



Macon  
Housing  
Authority

MAKING HOUSING AFFORDABLE

---

# FY 2024 ANNUAL AGENCY PLAN

For Questions or Comments, Please Contact:  
Michael T. Austin, Chief Executive Officer  
Macon Housing Authority  
2015 Felton Avenue | Macon, GA 31201  
(478) 752-5070

**B.1**  
**Revision of**  
**PHA Plan Elements**

Attachments

---

**Financial Resources**  
**Deconcentration Policy**

## **B. Annual and 5 Year Plan Elements**

### **B.1. Revision of PHA Plan Elements**

- (C.) The PHA must submit its Deconcentration Policy for Field Office review.**

#### **Deconcentration Policy**

It is MHA's policy to avoid and reduce concentration of the lowest income residents in the lowest income developments. It is also MHA policy to ensure that no less than 40% of public housing admissions are reserved for families below 40% of area median income. To these ends, Management is authorized to utilize resident selection procedures in which a family is advanced ahead of others on the waiting list based on income.

MHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, management will analyze the income levels of families residing in each development, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting list. Based on this analysis, management will determine the level of marketing strategies and deconcentration incentives to implement.

The MHA may offer one or more incentives to encourage applicant families whose income classification would help meet the deconcentration goals of a particular development. Incentives are expected to be used primarily to encourage working families to accept a unit in lower income developments where such families are underrepresented. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Specific incentives will be individually approved by the Authority's Board of Commissioners.

It is the policy of the MHA to fully implement the rental choice provisions of QHWRA ("flat rents") to ensure that the market-based rents of the lowest income developments reflect the actual value of such units. This will enable such developments to compete more effectively with internal and external competition for the working poor. This policy is also intended to ameliorate disincentives to employment and encourage existing residents to increase their incomes.

# Financial Resources

DRAFT

# SUYON Will Provide for 2024

## Attachment B Annual Plan Elements

### B.1 Revision of PHA Plan Elements

B. Financial Resources 2024 Planned Sources and uses As of 07/20/2023		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants</b>		
A) Public Housing Operating Fund	1,176,697.00	
B) Public Housing Capital Fund 2023	846,052.00	
C) Annual Contributions for HCV Assistance	25,548,276.00	
E) Community Development Block Grant		
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
Capital Fund FY 2019	1,223,816.00	PH Capital Improvements
Capital Fund FY 2020	1,581,773.00	PH Capital Improvements
Capital Fund FY 2021	1,989,530.00	PH Capital Improvements
Capital Fund FY 2022	1,512,942.00	PH Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	465,000.00	PH Operations
<b>4. Other Income</b>		
Miscellaneous Income	10,000.00	PH Operations
<b>5. Non-Federal Sources</b>		
Interest Income	-	PH Operations
<b>TOTAL RESOURCES</b>	<b>34,354,086.00</b>	

## **B.2**

# **NEW ACTIVITIES**

## **Attachments**

---

Conversion of Public Housing to RAD

Tenant-Based Assistance

Non-Smoking Policies

Project-Based Vouchers

Definition of Significant Amendment

Possible Disposition of Buck Melton Community Center

Housing Opportunity Through Modernization Act of 2016  
(HOTMA), Section 103, Over Income Families (OI)

## B.2. New Activities

### **Conversion of Public Housing to Project-Based Assistance Under RAD**

MHA does not plan to change any of its policies governing the existing public housing properties at this time (including but not limited to admissions, eligibility, selection, rules governing the waiting lists, etc.). However, MHA reserves the right to change such according to HUD prescribed guidelines and local board approval at any time as circumstances warrant for compliance with all provisions required including DCA and investor approval as circumstances may warrant for post RAD conversion. Additionally, MHA will abide by any corresponding Agency Plan requirements at that time, if applicable. Also, MHA will follow the required provisions of Notice 2012-32, REV-4 and any subsequent Revisions regarding Resident Rights, HCV waiting lists, etc., at all RAD sites as operated through applicable tenant selection plans and site policy.

The public should note that the transfer of these properties, as noted above, from the public housing subsidy platform to the HCV project-based platform will diminish MHA's future allocation of Capital Funds proportionate to the number of units leaving the public housing system. MHA has modified its five-year plan to reflect the loss of units previously designated as public housing and to reprioritize capital funding to best serve the remaining developments. MHA is exploring the feasibility of converting the remaining public housing stock using its RAD platform.

MHA has now converted all but one Asset Management Property (AMP GA007, Scattered Sites) to the Rental Demonstration program known as RAD. MHA is now in the process of rehabilitating the Davis, Mounts and Murphy sites since these properties were converted and closed using the RAD platform and the 4% LIHTC platform. These three properties converted to RAD in the Fall of 2021.

