHA will notify the family in writing that their income has exceeded the over-income limit for one year, and that if the family continues to be over-income for 12 consecutive months, the family will be subject to the PHA's over-income policies.

If two years after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the PHA will charge the family a rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit. The PHA will notify the family in writing of their new rent amount. The new rent amount will be effective 30 days after the PHA's written notice to the family.

If, at any time, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with PHA policy. If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification. The PHA will notify the family in writing that over-income policies no longer apply to them. If the family's income later exceeds the over-income limit again, the family is entitled to a new two-year grace period.

The PHA will not evict or terminate the tenancies of families whose income exceeds the income limit for program eligibility as described at 24 CFR 960.261.

6.0 (b)5. Operation and Management

HUD writes and publishes regulations to implement public housing laws enacted by Congress. HUD contracts with the AHA to administer programs in accordance with HUD regulations and provides an operating subsidy to the AHA. The AHA must create written policies that are consistent with HUD regulations. Among these policies is the AHA's Admissions and Continued Occupancy Policy (ACOP). The ACOP must be approved by the Board of Commissioners of the AHA.

The job of the AHA pursuant to HUD regulations is to provide decent, safe, and sanitary housing, in good repair, to low-income families at an affordable rent. The AHA screens applicants for public housing and, if they are found eligible and accepted, the AHA offers the applicant a unit. If the applicant accepts the offer, the AHA will enter into a contract with the applicant known as the lease. At this point, the applicant becomes a resident of the public housing program.

The Admissions and Continued Occupancy Policy (ACOP) is the AHA's written statement of policies used to carry out the public housing program in accordance with federal law and regulations, and HUD requirements. The ACOP is required by HUD and it must be available for public review [CFR 24 Part 903]. The ACOP also contains policies that support the objectives contained in the AHA's Agency Plan.

All issues related to public housing not addressed in the ACOP are governed by federal regulations, HUD handbooks and guidebooks, notices and applicable state and local laws. The policies in this ACOP have been designed to ensure compliance with the consolidated ACC and all HUD approved applications for program funding. The AHA is responsible for complying with all changes in HUD regulations pertaining to public housing. If such changes conflict with this plan, HUD regulations will have precedence.

The Augusta Housing Authority will make all efforts to provide a healthy and pest free environment for its residents. AHA will treat all public housing units quarterly and will provide the best possible treatment for the eradication of those pests at all public housing sites. AHA maintenance and management personnel will maintain an adequate schedule for treatment to address any existing infestation and special attention shall be paid to cockroaches. Resident cooperation with the extermination plan is essential. All apartments in a building will be treated by licensed AHA personnel for the plan to be effective. All residents will be provided a written notice of at least 48 hours before treatment unless immediate verbal permission is granted. The notification will also include instructions that describe how to prepare the unit for treatment. In addition, all units will be treated before move-in and following voluntary and involuntary move-outs.

6.0 (b)6. Smoke Free Policy

Effective July 1, 2018, the use of prohibited tobacco products by residents or guests is prohibited in all public housing living units and interior areas (including but not limited to hallways, porches, balconies, elevators, rental and administrative offices, maintenance facilities, laundry rooms, warehouses, and similar structures), as well as in outdoor areas within 25 feet from public housing, administrative and maintenance office buildings.

Prohibited tobacco products are defined as items that involve the ignition and burning of tobacco leaves, such as (but not limited to) cigarettes, cigars, pipes, Electronic Nicotine Delivery System (ENDS) and waterpipes (hookahs).

Residents and their guests are responsible for properly disposing of cigarette butts or other tobacco products so as not to litter the grounds.

6.0 (b)7. Grievance Procedures

The ACOP discusses grievances and appeals pertaining to AHA actions or failures to act that adversely affect public housing applicants or residents. The policies are discussed in the following three parts: the requirements and procedures for informal hearings for public housing applicants, informal hearings regarding citizenship status and where they differ from the requirements for general applicant and resident grievances and the requirements and procedures for handling grievances for public housing residents.

The procedures mirror those found at 24 CFR Part 966, Subpart B. A copy of the grievance procedure is posted at each public housing site and a copy is provided to each resident at lease up. The informal hearing requirements defined in HUD regulations are applicable to participating families who disagree with an action, decision or inaction of the Augusta Housing Authority. The Administrative Plan describes the policies, procedures, and standards to be used when families of the housing assistance program disagree with decisions of the AHA. The hearing procedures are provided to families in the briefing packets.

