PHA 5-Year Plan and Annual Plan

PHA Information.

A.1 PHA Name: Augusta Housing Authority **PHA Number:** GA001
PHA Type: Standard Performer
PHA Fiscal Year Beginning: 04/2027

AHA Inventory.

Public Housing Units:	***1867***
RAD Units	***66***
Housing Choice Vouchers:	***4054***
Project-Based Vouchers (PBV):	***303***
Veterans Supportive Housing (VASH):	***158***

Specific Location for PHA Plans and Supporting Documents: Augusta Housing Authority, 1435 Walton Way, Augusta, GA 30901. Website www.augustapha.org

PHA Consortia. n/a

B.1 Revision of Existing Plan Elements

Plan Elements. Plan Elements that have been revised: No Changes at this time.

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.

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.

Housing Needs

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

	PH (CV)	Elderly PH	Section 8	Legacy (PBV)	Walton Oaks (PBV)	Legacy Walton Green (PBV)	Walton Green (PBV)	Walton Green (PH)	Freedom's Path (PBV)	The Lenox (PBV)	Section 8 Lottery
Number of Applicants	**9,692**	**1,858**	**1,155**	**799**	**4,188**	**381**	**2,847**	**1,754**	**479**	**997**	**1,008**
Elderly	66	185	22	168	102	152	98	50	30	30	10
Disabled	1,719	904	169	247	820	12	642	387	170	184	146
Elderly/Disabled	151	271	50	264	144	203	158	93	75	45	10
No designation	7,756	498	914	120	3,122	14	1,949	1,224	204	738	842
Black	8,640	1,482	1,097	640	3,647	311	2,427	1,550	381	920	955
White	818	318	48	139	442	64	347	163	81	71	36
American/Indian	47	15	2	4	29	0	19	7	3	2	4
Asian	11	10	0	4	7	3	7	8	2	0	1
Pacific Islander	40	5	5	2	14	0	13	10	1	1	3
Latino	455	68	5	29	186	17	127	61	28	26	42
0BR	0	69	1,155						473	433	1,008
1BR	1,489	1,781		743	1,320	371	1,298	734	3	522	
2BR	1,775	6		45	1,511	10	976	719	2	40	
3BR	4,381			11	1,273		467	295	1	2	
4BR	1,702				78		105	6			
5BR	344				6		1				

(Effective 08/18/2026)

Need: Shortage of Housing needs for all eligible populations

Deconcentration Policy

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The Augusta Housing Authority's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher-income tenants into lower-income projects and lower-income tenants into higher-income projects. A statement of the Augusta Housing Authority's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The Augusta Housing Authority's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a Augusta Housing Authority with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a Augusta Housing Authority with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the Augusta Housing Authority must comply with the following steps:

Step 1. The Augusta Housing Authority must determine the average income of all families residing in all the Augusta Housing Authority's covered developments. The Augusta Housing Authority may use the median income, instead of average income, provided that the Augusta Housing Authority includes a written explanation in its annual plan justifying the use of median income.

Augusta Housing Authority Policy
The Augusta Housing Authority will determine the average income of all families in all covered developments on an annual basis.

Step 2. The Augusta Housing Authority must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the Augusta Housing Authority has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

Augusta Housing Authority Policy
The Augusta Housing Authority will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The Augusta Housing Authority must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (30% of median income).

Step 4. The Augusta Housing Authority, with covered developments having average incomes outside the EIR must then determine whether these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the Augusta Housing Authority must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances, the Augusta Housing Authority's deconcentration policy may include, but is not limited to the following:

1.0 Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities

2.0 Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments

3.0 Establishing a preference for admission of working families in developments below the EIR

4.0 Skipping a family on the waiting list to reach another family to further the goals of deconcentration

5.0 Providing other strategies permitted by statute and determined by the Augusta Housing Authority in consultation with the residents and the community through the annual plan process to be responsive to local needs and Augusta Housing Authority strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the Augusta Housing Authority's deconcentration policy. The Augusta Housing Authority must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the Augusta Housing Authority's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average income at all general occupancy developments is within the EIR, the Augusta Housing Authority will be considered to be in compliance with the deconcentration requirement, and no further action is required.

Policies on 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. When necessary, AHA will use a lottery system which will randomly draw potential participants from the applicant pool. This means an individual can apply at any time. Whether they apply in the first hour or the last hour of the waitlist being opened, the chances are the same as being selected.