MHA may convert all or part of its last AMP (AMP 7, Scattered Sites), using the RAD platform, Disposition, LIHTC, etc. at some future. At time of publication, MHA and In-Fill Housing Inc. had submitted a competitive 9% LIHTC RAD application for Bobby Jones Villas (62 units in AMP 7). MHA reserves the right to reposition the rest of AMP 7 depending on market forces and other considerations in the future, if at all. A basic description of MHA's scattered sites follows:

**Scattered Sites:** (AMP 7) 8-1-bedroom, 32-2-bedroom, 186-3-bedroom, 45-4 bedroom and 9-5-bedroom units; all multi-family 1- and 2-bathroom units. Total units: 280 units. MHA has received a separate CHAP within this AMP (7) which may be known as **Bloomfield/Driskell Inc.**, a 78-unit scattered site that may be converted in 2024 taking into consideration the items as discussed above. MHA has also Received a CHAP for **Bobby Jones Villas** as described above.

As part of the RAD process MHA will implement and adopt all necessary components as outlined in PIH Notice 2012-32, REV 4 and any successor Notices or HUD requirements. These components will include resident rights, participation, waiting list procedures, grievance procedures, phase-in requirements, choice mobility, etc. Each site will maintain a site-based waiting list and follow HUD required selection requirements, eligibility determination and rent calculation as necessary in addition to LIHTC requirements and investor requirements. As part of the conversion, MHA does not anticipate a De minimis unit reduction or demolition; however,

MHA reserves the right under the current RAD provisions to pursue such avenues if necessary and or feasible as it continues to consider the conversion of all or part of AMP 7. Also, MHA is not currently under a voluntary compliance agreement, consent order, or consent decree or final judicial ruling or administrative ruling or decision.

RAD is designed to assist in the preservation of affordable housing by utilizing the Section 8 based contract model. When successful, this model offers housing agencies the opportunity to employ additional capital tools to rehabilitate and preserve affordable housing. This model also allows agencies the opportunity to use their current Capital Funding stream in the conversion process. As such, please be aware that if MHA converts all or part of AMP 7, MHA's Capital Fund stream could be converted and used as a source for funding. If all of AMP 7 is converted in 2024 or any part thereof in 2024 or any subsequent years, approximately \$1M of Capital Fund would be reduced in future allocations (depending on Congressional appropriations) However, this amount could be less depending on the ultimate feasibility of the proposed RAD conversion. In all instances, RAD conversions are required to reserve money for each site based on a HUD prescribed formula to offset future capital expenditure needs. MHA does not have a current CFFP or EPC funding source. However, MHA has a current ARF funding program that may be used as RAD converting sources per HUD guidelines at the time of conversion if the ARF funds have not been fully expended at the time of proposed conversion. The ARF funding source is approximately \$1M. However, since this funding source could be used as a conversion source, the future impact on the property will be positive as the funds will serve to add equity to each of the proposed conversions, thus reducing debt to the greatest extent possible.

Also, existing operating reserves and cash on hand at the site may be used as capital sources as well. The amounts under the Capital Fund and operations accounts will be determined at the time of conversion. Additionally, depending on the needs of AMP 7 and the feasibility of conversion, additional sources of capital may be used including but not limited to loans, grants, federal and state tax credits, etc. as allowed and approved by the MHA Board and HUD.

To date, MHA has consulted with the residents and the Resident Advisory Board (RAB) and has duly advertised and solicited comments from the residents and the public during the required 45-day notice. Copies of said comments and attendance records are on file at the MHA offices located at 2015 Felton Avenue, Macon, Georgia. Additionally, MHA has met with the residents of each potentially affected site on numerous occasions as required by PIH Notice 2012-32 REV-4 and will continue to do so in accordance with said Notice and/or as circumstances warrant.

As part of the RAD conversion, MHA may relocate residents depending on the nature of property rehabilitation needed. If relocation becomes necessary as part of a RAD conversion, MHA will relocate families and follow all HUD provisions concerning the same.

MHA will not be transferring assistance to another site as part of the RAD conversion process. Depending on the nature of the RAD conversions, MHA will employ the Provisions and the Miscellaneous Provisions of the RAD PBRA or RAD PBV conversion requirements as found in PIH Notice 2012-32 REV-4 or any other successor Notice and such provisions are hereby adopted by reference and will be incorporated per site requirements according to all HUD-Multi-Family



and/or PIH requirements including HUD Handbook 4350.3 and related policies at the appropriate time.

The proposed sites comply with the Site Selection Requirements set forth at 24 CFR § 983.57 (for PBV conversions) *OR* Appendix III of PIH Notice 2012-32 (HA) H2017-03 REV-3 (for PBRA conversion), 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 implementation regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

No adverse Resident Advisory Board (RAB) comments pertaining to the proposed RAD conversions were received at the meeting held on April 30, 2019 and no elements of future policy changes were challenged. The RAB is excited about the future prospect of RAD.