6.0 (b)8. Designated Housing for Elderly and Disabled Families

The original Designated Housing for Elderly and Disabled Families Plan was approved 07/29/2005. Augusta Housing Authority Board of Commissioners approved near elderly designation on 05/24/2007. The Department of Housing and Urban Development provided a two (2) year extension on August 12, 2012. The Housing Authority amended plan was approved on August 18, 2016 to include Powell Pointe and Walton Green. Walton Green will be developed in multiple phases as a mixed-finance, mixed-income development and there will be two Senior Phases (with 80 +/- apartments per phase).

Peabody Apartments	GA0010071	1425 Walton Way	228 units
Ervin Towers	GA0010072	1365 Laney Walker Blvd	100 units
Hal Powell Apartments	GA001009	2244 Broad Street	100 units
M.M. Scot Mid-rise	GA0010012	825 Spruce Street	25 units

The Legacy @ Walton	GA0010017	601 Fairhope Street	12 units
The Legacy II	GA0010020	601 Fairhope Street	10 units
Powell Pointe	GA0010021	Twiggs & Wrightsboro Road	40 units
Walton Green	GA0010022	1550 15 th Street	14 units

6.0 (b)9. Community Service and Self-Sufficiency

HUD regulations pertaining to the community service requirement are contained in 24 CFR 960 Subpart F (960.600 through 960.609). PHAs and residents must comply with the community service requirement, effective with PHA fiscal years that commenced on or after October 1, 2000. Per 903.7(l)(1)(iii), the PHA Plan must contain a statement of the how the PHA will comply with the community service requirement, including any cooperative agreement that the PHA has entered or plans to enter.

Community service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities [24 CFR 960.601(b)].

In administering community service requirements, the PHA must comply with all nondiscrimination and equal opportunity requirements [24 CFR 960.605(c) (5)]. The ACOP explains HUD regulations requiring PHAs to implement a community service program for all non-exempt adults living in public housing.

The AHA will provide on-site training sessions to residents on a rotating basis for residents to meet community service requirements.

The AHA will attempt to provide the broadest choice possible to residents as they choose community service activities.

The AHA's goal is to design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills. The AHA will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

The AHA will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments. To the greatest extent possible, the PHA will provide names and contacts at agencies that can provide opportunities for residents, including persons with disabilities, to fulfill their community service obligations.

Any written agreements or partnerships with contractors and/or qualified organizations, including resident organizations, are described in the AHA Plan.

The AHA will provide in-house opportunities for volunteer work or self-sufficiency programs when possible.

MOU Agreements:

The Heritage Academy provides quality college preparatory education to ten (10) kindergarten eligible youth residing in public and assisted housing.

Other Agreements:

1. The Housing Authority leases space to the Family Y Child Development Center to provide childcare and support services.
2. The Housing Authority provides lease space to the CSRA EOA which provides life skills training designed to assist in obtaining permanent employment and continuing education.
3. The Housing Authority provides lease space to the Boys and Girls Club of the CSRA which provides after school and summer programs to kids and teens in the surrounding community.
4. The Housing Authority has an agreement with Georgia Gateway, a subsidiary of the Department of Human Services (DHS). DHS serve as an access point to social services to include Food Stamps, Temporary

Assistance to Needy Families, Medicaid and Child Care programs.

5. The Housing Authority leases space to J. W. C. Helping Hands who provides food services for the residents and surrounding Dogwood community.
6. The Housing Authority has an agreement with Metamorphosis, Inc.- Avery House through its programs to provide temporary housing and counseling services to include employment training, substance abuse counseling, and other activities to allow our Veteran clients to be able to live independently.

Other Services and Referrals:

Golden Harvest Food Bank provides food services to our residents.

Christ Community Center provides health services to our residents on a sliding scale.

Turn Back the Block provides homeowner, credit counseling services and community service opportunities for our residents.

Augusta University is providing smoking cessation classes to our residents to help residents to stop smoking to deter lease violations in regard to our smoking policy.

6.0 (b)10. Safety and Crime Prevention

The need for measures to ensure the safety of public housing residents are based on the high incidence of violent and/or drug related crime in areas surrounding or adjacent to public housing sites, residents fearful for their safety and the safety of their children and applicants on the waiting list unwilling to move into one or more developments because of perceived levels of violent and/or drug related crime. The Augusta Housing Authority based the need for action from crime statistics committed in or around our developments, resident reports, police reports and staff reports. The Augusta Housing Authority coordinates with the Richmond County Sheriff's Department (RCSO) in carrying out crime prevention measures and activities through neighborhood watches, an agreement with the local law enforcement agency, police regularly testify and support eviction cases, police presence at the developments and regular submission of police reports to AHA. The Officers attend resident association meetings and consult with housing managers concerning potential problem areas of criminal activity, enforce criminal law, provide written reports and testify in civil court hearings as deemed necessary.