Statement of Financial Resources (FYE 3/31/2026)

Sources	**Planned $**
1. Federal Grants (FY 2026 grants)	
a) Public Housing Operating Fund	$8,864,203.05
b) Public Housing Capital Fund	$6,697,144.65
c) Public Housing Capital Fund Recovery Grant	
d) Hope VI Demolition	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$41,480,781.00
f) Resident Opportunity and Self-Sufficiency Grants	$227,422.62
Other Federal Grants (list below)	
2. Prior Year Federal Grants (unobligated funds only) (list below)	
Section 8 Tenant-based Funds from Reserves	
Public Housing Subsidy Funds from Reserves	
3. Public Housing Dwelling Rental Income	$4,512,677.77
Other Tenant Revenue	$532,868.49
4. Other Income (list below)	
Investments-Unrestricted	$436,891.60
Cell Tower Leases	$64,296.61
Entrepreneurial activities	$1,851,647.08
Capital Assets Gain/Loss Sale	
5. Non-federal sources (list below)	
Fraud Recovery	$230,699.79
Investment Restricted	$729.59
Other	$1,467,350.15
Total Resources	$66,366,722.00

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

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 standards are 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 because 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.

The Housing Opportunity Through Modernization Act (HOTMA)of 2016: Over-Income Families. [24 CFR 960.507; FR Notice 7/26/18; Notice PIH 2019-11; FR Notice 2/14/23]

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 960.507, 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.

For families whose income exceeds the over-income limit for 24 consecutive months, the PHA will terminate the tenancy of the family no more than six months after the final notification of the family's over-income status in accordance with the continued occupancy policies below.

During the period before termination, the over-income family will continue to be a public housing program participant until their tenancy is terminated. The PHA will continue to charge the family rent in accordance with public housing regulations, will offer the family the choice between income-based and flat rent as required by the regulations, and will prorate rent for mixed families.

The PHA will give appropriate notice of lease tenancy termination (notice to vacate) in accordance with state and local laws.

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.

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 establish 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 with 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.

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.

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 packet.

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 are 77 families enrolled in the Family Self-Sufficiency Program
There are 21 families currently assisted with mortgage assistance
There are 5 Family Self-Sufficiency graduates
Two families have closed on new homes this year through the Homeownership Program

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 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 for 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.

Safety and Crime Prevention (VAWA)

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 on crime statistics which show crimes committed in or around our developments,
resident reports, police reports and staff reports. The Augusta Housing Authority coordinates with the Richmond County Sheriff's Office (RCSO) in carrying out crime prevention measures and activities through neighborhood watches, security cameras installed in potential high crime communities, police regularly testify and support eviction cases, police presence at the developments and regular submission of police reports to AHA. The Officers 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.

Pet Policy

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.

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 are assigned to each AMP and are charged with direct oversight of all property operations versus centralized management.

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 of 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.

B.2 New Activities

Hope VI or Choice Neighborhood
AHA has not received a HOPE VI revitalization grant.

Allen Homes (GA0010008): Allen Homes was awarded a Choice Neighborhood Planning Grant in November 2021. The planning process was completed in conjunction with the City of Augusta, GA as part of the Harrisburg/Laney-Walker neighborhood. The City and AHA may apply for a Choice Neighborhood Implementation Grant in 2026 or 2027 to demolish and replace Allen Homes in the Choice Neighborhood area. Funding awarded via a Choice Neighborhoods Planning - or Planning and Action – Grant supports developing a comprehensive neighborhood transformation plan for the targeted site and neighborhood. A Choice Neighborhoods Implementation Grant assists with implementing that transformation plan for the targeted site and neighborhood. Early Action activities associated with the Planning Grant were completed in 2026 and include: Public Art installation, sunshade and benches for additional community space, revitalization of existing basketball court, installation of a Little Free Library, and the installation of raised Garden Beds.

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 – Dogwood Terrace

[24 CFR Part 903.12(b), 903.7 (h)]
Dogwood Terrace (GA001000060)
Dogwood Terrace, GA001000060:

Development name: Dogwood Terrace
Development number: GA001000060
Activity Type: Demolition/Disposition
Date of application: October 4, 2023
Date of approval: March 1, 2024
Number of units affected: 270
Coverage Action: Total development
Start date of Demolition: To be Determined
End date of Demolition: To be Determined

Demolition and Disposition – Dogwood Terrace

The Housing Authority of the City of Augusta, Georgia (AHA) submitted a demolition application on October 4th, 2023, to HUD for Dogwood Terrace (GA001000060) to develop new affordable, mixed-income housing on the existing site. Dogwood Terrace is a 270-unit public housing development on 26.88 acres located at 2101 15th Ave, Augusta, GA. AHA received approval for the demolition application on March 1, 2024. Tenant Protection Vouchers were received in September 2024, and all families have now relocated to other Public Housing units, Section 8 voucher residences, or private housing. A disposition application was submitted to HUD on May 29, 2026, and was approved by HUD on June 25, 2026.