Further and future questions regarding the possible conversion should be directed to Mr. Mike Austin, CEO of the Macon Housing Authority, located at 2015 Felton Avenue, Macon, Georgia.

### **Project Based Vouchers:**

All of the following PBV allocations have been approved by HUD and MHA by following the applicable CFR requirements: Vineville Tower (previously known as Vineville Christian Towers) is utilizing 25 PBV units. In-Fill Housing, Inc. is utilizing 16 Project Based Vouchers for Tindall Fields I, a 64-unit affordable multi-family complex located next to Tindall Seniors Towers. Also, In-Fill is utilizing 16 project-based vouchers at Tindall Fields II, a 65-unit affordable multi-family complex located next to Tindall I. Tindall Fields III has been approved by HUD for up to 25 Project Based Vouchers in the final phase of a 65-unit affordable multi-family complex which will complete the Tindall Fields complex of 270 total multi-family units. In-Fill Housing will utilize up to 72 PBV units for Northside Senior Village – a 9% LIHTC development for seniors which is now under construction and should be complete in late 2022. In-Fill Housing was also awarded a 9% LIHTC multi-family award for Central City Apartments here in downtown Macon – this site will utilize 25 PBV units. At the time of publication, this site started construction. Finally, In-Fill Housing was awarded a 9% LIHTC award for Peake Point, which will utilize 25 PBV units.

Lastly, as future needs may arise in 2023 and beyond, MHA will continue to solicit proposals from Affordable Housing minded developers to develop or rehabilitate affordable housing units in Macon-Bibb County. Of course, all future applications will be filed in accordance with applicable HUD requirements and approvals.

### **Significant Amendment/Substantial Deviation/Modification:**

MHA defines the terms “Significant Amendment” or “Substantial Deviation/Modification” as follows:

A Significant Amendment or Substantial Deviation/Modification is defined as a discretionary change in the plans of policies of the MHA that fundamentally changes the mission, goals, objectives, or plans of MHA and which also require formal approval of the Board of Commissioners.

As such, a Significant Amendment or Substantial Deviation/Modification terminology does not apply to the following:

1. Ordinary changes in operating policies and procedures, even if approved by the Board of Commissioners
2. Changes in the lease or other policies, so long as these policies affecting residents have been exposed to the residents through a posting and comment process where required
3. Changes to the capital fund budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds as long as Notice requirements have been followed per PIH 2012-32, REV or subsequent Notices as necessary

**Buck Melton Community Center possible Disposition:** MHA is in possession of a local community center commonly known at the Buck Melton Community Center. At one time, the center was part of a public housing Asset Management Project (AMP). Specifically, it was part of the Felton Homes public housing site until Felton was converted to RAD. It was then associated with Murphey Homes, which has now been converted to a PBRA and tax credit property under the RAD program as well. If HUD allows MHA to dispose of the center, MHA will seek worthy community organizations to purchase and operate the center for the Macon-Bibb County community. At the time of publication, MHA submitted a Formal Disposition Application to HUD and is awaiting final approval. MHA’s goal is to have this transaction completed as soon as administratively possible.

**Mandatory HOTMA Provisions to take effect in 2024 (The treatment of Over Income Families in Public Housing):**

Beginning in January of 2024, MHA will follow HUD’s new rule for calculating Over Income (OI) family income. Notice PIH-2023-03 (HA) stipulates that all housing authorities that operate more than 250 units of public housing will need to ensure that families/individuals who’s yearly income exceeds the applicable limits set by HUD will not be assisted and may have to vacate the premises after a two-year period or pay an alternative HUD defined rent.

The OI limit is defined at 24 CFR 960.102 and is determined by multiplying the applicable income limit for the Very Low Income (VLI) limit for Macon-Bibb (as defined by HUD, yearly) per applicable bedroom size by a factor of 2.4. For example, if the VLI for a 1-person household is \$22,200, then  $\$22,200 \times 2.4 = \$53,280$ .

In the above example, MHA staff would contact the resident to inform them of their OI status. The income will then be calculated again in 12 months. If the resident's income continues to be above the applicable OI limit for a consecutive 24-month period, MHA will give notice to the resident that MHA will either terminate tenancy OR charge an alternative non-public housing rent as defined by HUD.

MHA is in the process of updating its Admissions and Continued Occupancy Plan (ACOP) for public housing and will implement the required provisions of HOTMA accordingly by following all HUD published Notices, Memoranda, Guidance and Regulatory materials as the 2024-year approaches.