6.0 (b)11. Pets

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. Chapter 10 of the ACOP explains the difference between assistance animals and pets, and contains policies related to the designation of an assistance animal as well as their care and handling, pet policies that are common to both elderly/disabled developments and general occupancy developments, policies for pet deposits and fees that are applicable to elderly/disabled developments and policies for pet deposits and fees that are applicable to general occupancy developments

6.0(b) 12. Civil Rights Certification (see attachment)

6.0 (b)13. Fiscal Year Audit

The auditor recommended that AHA should strengthen its internal controls over tenant eligibility and should review public housing files periodically for accuracy and compliance. We agreed with the recommendation and files are reviewed for quality control.

6.0 (b)14. Asset Management

The Augusta Housing Authority provided on-site training to management staff in preparation for conversion to

property-based management services as required by asset management. AHA staff is assigned to each AMP and are charged with direct oversight of all property operations versus centralized management.

6.0 (b)15. Violence Against Women Act (VAWA)

Since there is a correlation between victims of domestic violence and homelessness, rent burdens and substandard housing, our agency will continue to employ these former federal preferences in our housing assistance program. In addition, a Tenancy Addendum (HUD form 52641-A) has been provided to all landlords which outlines protections from evictions for victims of abuse. VAWA 2013 expanded notification requirements to include the obligation for AHA to provide applicants who are denied assistance with a notice of rights and the form HUD-5382 at the time the applicant is denied. If an applicant claims the protection against denial of admission that VAWA provides to victims of domestic violence, dating violence, sexual assault, or stalking, the PHA will request in writing that the applicant provide documentation supporting the claim in accordance with section 16-VII.C of the ACOP.

7.0 HOPEVI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing Homeownership Programs and Project-based Vouchers

Hope VI Revitalization

AHA has not received a HOPE VI revitalization grant.

Mixed Finance Modernization or Development

The following sites have been approved for mixed finance modernization and development by Fair Housing for public housing:

Demolition and Disposition [24 CFR Part 903.12(b), 903.7 (h)]

The Housing Authority of the City of Augusta, Georgia (AHA) submitted a phased demolition/disposition plan for Underwood Homes, GA001000110, for the development of new affordable, mixed income housing on the existing site. On May 13, 2009, the Authority received HUD approval for the demolition/disposition of Underwood Homes, GA001000110, a 250-public housing development on 26.82 acres. The Authority developed mixed-income, affordable housing on the site financed with Low Income Housing Tax Credits, LIHTC, and Replacement Housing Funds (RHF) and Demolition or Disposition Transitional Funding (DDTF). The new development was built in four phases (see phase descriptions below).

Development name:	Underwood Homes
Development number:	GA001000110
Activity Type:	Demolition
Date of application:	February 6, 2009
Date of approval:	May 13, 2009
Number of units affected:	250
Coverage Action:	Total development
Actual start date:	01/2010
Projected end date:	03/2016

Phase I (The Legacy at Walton Oaks):

A 75-unit complex consisting of one and two-bedroom units for age 55+, residents: Of the 75 units, 12 units are for public housing, 26 are project-based rental assistance, and 38 are for tax credit units. The senior complex called the Legacy at Walton Oaks was completed in October 2011.

Phase II (Family Phase I-Walton Oaks):

A 75-family unit complex consisting of two and three-bedroom units: Of the 75 units, 14 are for public housing

and 61 are for tax credit units. The project was completed on August 31, 2012.

Phase III (Family Phase 2):

A 106-family unit complex consisting of two and three-bedroom units. Of the 106 units, 16 are for public housing, 20 are for project-based rental assistance and 70 are for tax credit units. The project was started in October 2013 and was completed on December 15, 2014.

Phase IV (Senior Phase 2):

A 62-unit complex consisting of one and two-bedroom units for, age 55+ residents: of the 62 units, 10 are for public housing, 10 units are for project-based rental assistance, and 42 are for tax credit units. The project was completed in November 2015 and includes 32 one (1) bedroom, one (1) bathroom units and 30 two (2) bedroom, two (2) bathroom units. A final grand opening for the fourth and last phase was held on November 11, 2015.

Cherry Tree Crossing (GA0010002)

The Housing Authority of the City of Augusta, Georgia (AHA) has submitted and received approval for a phased demolition/disposition plan Cherry Tree Crossing, (GA0010020), for the development of new affordable, mixed income mixed-finance housing on the existing site and will use a grounds lease for the redevelopment project.