AHA will develop replacement affordable housing in multiple phases as a mixed-finance, mixed-income development serving people with incomes ranging from less than 30% of the area median to unrestricted incomes. The Agency may apply for either or both 9% and/or 4% credits under the Low-Income Housing Tax Credit Program (LIHTC). Regent Partners was selected as a developer partner to assist with redeveloping the property.

Development of Additional Public Housing Units

None currently

Designated Housing for Elderly and Disabled Families

The original Designated Housing for Elderly and Disabled Families Plan was approved on 07/29/2005. Augusta Housing Authority Board of Commissioners approved near elderly designation on 05/24/2007. A two (2) year extension was approved on September 3, 2023.

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
Powell Pointe	GA0010021	Twiggs & Wrightsboro Road	40 units

Conversion of Public Housing to Project-Based Rental Assistance under RAD

The Housing Authority of the City of Augusta, Georgia (AHA) is evaluating the potential conversion of certain public housing developments under the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. AHA may submit one or more applications to HUD to convert public housing assistance to long-term Section 8 project-based assistance through either Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA), as permitted by applicable HUD requirements.

AHA's consideration of RAD is intended to provide additional tools for the preservation, rehabilitation, recapitalization, and, where appropriate, redevelopment of its affordable housing portfolio. The final structure of any RAD transaction, including the properties and units involved, rehabilitation or redevelopment scope, financing sources, ownership structure, form of Section 8 assistance, and timing of conversion, will be determined following additional feasibility analysis, resident consultation, Board action, and HUD review and approval.

For properties identified for potential RAD conversion in this Annual Plan, AHA intends to comply with all applicable resident consultation, relocation, tenant protection, fair housing, civil rights, and other requirements established by HUD. AHA will also make any necessary revisions to its Admissions and Continued Occupancy Policy, Housing Choice Voucher Administrative Plan, waiting-list policies, or other governing policies associated with an approved conversion.

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 are 65 families enrolled in the Family Self-Sufficiency Program
There are 21 families currently assisted with mortgage assistance
There were 7 newly enrolled families
There are 6 graduates
Two families have closed on new homes this year through the Homeownership Program

Occupancy by Over-Income Families
None currently.

Occupancy by Police Officers
None currently.

Non-Smoking 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.

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.

The Augusta Housing Authority will utilize 47 Project-Based Vouchers for the upcoming development of The Villages at Meadowbrook. The Villages at Meadowbrook Phase 1 (the "Project') is the first phase of the Villages at Meadowbrook multi-phase master planned community being developed in partnership by Walton Communities, LLC, and the Augusta Affordable Housing Corporation ("AAHC"). AAHC is an instrumentality of the Housing Authority of the City of Augusta, Georgia ("AHA"), the landowner and lessor applicable to The Villages at Meadowbrook Phase 1.

Phase 1 of the project will consist of 236 units to be developed on approximately 12.080 acres of the overall 22,379-acre master site. The Project will consist of 1-, 2-, and 3-bedroom multifamily units, all of which will be income restricted and qualify for Low Income Tax Credits (LIHTC).

Of the 236 total units, there will be 47 Project-based Voucher (PBV) subsidized units, to be issued by AHA and targeting 30% AMI, 96 LIHTC-only units targeting 60% AMI, and 93 LIHTC-only units targeting 70% AMI.

The Phase 2 project will consist of 75 units for near elderly families (age 55+) on approximately 3.95 acres of the overall 22.379-acre master site. The Project will consist of 75-bedroom multifamily units. All of which will be income restricted and qualify for Low Income Housing Tax Credits (LIHTC). Of the 75 total units, there will be 15 Project-Based Voucher (PBV) subsidized units, to be issued by AHA and targeting 30% AMI, 42 LIHTC-only units targeting 60% AMI, and 18 LIHTC-only units targeting 70% AMI.