**Macon-Bibb County Housing Authority**  
**Public Housing**  
**No-Smoking Policy**  
**Effective: July 30, 2018**

In accordance with PIH-2017-03 Final Rule, Macon-Bibb County Housing Authority is hereby adopting a policy to prohibit smoking in the interiors of all public housing units and administrative offices, and at least 25 feet away from all buildings. All public housing sites are covered under this policy, which includes Murphey Homes, Davis Homes, and Scattered Sites, the Macon-Bibb County Housing Authority Central Office, and Housing Services Office. This policy does not prohibit smoking by residents; it only prohibits smoking in the interior of any public housing residential unit or building owned and operated by Macon-Bibb County Housing Authority. This policy shall go into effect on July 30, 2018.

**A. PURPOSE:**

It has been proven that exposure to smoke, whether direct or secondhand, causes adverse health outcomes such as asthma and other respiratory illnesses, cardiovascular disease, sudden infant death syndrome, and cancer. In addition, the scientific evidence indicates that there is no risk-free level of exposure to secondhand smoke, and simply separating smokers from nonsmokers, cleaning the air, and ventilating buildings cannot eliminate exposure of nonsmokers to secondhand smoke.

In addition to the negative health effects of secondhand smoke, smoking is a proven hazard to physical structures. Furthermore, the United States Fire Administration (USFA) indicates smoking as the number one cause of home fire deaths in the U.S.

Therefore, in accordance with the provisions of the Smoke Free Rules, the following smoke-free policy was developed in order to:

1. Protect tenants from medical hazards due to direct or secondhand smoke;
2. Improve the overall air quality in public housing units;

3. Protect lives and property from fires due to smoking accidents; and
4. Reduce turnover costs associated with smoke damage in all residential units.

## **B. DEFINITIONS:**

**Prohibited tobacco products:** Items that involve the ignition and burning of tobacco leaves, such as (but not limited to) store bought or hand-rolled cigarettes, cigars, and pipes. This includes water pipes and/or hookahs. In addition, e-cigarettes and any other electronic nicotine delivery systems (ENDS) are prohibited.

**Restricted areas:** Smoking is not allowed in any residential living units or other interior areas. Interior areas include, but are not limited to, hallways, rental, and administrative offices, maintenance facilities, community centers, day care facilities, laundry facilities, and similar structures. Smoking is also prohibited within 25 feet from the door of any public housing residential building, office, or other structure. This includes porches, balconies, and patios.

**Covered individuals:** This policy covers not only everyone living on the property, but also all guests, visitors, service personnel, and employees. Each residence head of household is responsible for his or her guests or visitors. Violations of this policy by a live-in aide, guest or visitor will be considered to have been made by the head of household.

## **C. THE POLICY:**

Beginning July 30, 2018, no lighted prohibited tobacco products will be allowed to be smoked in the interior of any public housing unit, and within 25 feet from the door of any public housing residential building, administrative office, or other public housing owned structure. Interior areas include, but are not limited to, hallways, rental, and administrative offices, maintenance facilities, community centers, day care facilities, laundry facilities, and similar structures. Residents, live-in aides, visitors, and guests are all covered by this policy. Any costs for damages incurred by Macon-Bibb County Housing Authority due to a violation of this policy by a resident, live-in aide, visitor, or guest shall become the financial obligation of the head of household. In addition, repeated violations of this smoke-free policy may be considered material non-compliance with the lease.

## **D. IMPLEMENTATION:**

All adult members of the household must sign the form attached to this document acknowledging their understanding of the No-Smoking Policy, as well as, a No-Smoking Addendum to the Lease. Existing residents will execute the lease addendum at the tenant's next annual recertification.

In addition, the Macon-Bibb County Housing Authority has formed a partnership with Total Control Behavior Health Center, located at 210 South 13<sup>th</sup> St., Griffin, GA. to assist people who want to begin their effort to quit smoking even before the new No-Smoking Policy goes into effect.

People desiring a referral should contact Aaron Roquemore, Clinical Director at 470-204-7956. It is not a valid reason to continue smoking if the program cannot accept a resident or applicant into the stop smoking program. Residents must be in compliance with the policy in all situations.

While the policy will not take effect until July 30, 2018, we urge all smoking residents to begin their transition to a smoke-free life as soon as possible. Management recognizes that quitting smoking is a difficult task and urges its residents to give themselves as much time as possible to make the transition.

Residents living in the property when this policy is adopted, have time to make the transition. This will not be the case for smokers admitted after the effective date of this policy. The fact that one smokes is not a valid reason for rejecting an applicant. However, smokers admitted after the effective date of this policy are expected to comply with the policy immediately upon their admission. Macon-Bibb County Housing Authority will thoroughly explain the smoke-free policy to new potential residents at the time of admission and offer a referral to a smoking cessation program. Whether one takes advantage of the referral is totally up to the applicant.