The new affordable housing will be developed in multiple phases as a mixed-finance, mixed-income development serving people with incomes ranging from less than 30% of area median to unrestricted incomes. The Agency may apply for either or both 9% or 4% credits under the Low-Income Housing Tax Credit Program (LIHTC). The Agency may apply for 4 percent credits under the LIHTC Program for 250 +/- units in FY 2017 and/or apply for 9% tax credits for up to 80+/- units. Some of the units will receive rent subsidies from an Annual Contributions Contract and/or Project Based Housing Choice Vouchers. Because some of the units are anticipated to be Public Housing Units, a portion of the units will be unrestricted, in accordance with Georgia's Qualified Allocation Plan. The Housing Authority applied for relocation vouchers for families as well as offered families relocation to other public housing units. There will be two (2) Family Phases for approximately 250 apartments and two Senior Phases (with 80 +/- apartments per phase). There will be, when completed, approximately 400+/- total units. This redevelopment site will be known as Walton Green.

Development name:	Cherrytree Crossing
Development number:	GA00100020
Activity Type:	Demolition/Disposition
Date of application:	May 13, 2013
Date of approval:	August 5, 2013
Number of units affected:	389
Coverage Action:	Total development
Start date of Demolition:	July 2014
End date of Demolition:	April 2, 2015
Projected end date for all Phases:	December 2020

The Legacy at Walton Green, is being built and managed through the joint efforts of Walton Communities and the Augusta Housing Authority. This development consists of 80 one- and two-bedroom units for ages 55 and up displaying exceptional interior appointments with the highest quality elevations. The community was developed and constructed with low-income tax credits allocated by the Georgia Department of Community Affairs. As such, the units serve moderate-income families earning 60% or less of the area median income. These income restrictions allow for maximum household incomes approximately ranging from \$23,880 for a family of one to \$27,300 for a family of two.

The Legacy at Walton Green, Phase 1 is 80 units (approximately 24 one bedroom/one bath units (750 sq. ft.) and approximately 56 two bedroom/2 bath units. (1050 sq. ft.)) units for ages 55+. It was completed on March 2018.

Walton Green, Phase 2 Mixed Finance LIHTC 4% or 9% project. Plans are to submit a LIHTC application in 2020 for as many as 250+ units for families and/or elderly with a targeted opening date of January 2023. The Housing Authority of the City of Augusta, Georgia will utilize approximately \$4.7 million in DDTF/RHF or other agency funds for approximately 31 ACC units proposed and for the financial feasibility of Phase 2.

The Legacy at Walton Green, Phase 3 has been approved and will consist of a Mixed Finance Low Income Housing Tax Credit (LIHTC) 9% project to include 90 units for 62 and older with a targeted opening date of March 2020. This project may include DDTF, RHF and other federal/non-federal funding as required.

Mixed financial resources for Project Based Rental Assistance RAD conversion properties may include Federal Housing Administration Loans, Fannie Mae, Freddy Mac, and Low Income Housing Tax Credits and Bonds, Community Investment Tax Credits, Qualified Opportunity Zone Funds, Housing Trust Funds, Affordable Housing Trust Funds, Other Non-Federal Funds, and private lenders in conjunction with Capital Funds, Operating Subsidy, Replacement Housing Funds and Demolition or Disposition Transitional Funding.

Disposition Related to Property Lease Renewal

The Housing Authority of the City of Augusta, Georgia (AHA) has submitted a disposition regarding the annual lease renewal of property shown on the Tax Map of Richmond County, Georgia, as Parcel 027-3-253-00-0 and is further described in Deed Book 39Z at Page 520 as recorded in the Office of The Clerk of Superior Court, Richmond County, Georgia related to a land lease agreement with Verizon Wireless. The agreement for the installation and maintenance of a communication tower, on 0.2296 acres (10,000 sq. ft.), for an initial term of five (5) years with extensions for four (4) additional five (5) year terms. The Housing Authority submitted and received an additional five (5) year term through June 2019 with a 15% increase in payments for an annual income amount of \$17,250.

Development name:	Hal Powell
Development number:	GA001009
Activity Type:	Land Lease
Date of submission:	July 3, 2008
Date of approval:	April 14, 2009
Number of units affected:	none
Coverage Action:	0.2296 acres in rear of property
Projected start date:	June 2009
Projected end date:	June 2019

Development of Additional Public Housing Units

The Housing Authority has developed additional public housing units in the Laney-Walker and Bethlehem community as replacement housing for some of the units lost due to the disposition of Gilbert Manor (GA001003R). The project included land acquisition of 4.43 acres consisting of 31 smaller parcels of lots from the Augusta Land Bank Authority along Wrightsboro Road, South Boundary Lane, Boyd Lane, Twiggs Street, and James Brown Blvd. (formerly Ninth Street), the demolition of approximately 12 structures and new construction of 16 duplexes, 8 single family homes for a total of 40 dwelling units. The architectural features of the new units resemble the new homes being developed by the Augusta-Richmond County on Pine Street. Sample building elevations and photos are attached. All the new units are single story buildings with three (3) handicap-

accessible and have been designated as elderly public housing units. The project was started on October 1, 2014 and was completed on July 8, 2015.