The Augusta Housing Authority will provide 20 Project-Based Vouchers for the upcoming Development of The Lenox.

The Augusta Housing Authority has committed to providing 16 Project-Based Vouchers for the upcoming Development of Watson Pointe:

The Augusta Housing Authority has committed to providing 25 Project-Based Vouchers to Freedom's Path III.

The Augusta Housing Authority has committed to providing 44 Project-Based Vouchers to Edmond Hill.

The Augusta Housing Authority has committed to providing 15 Project-Based Vouchers to Villages at Meadowbrook Phase I.

Augusta Housing Authority plans to use 25 Housing Choice Vouchers (HCVs) for new Project-Based Vouchers with Bridge Builder Communities. This organization is developing a tiny home village for young adults (18-25) transitioning out of foster care, offering housing, life skills training, and support to help them become independent and stable members of the community.

Location/number of units

Freedom's Path
Freedom's Path
Project Based Voucher Units = 78
Census Tract = 12

FP Augusta II, LLC
Freedom's Path
Project Based Voucher Units = 20
Census Tract = 12

Hope House, Inc.
The Highlands West
Project-Based Voucher Units = 42
Census Tract=105.15

Walton Communities, LLC
The Legacy at Walton Oaks
Project-Based Voucher Units = 26
Census Tract=106.01

Walton Communities, LLC
Walton Oaks Family II
Project-Based Voucher Units = 20
Census Tract=106.01

Walton Communities, LLC
The Legacy at Walton Oaks II
Project-Based Voucher Units = 10
Census Tract=106.01

Walton Communities, LLC
Legacy at Walton Green II
Project-Based Voucher Units = 20
Census Tract=14

Walton Communities, LLC
Walton Green Phase II
Project-Based Voucher Units = 67
Census Tract=14

WC The Lenox Partnership
The Lenox Apartments
AHAP for PBV units = 20
Census Tract=111

Bridge Builders Communities
The Village
AHAP for PBV units = 25
Census Tract=109.00

Units with Approved Vacancies for Modernization

Ervin Towers (GA0010007B): Comprehensive Modernization of Ervin Towers began June 16th, 2023. Work is being completed in phases over a period of approximately 3 -5 years. Modernization will be completed unit for unit. Floors 1 through 4 were completed and turned back over to AHA for occupancy. This is a total of 33 units, all of which are now occupied.

Other Capital Grant Program
None currently.

B.3. Progress Report

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.

The Augusta Housing Authority continued to offer higher-income public housing household 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.

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.

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.

MOU Agreements:

1. The Housing Authority has an agreement with the Augusta Housing and Community Development Department to promote and participate in their Lead-Based Paint Hazard Reduction Program

Other Agreements:

1. The Housing Authority leases space to the Family YMCA of Greater Augusta and the Family YMCA of Atlanta to provide childcare and support services to public housing residents and the surrounding community.
2. The Housing Authority leases space to the Boys and Girls Club of the CSRA, which offers after-school and summer programs for children and teens in public housing and the surrounding community.
3. The Housing Authority has an agreement with the Boy Scouts of America Georgia-Carolina Council to provide character development, citizenship training, and leadership skills to youth residing in public housing and the surrounding community.
4. The Housing Authority has an agreement with the Girl Scouts of Historic Georgia to offer programs focused on character, citizenship, and leadership development for youth in public housing and the surrounding community.

5. The Housing Authority has an agreement with Jessye Norman School of the Arts to offer after school and summer arts enrichment programs that curriculum develops youth to become creative, caring, visionary, responsible citizens through the transformative power of the arts for youth in public housing and the surrounding community.
6. The Housing Authority has an agreement with Georgia Gateway, a subsidiary of the Department of Human Services (DHS). DHS serves as an access point for social services including SNAP (Food Stamps), Temporary Assistance for Needy Families (TANF), Medicaid, and childcare programs for residents of public housing and the surrounding community.
7. The Housing Authority has an agreement with Georgia Department of Public Health to provide a mobile clinic that would increase access to quality healthcare services for residents of public housing and the surrounding community.