#### **E. RIGHTS AND RESPONSIBILITIES OF PHA AND TENANT**

- Macon-Bibb County Housing Authority will post No-Smoking signs on the property grounds;
- Macon-Bibb County Housing Authority will provide smoking cessation materials and refer interested tenants to a smoking cessation program;
- Macon-Bibb County Housing Authority will enforce the No-Smoking Policy consistently to all residents;
- Residents must abide by the Non-Smoking Policy and notify all guests, business visitors, and other household members, and report violations to Management;
- Residents have the right to request an Informal Hearing for any adverse action(s) by the housing authority in accordance with the Grievance Procedures;
- Residents have the right to bring a claim directly against another resident based on secondhand smoke intrusion.

#### **F. FAIR HOUSING AND REASONABLE ACCOMMODATION**

In carrying out the smoke-free housing policy, Macon-Bibb County Housing Authority will comply with all applicable fair housing and civil rights requirements contained in 24 CFR 5.105, including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; Title II of the American Disabilities Act; Section 109 of the Housing and Community Development Act of 1974, and HUD's Equal Access Rule.

Please note that an addiction to nicotine or smoking is not a disability, and smoking in a unit is not considered a reasonable accommodation. However, a person with a disability may request a reasonable accommodation if they are a smoker. After review, requests for reasonable accommodations will be granted, where warranted, as quickly as possible.

## **G. PENALTIES FOR VIOLATING THIS POLICY:**

Repeated violations of the no-smoking policy may be considered material noncompliance with the lease requirements and may result in termination of tenancy.

If a resident, live-in aide, visitor or guest violates this policy the following penalties shall be enforced up to and including termination of tenancy:

First Offense -	Written Warning
Second Offense-	Written Warning
Third Offense -	Written Warning and a Referral to a Smoking Cessation Program
Fourth Offense -	Written Warning
Fifth Offense -	Written Warning
Sixth Offense -	Proposal for termination of the lease

If the violator is a live-in aide, visitor or guest; the graduated penalty steps will start over with each annual lease renewal. There is no start over for a resident.

All penalties assessed against a resident will be documented in the resident's file. Any costs for damages incurred due to violations of the smoke-free policy will be charged to the head of household.

## **H. DISCLAIMER:**

Resident acknowledges that the adoption of a No-Smoking Policy will not make the Macon-Bibb County Housing Authority a guarantor of a smoke-free environment, or the smoke free condition of the non-smoking portions of the property. However, the housing authority will take reasonable steps to enforce the No-Smoking Policy. The housing authority is not required to take steps in response to smoking unless the housing authority has actual knowledge of the smoking and the identity of the responsible resident.

Macon-Bibb County Housing Authority's adoption of this policy does not change the standard of care it has for the living units or common areas. Macon-Bibb County Housing Authority specifically disclaims any implied or express warranties concerning the air quality in either the living units or common areas. There is no warranty or promise that the property will be free of secondhand smoke, or that the air will be smoke free.



**NO-SMOKING POLICY**  
**Macon-Bibb County Housing Authority**  
**Public Housing**

**EFFECTIVE: JULY 30, 2018**

I, \_\_\_\_\_, acknowledge receipt of a copy of the No-Smoking Policy and the fact that it has been explained to me. I have read the policy and understand that multiple or continued violations of the policy may lead to my family's eviction from the property for material noncompliance with the lease.

\_\_\_\_\_  
Name Date \_\_\_\_\_

\_\_\_\_\_  
Name Date \_\_\_\_\_

\_\_\_\_\_  
Name Date \_\_\_\_\_

\_\_\_\_\_  
Name Date \_\_\_\_\_

\_\_\_\_\_  
Macon-Bibb County Housing Authority \_\_\_\_\_

# B.3

## Progress Report

---

DRAFT



## **Attachment B.3 – Progress Report**

### **Mission:**

The mission of the Macon Housing Authority (MHA) is to add value to our community and the lives of those we serve through quality housing, support services, and community development.

### **Goals and Objectives for Calendar Year 2024 and 5-YEAR Agency Plan**

The Authority's progress report on goals and objectives for the previous five-year plan is as follows:

#### **Goal 1: Expand the supply of assisted housing**

- Apply for additional rental vouchers, when available;
- Leverage private and/or other public funds to create additional housing opportunities;
- Refine MHAs outreach to expand housing opportunities by increasing HCV landlord recruitment.