Phase I (Senior Units):

The Authority awarded a contract to build 40 units of senior housing on a 4.43-acre site. The 40 units consist of 32 one bedroom units in 16 duplexes and 8 single family, two bedroom units. A park area in the center of the site and there is space to build a small community center/administration building in the future. Phase I of Powell Pointe has been completed and the grand opening was held July 8, 2015.

Green Physical Needs Assessment (GPNA)

A Green Physical Needs Assessment (GPNA) and Energy Audit, was completed May 2015 utilizing non-federal funds. While not a HUD requirement, HUD does allow and encourages PHAs to perform a GPNA as is currently in process at the time of this report. THE new GPNA is more involved from the current PNA, because of the following requirements. An energy audit must be performed or the results of a recent energy audit are to be used as input for the GPNA to assess energy savings as part of the planned improvements. Also, the reporting requirements are more involved and the final report was electronically submitted to HUD.

The GPNA evaluates the existing conditions of the housing stock including a random selection of units, common areas, offices, site improvements, and program areas. All identified physical improvements will meet or exceed the HUD mandatory standards, and those established by local health, safety, and building codes. At a minimum, the goal of the GPNA is to identify and provide a description of all physical improvements that will be required to bring the property back to a level comparable with —as built, to the degree reasonably possible based on available components and age. The effort will provide the AHA with the information necessary to ensure long term physical viability and in a manner suitable for planning and budgeting purposes. Data shall be in a format suitable for HUD reporting requirements.

Proposed Modernization (Dependent upon funding availability and needs)

- **Olmstead Homes, GA001000010:** None
- **Cherry Tree Crossing, GA001000020:** Demolition completed March 2015. Received Tax Credits for the redevelopment of Cherrytree Crossing in 2015. Phase 1 began construction in late 2016 and opened in April 2018. Phase II began construction in early 2019. This will be the second of five phases to complete the entire project named Walton Green.
- **Oakpointe (GA0010005):** None
- **Allen Homes (GA0010008):** Allen Homes is included in an application for a HUD Choice Neighborhood Planning Grant. If the planning grant is awarded it is anticipated that a HUD Choice Neighborhood Implementation Grant application will be submitted for the demolition and replacement of the Allen Homes ACC units in the Laney-Walker Revitalization Area.
- **Dogwood Terrace (GA0010006):** None
- **Peabody Apartments (GA001000071):** Renovation and Modernization of up to 11 floors of high-rise apartment and common space based on cost and funding availability.
- **Ervin Towers (GA0010007B):** Comprehensive Modernization of Ervin Towers is planned for Ervin Towers beginning in 2021 and will completed in phases over a period of approximately 3 years. Some of the Zero Bedroom units will be combined in Ervin Towers into 1 Bedroom Units based upon market demand for Zero

Bedroom Units.

- **Hal Powell (GA0010009):** Comprehensive Modernization of Hal Powell is planned as funding becomes available and will be completed in phases over a period of approximately 3 years.
- **Jennings Homes (GA00100010):** None
- **M.M. Scott (GA0010012):** None
- **Barton Village (GA0010014):** Renovation and Modernization of up to 3 dwelling units.
- **Overlook Apartments (GA0010016):** None
- **Powell Pointe (GA0010000210):** None
- **Walton Oaks (GA1000170/180/190/200):** None

Conversion of Public Housing to Project- Based Assistance under RAD

The Augusta Housing Authority began the process to convert the Public Housing Units in its Mixed Finance LIHTC properties (GA001000180 Walton Oaks Family, GA001000170) Legacy at Walton Oaks I, GA001000190 Walton Oaks Family 2, GA001000120 Legacy at Walton Oaks 2 and GA001000122 Legacy at Walton Green 1) to Project Based Rental Assistance (PBRA) under RAD utilizing PBRA assistance during the current agency plan fiscal year. All of the RAD conversions have been completed.

The Augusta Housing Authority is considering the conversion of Ervin Towers and Hal Powell Apartments to RAD Project Based Rental Assistance after modernization of both projects. Both Ervin Towers and Hal Powell Apartments have 100 apartments each. Ervin Towers has 27 0-BR apartments, 66 1-BR apartments and 7 2-BR apartments. The housing authority is contemplating converting 18 0-BR apartments in Ervin Towers to 9 1-BR apartments. A final decision will be made upon reviewing the financing and physical needs assessments. Ervin Towers is designated as Elderly Housing. No Transfer of Assistance will be utilized for the Ervin Towers conversion to RAD.