Other Services and Referrals:

1. Golden Harvest Food Bank provides food services to public housing residents.
2. Augusta Locally Grown offers food services and outreach programs to public housing residents.
3. Black Farm Street Inc. offers a gardening outreach program to our Allen Homes public housing residents.
4. Mercy Ministry provides food services and outreach programs to public housing residents.
5. Christ Community Health Services offers health services to public housing residents on a sliding scale. They also provide COVID-19 testing, vaccines, and boosters to staff and public housing residents, as applicable.
6. Augusta University offers smoking cessation classes to public housing residents that promote a smoke-free, healthy lifestyle in alignment with the Housing Authority's smoke-free policy.
7. Augusta University College of Nursing provides student- and instructor-supervised health services to residents in the Elderly Designated Building, as applicable.
8. Augusta University Cancer Center conducts various health education activities aimed at promoting a healthy lifestyle for public housing residents, as applicable.
9. University of Georgia conducts various health education activities aimed at promoting a healthy lifestyle for public housing residents, as applicable.

10. The Augusta Partnership for Children, Inc. delivers services focused on improving public housing residents' well-being through programs centered on self-sufficiency, maternal health, life skills, educational training, and referral resources.

B.4 Capital Improvements [24 CFR Part 903.12(b), 903.7 (g)]

AHA plans to participate in the Capital Fund Program in the upcoming year and proposes 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 to service 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 reduce and prioritize capital improvement needs throughout the agency.

Capital Fund Financing Program
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.
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. Total payments per year from 2015 to 2019 were $1,016,099.98, which included $10,060.40 for a bank fee. In 2020 total payments were $915,310.53, including the same fee. Payment amount from 2021 until paid off in 2031 is $759,797.95 per year.

Capital Fund Program Annual Statement/Performance and Evaluation Report
(Submitted for approval by HUD 02/07/2024)

Capital Fund Program Five-Year Action Plan
(See form HUD-50075.2 approved by HUD on 12/23/2025)

Proposed Modernization (Dependent upon funding availability and needs)

Olmstead Homes, GA001000010: None

Oak Pointe (GA0010005): None

Allen Homes (GA0010008): Allen Homes was awarded a Choice Neighborhood Planning Grant in November 2021. The planning process was completed in conjunction with the City of Augusta, GA as part of the Harrisburg/Laney-Walker neighborhood. The City and AHA may apply for a Choice Neighborhood Implementation Grant in 2026 or 2027 to demolish and replace Allen Homes in the Choice Neighborhood area. Funding awarded via a Choice Neighborhoods Planning - or Planning and Action – Grant supports developing a comprehensive neighborhood transformation plan for the targeted site and neighborhood. A Choice Neighborhoods Implementation Grant assists with implementing that transformation plan for the targeted site and neighborhood. Early Action activities associated with the Planning Grant were completed in 2026 and include: Public Art installation, sunshade and benches for additional community space, revitalization of existing basketball court, installation of a Little Free Library, and the installation of raised Garden Beds.

Dogwood Terrace (GA0010006): The Housing Authority of the City of Augusta, Georgia (AHA) submitted a demolition application on October 4th, 2023, to HUD for Dogwood Terrace (GA001000060) to develop new affordable, mixed-income housing on the existing site. Dogwood Terrace is a 270-unit public housing development on 26.88 acres located at 2101 15th Ave, Augusta, GA. AHA received approval for the demolition application on March 1, 2024. Tenant Protection Vouchers were received in September 2024, and all families have now relocated to other Public Housing units, Section 8 voucher residences, or private housing.

AHA will develop replacement affordable housing in multiple phases as a mixed-finance, mixed-income development serving people with incomes ranging from less than 30% of the area median to unrestricted incomes. The Agency may apply for either or both 9% and/or 4% credits under the Low-Income Housing Tax Credit Program (LIHTC). A disposition application was submitted to HUD on May 29, 2026, and was approved by HUD on June 25, 2026.

Peabody Apartments (GA001000071): Removal and replacement of the fire-resistant glass in the emergency stairwells.

Ervin Towers (GA0010007B): Comprehensive Modernization of Ervin Towers began June 16th, 2023. Work is being completed in phases over a period of approximately 3 -5 years. Modernization will be completed unit for unit. Floors 1 through 4 were completed and turned back over to AHA for occupancy. This is a total of 33 units, all of which are now occupied.

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 - 5 years.

Jennings Homes (GA00100010): None

M.M. Scott (GA0010012): None

Barton Village (GA0010014): Exterior repairs as needed. Renovate 1 to 2 units per year as funding allows.

Overlook Apartments (GA0010016): None

Powell Pointe (GA0010000210): None

B.5 Fiscal Year Audit

The annual audit of the major programs was completed on December 11, 2025. There were no findings or recommendations included in the audit reports.

B.4 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.