*Progress Statement: At the time of publication MHA's non-profit affiliate, In-Fill Housing, Inc., had closed its 20<sup>th</sup> and 21<sup>st</sup> affordable housing properties. Northside Senior Village is complete and occupied and Central City Apartments is under construction. Also, MHA continues its work to preserve many of its public housing units through the RAD Program and will continue, if funds are available, to pursue RAD for financially feasible conversions in the future. Through the RAD program, MHA and In-Fill were able to convert Davis, Mounts, and Murphy Homes while using a 4% LIHTC. At the time of publication, each site was over 50% complete with major renovations. MHA may also apply for Moving to Work status, if available and feasible.*

*MHA continues to make the expansion and preservation of affordable housing one of its primary goals and, as such, is prioritizing new developments for the upcoming year and 5-years.*

#### **Goal 2: Operate Public Housing and HCV programs to industry standards**

- Strive for no less than Standard Performer designation based on the Public Housing Assessment System (PHAS)
- Strive to obtain no less than Standard Performer designation based on the HCV Management Assessment Program (SEMAP)
- Operate all federally funded housing programs with no unresolved review findings carried over between reviews
- Operate all MHA programs in compliance with all applicable fair housing and equal opportunity regulations
- Maintain a HCV Administrative Plan and a Public Housing Admissions and Continued Occupancy Policy (ACOP) in compliance with current regulations

*Progress Statement: MHA achieved all stated objectives, achieving the Standard Performer designation for PHAS and a High Performer through SEMAP. To the best of our knowledge, MHA's HCV Administrative Plan and Public Housing ACOP comply with the latest regulations.*

### **Goal 3: Provide homeownership opportunities for low and moderate-income families**

- Assist Macon-Bibb County and non-profit developers in their efforts to provide first-time homeownership opportunities when available and feasible;
- Operate a HCV homeownership program when funds become available and the market interest rates and building costs are conducive to the program;
- Work with agency partners and others to provide homeownership opportunities to public housing residents, if and when available.

#### **Progress Statement:**

*MHA has used a mixture of HUD programs to promote homeownership, including HOPE 3 and 5(h) programs in the 1990s. The HOPE 3 program enabled 20 very low-income families to become first-time homeowners and resulted in significant improvements to a low-income neighborhood. Through the 5(h) program, 15 public housing units were sold to low or very low-income first-time homeowners. MHA has also sold 13 of the original 25 homes in the previous HOPE VI Lease-to-Purchase Homeownership Program. One more is currently under Lease-to-Purchase contract, with the remaining units transferred to Public Housing inventory.*

*Since implementation of the HCV Homeownership program in 2006, MHA has issued thirteen homeownership vouchers.*

*MHA has helped establish a community based Affordable Housing Fund here in Macon-Bibb which will act as a source of money for home-buyers, developers, etc. in target areas. MHA is working with several community leaders to this end. The Fund officially kicked off this spring and MHA has a permanent seat on the Board.*

### **Goal 4: Operate federally funded housing programs in a fiscally responsible manner**

- Maintain PH operating reserves at a level of at least 30% of annual total routine PH expenditures. This assumes adequate funding, which is defined as 90% or more of Operating Fund eligibility; below that level, the objective is 20% of total routine expenditures
- Operate without any unresolved fiscal audit findings carried over between fiscal audits

*Progress Statement: MHA exceeded all stated objectives. Operating reserves for both Public Housing and HCV exceed target, and there are no unresolved fiscal audit findings carried over between fiscal years.*

**Goal 5: Provide a safe, opportunity-rich living environment in Public Housing neighborhoods**

- Provide opportunities for social and economic development that lead to increased self-sufficiency and independence for families by working with community partners who can provide direct services to public housing residents at no cost to the residents or to the Authority
- Maintain on-site services leases and MOA/MOUs with a variety of agencies

**Progress Statement:** *MHA achieved all stated objectives. The Buck Melton Center, the Public Housing Family Self-Sufficiency Program, the Resident Opportunity and Self-Sufficiency (ROSS) Program, programming through cooperating agencies, and resident programming are all offered as described in the objectives by several collaborative partners.*

**Goal 6: Impact homelessness**

- Maintain a local homeless preference system and referral MOUs with local agencies as appropriate including the newly opened Brookdale Resource Center for homeless individuals and families;
- Operate Grove Park Village as a 40-unit permanent supportive housing development;
- Operate Hunt School Village, Tindall Seniors Towers and Tindall Fields I and target special needs persons including those with mental or other disabilities. Fifteen percent of the units will be set aside for applicants with this admission preference. Although such persons might not necessarily be homeless, it is expected that these developments will help prevent some persons from becoming homeless by providing affordable housing with supportive services systems in place.