Hal Powell Apartments has 6 0-BR apartments, 90 1-BR apartments and 4 2-BR apartments for a total of 100 apartments. No conversion of the 0-BR apartments is contemplated. Hal Powell Apartments is designated Elderly Housing. No Transfer of Assistance will be utilized for the Hal Powell Apartments conversion to RAD.

The conversion of Ervin Towers and Hal Powell Apartments will impact the current and future Capital Fund Program Grant Budgets as the funds will be reduced as a result of their conversion to RAD. The current estimated amount of Capital Funds received for Ervin Towers is \$192,016 and for Hal Powell Apartments is \$198,999.00. The housing authority's current Five-Year and future years Capital Fund Action Plan will be permanently reduced by these amounts on an annual basis.

The conversion of Ervin Towers and Hal Powell Apartments will not impact any outstanding (EPCs) Energy Performance Contracts. The conversion of Ervin Towers and Hal Powell Apartments will impact an existing (CFPP) Capital Fund Financing Program Loan with Capital One Public Funding, LLC. The loan has 12 years remaining before it is fully amortized. The Augusta Housing Authority will work with Capital One Public Funding, LLC to determine if any defeasance or prepayment of the portion of the outstanding debt related to Ervin Towers and Hal Powell is required under the terms of the Loan Agreement and HUD requirements. If required CAP Grant funding or other federal/non-federal funds will be used for any pre-payment or defeasance

required under the terms of the loan agreement.

Site Selection and Neighborhood Standards Review: the Augusta Housing Authority certifies that its sites comply with the Site Selection requirements set forth at 24 CFR §983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR §1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR§ 8.4(b)(5), and the Americans with Disabilities Act. All appropriate procedures have been followed.

Voluntary Compliance Agreement, Consent Decree, Etc.: the Augusta Housing Authority is not currently under any Voluntary Compliance Agreement, Consent Decree or Consent Order.

2020 Choice Neighborhoods Planning Grant

The Augusta Housing Authority intends to co-apply with the City of Augusta, Georgia for Choice Neighborhoods grant funding in 2020 to assist with developing and/or implementing a redevelopment program for one or more AHA sites, including 149 public housing units at Allen Homes and the sites' surrounding neighborhoods. Funding awarded via a Choice Neighborhoods Planning - or Planning and Action - Grant would support the development of a comprehensive neighborhood transformation plan for the targeted site and neighborhood, and a Choice Neighborhoods Implementation Grant would assist with the implementation of that transformation plan for the targeted site and neighborhood.

Section 8(y) Homeownership Program [24 CFR Part 903.12(b), 903.7(k)(1)(i)]

The AHA's homeownership program is designed to promote and support homeownership for first-time homebuyers and allows one or more family members to purchase a home. The program permits participants who meet the general requirements for admission into the AHA's Section 8 Housing Choice Voucher Program and satisfy additional requirements, as further described in Chapter 19 of the Administrative Plan, the option of purchasing a home with their assistance rather than renting. Participation is voluntary.

- There were 2 (1 – FSS & 1 – HCV) new homeowners that completed the program in 2020.
- 10 Family Self Sufficiency members that completed the program through October 1, 2020.

Project-Based Vouchers

The Augusta Housing Authority will operate a PBV program using up to 20 percent of its budget authority for the project-based assistance. Additional details are described in Chapter 17 of the Administrative Plan. This program is consistent with the statement of family needs. The Augusta Housing Authority may contract with a private management company to administer the waiting list for its Project Based Vouchers in its Mixed Finance Developments in strict compliance with HUD regulations and the agency's Administrative Plan.

Location/number of units

Freedom's Path	FP Augusta II, LLC
Freedom's Path	Freedom's Path
Project Based Voucher units = 78	Project Based Voucher units = 20
Census Tract = 12	Census Tract = 12
Hope House, Inc.	
The Highlands West	

Project-Based Voucher units=42
Census Tract=105.4

Walton Communities, LLC
The Legacy at Walton Oaks
Project-Based Voucher units=26
Census Tract=106

Walton Communities, LLC
The Legacy at Walton Oaks II
Project-Based Voucher units = 10
Census Tract=106

Walton Communities, LLC
Walton Oaks Family II
Project-Based Voucher units = 20
Census Tract=106

Walton Communities, LLC
Legacy at Walton Green II
Project-Based Voucher units = 20
Census Tract=106

8.0 Capital Improvement Needs [24 CFR Part 903.12(b), 903.7 (g)]

AHA plans to participate in the Capital Fund Program in the upcoming year and propose to use a portion of its CFP funds to repay debt incurred to finance capital improvements. Developments are identified in the annual and 5-year capital plans where such improvements will be made and how the proceeds of the financing will be used and the amount of the annual payments required servicing the debt. AHA plans to address capital improvement needs as outlined in the comprehensive Physical Needs Assessment (see attached) for each public housing property. This will be used as a tool to cost and prioritize capital improvement needs throughout the agency.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report (See form HUD-50075.1 approved by HUD on 07/01/2020)