**Progress Statement:** *MHA provides a local homeless preference system and referral MOUs with local agencies. Using non-public housing funds, MHA developed and successfully operates Grove Park Village, a 40-unit permanent supportive housing complex for formerly homeless families with a mental health and/or substance abuse history. MHA also recently obtained a renewed HUD waiver to offer persons who meet the State of Georgia's Definition of Developmentally Disabled a preference. Again, when such persons are referred to MHA who meet this definition, they may not be homeless, but the preference will help keep families from becoming homeless. Finally, the local Macon-Bibb government led by Mayor Lester Miller, has opened a "resource center" in Macon to help homeless individuals and families obtain shelter during the cold winter months. As such, MHA is working with local leaders and homeless agencies to explore longer term housing solutions for this population including capitalizing on MHA's homeless preference system.*

**Goal 7: Maintain the Public Housing physical plant in no less than satisfactory condition**

- Obtain PHAS unit inspection score of no less than 25 points under the current PHAS System (note: this system will change to the INSPIRE program and is pending public comment at the time of publication)
- Complete all preventive maintenance routines in accordance with systematic plans
- Complete 95% of emergency work requests within 24 hours
- Complete 90% of non-emergency work orders before year-end

- Expend Capital Fund Program Funds within four years of award

***Progress Statement:*** *MHA achieved all stated objectives. All Capital Fund Program Funds were expended within four years of allocation. However, the COVID pandemic has make it very challenging to access many units which required non-emergency attention. MHA has now started to inspect more units in this area and will continue to do so while monitoring the number of COVID cases moving forward.*

### **Goals and Objectives for Calendar Year 2024 Agency Plan and 5-Years**

MHA has established the following Goals and Objectives to serve the needs of low-income, very low-income, and extremely low-income families in Fiscal Years 2024-2029:

**Goal 1: Offer the quality affordable housing of choice**

- Continue to offer Public Housing and HCV properties that are decent, safe, and sanitary
- Maintain up-to-date and sound housing policies

**Goal 2: Create opportunities for home ownership.**

- When funds are available, assist Local Government and non-profit developer efforts to provide first-time homeownership
- Operate HCV Homeownership Program if funds, staffing levels, market demand, and interest rates are conducive to the HCV Home Ownership Program
- Work with agency partners and others to provide homeownership opportunities to public housing residents, if and when available and feasible

**Goal 3: Promote the economic and social upward mobility of public housing residents**

- Provide opportunities for MHA's community partners to provide for social and economic development that lead to increased self-sufficiency and independence for families
- If funding is provided, operate the Family Self Sufficiency Program that meets both base and overhead requirements by MHA
- Maintain on-site services leases and MOA/MOUs with as many agencies as possible in a way that is mutually conducive and strategic
- Maintain a system of resident participation and activities for MHA's remaining public housing scattered sites.

- Goal 4: Create and support healthy, socially viable neighborhoods**
- Work with community partners to provide services directly to MHA residents
  - Seek new partners as opportunities present themselves

- Goal 5: Operate in a fiscally responsible manner**
- Maintain PH operating reserves at a level of at least 30% of annual total routine expenditures. This assumes adequate funding which is defined as 90% or more of Operating Fund eligibility; below that level, the objective is 20% of all total routine expenditures
  - Maintain the HCV Administrative operating reserve to HUD standard levels when funding levels are appropriate at the discretion of MHA management and its Board
  - Operate without any unresolved fiscal audit findings carried over between fiscal audits
  - Operate the HUD required “Smoke-Free” Public Housing Policy

- Goal 6: Serve as the lead community development partner of our city and the community**
- Work with Macon-Bibb County to enhance housing development efforts

- Goal 7: Impact homelessness**
- Maintain a local homeless preference system and referral MOUs with local agencies
  - Operate Grove Park Village as a 40-unit permanent supportive housing development
  - Note: MHA recently obtained a renewed waiver from HUD to allow MHA to formally adopt Section 8 admissions preference for individuals who meet the definition of Developmentally Disabled as contained in the Settlement Agreement between the State of Georgia and the U.S. Department of Justice. Admissions preferences for specific disabilities are not allowed under current HUD regulations. However, because of the unique nature of the situation in Georgia, along with MHA’s desire to make a positive impact with this population, MHA has requested and obtained this special waiver from HUD.

# **C.1**

## **Resident Advisory Board**

---

### **RAB Comments**

**DRAFT**

## 2024 ANNUAL AND 5-YEAR PLAN

The 2024 and 5-Year Plan was reviewed by the Resident Advisory Board on July 27, 2023 at an in-person meeting at the Scattered Sites management office.