8.2 Capital Fund Program Five-Year Action Plan (See form HUD-50075.2 approved by HUD on 07/01/2020)

8.3 Capital Fund Financing Program

Our Capital Fund Program repays the debt service for the Capital Fund Revenue Bonds issued in 2004 and will continue through 2024. HUD automatically deducts the funds with the LOCCS System. This pledge was made in 2004 and a 20-year debt service schedule was provided to HUD. We cannot finance through the Capital Fund Program any future capital improvements until 2024.

The AHA re-financed our CFFP Revenue Bonds on January 14, 2015, to lower our annual debt service to around 31% of our total annual Capital Fund grant amount and have more funds available to perform modernization work. Prior to refinancing, 47% of our total Capital Fund amount was being used for repayment of the bonds, however, and after the demolition Cherry Tree Crossing our Capital Fund Amount would be lowered and our debt service payment would be 57% of our total capital fund grant amount. The best option would be to have a direct loan for 17 years to pay for the refunding of our annual debt service. We received HUD approval on December 12, 2014, to refinance the CFFP Bonds and we worked with a financial consultant to structure the deal. Our current bonds were issued in 2004 for a 20-year period until 2024, and by refinancing the bonds for a 17-year period starting in 2014, it would extend the re-payment period to 2031. The refinancing results in lowering our annual payment for the bonds from \$1,356,000 to \$1,016,000 for an annual savings of \$340,000, and in addition, we received approximately \$591,000 that was utilized for needed capital improvements.

9.0 Housing Needs Shortage of affordable housing for all eligible populations and specific family types:

	PH(CV)	Elderly PH	MR	Section 8	PBV2 (Maxwell House)	PBV2 (Hope House)	Legacy (ACC)	Legacy (PBV)	Walton Oaks (ACC)	Walton Oaks (PBV)	Legacy Walton Green (ACC)	Freedom's Path (PBV)
Number of applicants	2,577	697	262	1,213	190	13,157	117	149	555	1,990	212	531
Elderly	38	42	3	10	0	95	9	23	8	25	16	24
Disabled	682	367	57	115	7	1,644	58	52	40	351	108	186
Elderly/Disabled	103	49	5	29	0	195	18	34	4	41	29	74
No designation	1,754	239	197	1,059	183	11,222	31	40	503	1,573	59	247
Black	2,293	553	229	1,163	164	11,698	100	121	533	1,796	182	419
White	217	122	28	39	22	1,208	14	23	18	148	26	87
American/Indian	11	4	1	6	1	82	0	1	3	14	0	5
Asian	3	5	1	2	2	25	1	1	0	3	2	3
Pacific Islander	11	2	0	3	1	54	0	0	1	6	0	3
Latino	122	23	12	14	7	439	3	7	5	81	6	21
OBR	0	0	0			13,157	33	0			41	531
1BR	1,651	688	0				78	139	161	502	171	
2BR	826	9	262				5	0	200	753		
3BR	0						1	10	192	717		
4BR	100								1	15		
5BR	0								1	3		

(Effective 09/08/2020)

9.1 Strategies for addressing the Housing needs

- **Need: Shortage of affordable housing for all eligible populations**

Strategies

Maximize the number of affordable units available to the AHA within its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line, reducing turnover time for vacated public housing units, reducing time to renovate public housing units, seek replacement of public housing units lost to the inventory through mixed finance development and through Section 8 replacement housing resources, maintain Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program and participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

Increase the number of affordable housing units by applying for additional section 8 units should they become available and leveraging affordable housing resources in the community through the creation of mixed - finance housing.

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

Strategy

Target available assistance to families at or below 30 % of AMI by exceeding HUD federal targeting requirements for families in public housing and tenant-based Section 8 assistance.

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

Strategy

Target available assistance to families at or below 50% of AMI employing admissions preferences aimed at families who are working and adopting rent policies to support and encourage work.

- **Need: Specific Family Types: The Elderly**

Strategy

Maintain elderly designation for Peabody Apartments, Ervin Towers, Hal Powell Apartments, M.M. Scott Mid-Rise, the Legacy @ Walton Oaks, the Legacy II @ Walton Oaks, Powell Pointe and Walton Green. Develop additional elderly housing in the Laney-Walker Bethlehem neighborhoods.

- **Need: Specific Family Types: Families with Disabilities**

Strategy

Target available assistance to Families with Disabilities by affirmatively marketing to local non-profit agencies that assist families with disabilities and carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing through mixed finance development.