*Advisory Board Annual Plan Meeting  
AMP 07 Scattered Sites Public Housing  
Thursday, July 27, 2023  
3:30 P.M.*

**Advisory Board Members Present**

Donna Perry  
LaTasha Palmer  
Tamara Ross

**Staff**

Mike Austin, CEO  
Michael Colbert  
Brenda Shivers  
Kelveisha Sparks  
Subrea Morris

Mr. Austin welcomed the residents to the advisory board meeting and said Macon Housing Authority (MHA) meets with residents every year to go over MHA's Annual Plan. The meetings are required by HUD and he said MHA has had them for over 20 years. He said over the years, the number of public housing units has been reduced, and MHA currently only has 280 units of public housing, which is AMP 07 (Scattered Sites). Mr. Austin said MHA meets with the resident advisory board so they can add input or ask questions regarding the Plan before it is submitted to HUD around the end of October. Mr. Austin added that MHA really values the input from the residents.

The residents received a draft copy of the Annual Plan to review. Mr. Austin explained some of the information included in the packet. He said there are also projections of what MHA plans to do as far as upgrades at Scattered Sites with Capital Funds. Mr. Austin said that as units age, MHA implements upgrades with things such as new roofs, water heaters, floorings, etc. MHA uses Capital Funds to make those upgrades. Mr. Austin reminded the residents that Drew Masee, MHA Facilities Director, met with them a while back to discuss the Capital Funds and the plans for Scattered Sites.

Mr. Austin said the key thing is to keep the apartments nice and well-maintained. He said the plan is in the draft stages so MHA can make changes and edits before submitting the plan to HUD based on input from residents. Mr. Austin said the Mayor looks over the Annual Plan and has a say in the plan before it is submitted as well. In this case, it would be Mayor Lester Miller, but it just depends on who is in office at the time.

Mr. Austin then opened the floor for any questions or concerns.

## Questions

1. *Will Scattered Sites look like Murphey Homes and the other sites (Davis, Mounts) when the renovations are complete?*

Mr. Austin said those sites are older than Scattered Sites and those renovations were completed with tax credits by working with HUD and other investors. He asked the residents if they were familiar with RAD and they said they read about it in the packet. He added that those renovations are part of affordable housing preservation.

Mr. Austin said they may be able to do the same with Scattered Sites in the future. He explained that with the renovations for Roff and Shakespeare, MHA used Capital Funds. Mr. Austin said MHA is planning to renovate Bobby Jones as a RAD conversion (61 units), which would then take the public housing units down to 219 units overall. He said if MHA gets approval for Bobby Jones, they will continue to look for other ways to make improvements. Mr. Austin said he considers Capital Funds “light rehab” and tax credits and RAD conversions as “major rehab.” He pointed out the renovations in the Bloomfield office were done with Capital Funds.

2. There was discussion about gas and electricity and converting completely to electric. Ms. Ross said she gets two bills, one for her gas and one for her electricity. Mr. Colbert stated that she lives in a house on College Street so her situation is a little different. Ms. Sparks told her to stop by the office and they could take a look at it and discuss. *Ms. Perry asked if the apartments on Roff Avenue were going to be converted to electric* and Mr. Austin and Mr. Colbert said they would review it and get an answer for her because they didn’t want to give her the wrong answer. Mr. Austin said that was a good question.
3. *Ms. Palmer asked if the grass cutters could cut in the back as well as the front when they cut the grass and blow the leaves.* Mr. Colbert said they will get with the contractors (landscapers) and make sure they are doing that as well. Ms. Ross said in her experience if you ask them, they will do it for you. Ms. Palmer lives in unit 4037 and Mr. Colbert asked Subrea, the manager to make sure that when the landscapers come back that they get the back of Ms. Palmer’s unit.
4. Ms. Perry suggested MHA build a little area for smokers if they want to smoke since they can’t smoke in their units. Mr. Austin said there have been no complaints in regard to the “No Smoking” policy imposed by HUD and enforced by MHA.
5. *Ms. Palmer asked if residents are allowed to put cameras on their unit.* She said sales reps come around and she said she didn’t know if they were allowed to do that. She said there have been issues with people breaking into cars (not in her area) but other places. Mr. Colbert said the “Ring” doorbells are allowed as long as the installers don’t drill holes into the unit.

Mr. Austin said we have several officers from the Sheriff’s Office who patrol our properties so he suggested residents make their manager aware of any issues and MHA can ask the officers to patrol that particular area. Mr. Austin said most of the problems are a result of guests and not the resident directly so it’s important to be mindful of who is visiting your residence.



Ms. Ross said the staff at the Shakespeare Office are helpful and polite. She said MHA has a good management team for Scattered Sites. Mr. Colbert asked the residents in attendance if they would agree to be the Advisory Board for public housing and they all agreed. Mr. Austin said if they think of any questions later regarding the Annual Plan, current or future policy changes, or any other questions, they can let their property manager know and management will respond.

There were no further questions and the meeting was adjourned.

DRAFT