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

Strategy

Increase awareness of AHA resources among families of races and ethnicities with disproportionate needs by affirmatively marketing to races/ethnicities shown to have disproportionate housing needs, providing a community resource directory link on the agency webpage, counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units, and market Section 8 program to owners outside of areas of poverty /minority concentrations.

10.0(a) Progress in Meeting Mission and Goals

- a. 1. The Augusta Housing Authority increased the availability of decent, safe, and affordable housing by reducing public housing vacancies, leveraging public funds to create additional housing, and obsolete public housing and providing replacement public housing in addition to replacement vouchers.
- a. 2. The Augusta Housing Authority continued to offer higher income public housing households units at lower income developments through promotion of the rent determination polices, in addition AHA continued to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- a. 3. The Augusta Housing Authority promotes self-sufficiency and asset development of families and individuals through its Family Self-Sufficiency programs, homeownership program, home health care programs for elderly/disabled public housing families and on-site training programs to improve resident employability for public housing families.
- a. 4. The Augusta Housing Authority continued to coordinate efforts with Augusta-Richmond County Housing and Economic Development Department in educating our residents and applicants of fair housing issues to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

10.0(b) Criteria for Substantial Deviations and Significant Amendments (24 CFR Part 903.7(r).

Substantial Deviation from the 5-Year Plan

Substantial deviations or significant amendments or modifications are defined as major changes in the plans or policies of the Augusta Housing Authority or financial resources that affect the mission, goals, objectives or plans of the agency and that require review by the Resident Advisory Board and formal approval by the Board of Commissioners.

Significant Amendment or Modification to the Annual Plan

Substantial deviations or significant amendments or modifications are defined as major changes in the plans or policies of the Augusta Housing Authority or financial resources that affect the mission, goals, objectives or plans of the agency and that require review by the Resident Advisory Board and formal approval by the Board of Commissioners.

Significant Amendment (RAD-PBRA)

The Augusta Housing Authority is currently in the process of converting multiple Mixed Finance LIHTC projects from Low Income Public Housing to Project-Based Rental Assistance under RAD. The following items should be excluded from substantial deviations and/or significant amendments:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- The date the Significant Amendment is submitted to the PHA Plan website;
- Change to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include the use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

The Augusta Housing Authority will adopt and incorporate all applicable PBRA Resident Rights and Participation requirements as noted in PIH-2012-32 (HA), REV-2 at all conversion properties. All plans and relocation activities, if applicable, will be performed in accordance with Joint Housing/PIH Notices.

- Right to return and Relocation Assistance
- No rescreening of tenants upon conversion
- Under-Occupied unit
- Phase-in of tenant rent increase (5-year option)
- FSS and ROSS-SC programs (if applicable)

In the event the Augusta Housing Authority implements other housing programs (including, but not limited to, PBRA, PBV, LIHTC or RAD), it will revise any associated policies, procedures or lease agreements to align with respective HUD program guidelines.

11 (f) Resident Advisory Board Comments (September 10, 2020) & Public Hearing Comments (October 29, 2020)

Oak Pointe Improvements

- Security Cameras throughout development
- Remodel Management office for improved functionality and security
- Pave all street due to potholes and unclog street drains
- Remodel public bathrooms and install soap dispensers
- Toilet paper on secure holder

Allen Homes Improvements

- Security Cameras throughout development
- Install bathroom facilities for staff

MM Scott Improvements

- Upcoming roofing and Paving projects
- Install bathroom facilities for staff

Dogwood Terrace Improvements

- Install speed bumps throughout development

Jennings Place Improvements

- Security Cameras throughout development

Olmstead Homes Improvements

- Security Cameras throughout development

Hal Powell Improvements

- Remodel public bathrooms and install soap dispensers
- Toilet paper on secure holder

Overlook Apartments Improvements

- Dryer connections for the units

October 29, 2020 Public Hearing (*Attach Minutes*)

Attendance:

BOC – Rev. K. B. Martin
Deputy Executive Director – Doug Freeman
Director of Management – Chantra Williams
Property Manager – Brenda Chavous
Management/Resident Services Liaison – Sandra Smith
Management Coordinator – Chantel Morgan
Dir. Planning & Development – Dr. Greg Francisco
Director of Resident Services – Reta Thomas
Resident Services – Catherine Byrdsell

Required attachments

HUD-50075-ST, *Annual PHA Plan*
HUD-50075.2, *5-Year Action Plan*
HUD-50077-ST, *AHA Certifications of Compliance*
HUD-50077-CR, *Civil Rights Certification*
HUD-50077-SL, *Certification by State or Local Official of Plans Consistency with the Consolidated Plan
Deconcentration Policy*