



Macon  
Housing  
Authority

MAKING HOUSING AFFORDABLE

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# FY 2027 ANNUAL PLAN

June 19, 2026 Draft

For Questions or Comments, Please Contact:  
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Macon Housing Authority  
2015 Felton Avenue | Macon, GA 31201  
(478) 752-5070

# **PHA Plan Elements**

## *Attachments*

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### **Financial Resources Deconcentration Policy**

# **Financial Resources**

**Attachment B Annual Plan  
Elements**

B.I Revision of PHA Plan  
Elements

B. Financial Resources		
2027 Planned and Estimated Sources and Uses as of June 1, 2026		
Sources	Sources	Uses
<b>1. Federal Grants</b>		
A) Public Housing Operating Fund	624,000	
B) Public Housing Capital Fund 2024	714,415	
C) Annual Contributions for HCV Assistance	31,267,99	Section 8 Assistance
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
Capital Fund FY 2025	702,022	PH Capital Improvements
Capital Fund FY 2026	714,415	PH Capital Improvements
Capital Fund FY 2027,415	TBD	PH Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	540,000	PH Operations
<b>4. Other Income</b>		
Miscellaneous Income	1,000	PH Operations
<b>5. Non-Federal Sources</b>		
Interest Income	500	PH Operations
<b>TOTAL RESOURCES</b>	<b>34,564,351</b>	

## **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.

# Activities and Required Statements

## Attachments

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Conversion of Public Housing to RAD

Proposed Conversion of Remaining Public Housing Units  
outlined in Notice PIH 2019-05, and subsequent Notices  
Conversion

Project-Based Vouchers

Non-Smoking Policies

Violence Against Women Act

Definition of Significant Amendment

Disposition of Buck Melton Community Center

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

MHA's Use of Full -Flexibility with Regard to the  
Administration of Capital Funding (PIH Notice 2016-18)

## **B.2 Existing, New and Planned 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 HUD, 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 HC, PBV or 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. Also, as noted later in this section, MHA has now exercised and will continue to exercise the Full Flexibility of its Capital Funds by placing those funds into the operation of its last remaining units of public housing (219 units known as AMP 7, Scattered Sites).

MHA has now converted all but one Asset Management Property (AMP GA007, Scattered Sites) to the Rental Assistance Demonstration program known as RAD. MHA is now completing the renovations 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 time. MHA and In-Fill Housing Inc. have received a competitive 9% LIHTC and RAD award for Bobby Jones Villas (61 units in AMP 7). MHA closed this transaction in the Fall of 2024 and construction has now been completed. MHA anticipates repositioning the rest of AMP 7 depending on market forces and other considerations in the future. A basic description of MHA's scattered sites follows:

**Scattered Sites:** (AMP 7) 8-1-bedroom, 32-2-bedroom, 136-3-bedroom, 33-4 bedroom and 9-5-bedroom units; all multi-family 1- and 2-bathroom units. Total units: 219. MHA has received a separate CHAP within this AMP (7) which may be known as **Bloomfield/Driskell Inc.**, a 78-unit scattered site. However, this CHAP will need to be renewed at a later date depending upon market forces. As noted, MHA has also Received a CHAP for **Bobby Jones Villas** which was a part of AMP 7, public housing but construction is now completed and all units have been officially occupied according to LIHTC and investor requirements.

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, 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 or any other current or future repositioning 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 and operational 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 2026 or any part thereof in 2027 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. Also, MHA is now using Full Flexibility for the administration of Capital Funding as noted later in this section.

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 on many occasions 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 regarding RAD. MHA will continue to do so as necessary until such action occurs. 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 MHA continues to mover toward full conversion of its remaining public housing sites.

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 June 30, 2026, and no elements of future policy changes were challenged. The RAB is excited about the future prospect of RAD. Of course, MHA will continue to meet with the RAB and residents concerning future iterations of RAD or repositioning as necessary.

Further and future questions regarding the possible conversion should be directed to Mr. Mike Austin, CEO of the Macon Housing Authority, or Ms. Kathleen Mathews, Chief Administrative Officer, at 478-752-5000.

### **Section 18 Blended RAD Conversion or Demolition/Disposition Options:**

If market conditions and other business-related considerations are conducive to a Section 18 Blended Conversion or Demo/Dispo, it is MHA's intent to pursue this course or any other HUD acceptable course now that MHA has reached fewer than 250 units of public housing. In essence, this avenue allows PHAs the opportunity to use more tools to help with this sort of conversion including Section 18 Demolition and Disposition, the use of Housing Choice Vouchers (HCV), Tenant Protection Vouchers (TPVs) Project Based Vouchers (PBVs) or some combination thereof as approved by HUD, and MHA's Board of Commissioners. Any path associated with the repositioning of the remaining public housing units will include consultation with residents and local governmental leaders.

### **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 25 Project Based Vouchers which now completes the Tindall Fields complex of 270 total multi-family units. In-Fill Housing is utilizing 72 PBV units for Northside Senior Village – a 9% LIHTC development for seniors which is now complete and leased. 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 was nearing full lease up. In-Fill Housing was awarded a 9% LIHTC award for Peake Point, which will utilize 25 PBV units. Finally, MHA/In-Fill has submitted a LITHC application for Pleasant Hill Commons and has been awarded the LIHTC and 13 units of PBV will be utilized once construction is completed in 2027. Further, MHA reserves the right to solicit further proposals for additional PBV units from suitable investors throughout 2026 and 2027 as circumstances opportunities to expand affordable housing present themselves.

Lastly, as future needs may arise in the foreseeable future, MHA will continue to solicit proposals from affordable housing minded developers to develop or rehabilitate affordable housing units in Macon-Bibb County while utilizing the PBV tool. Of course, all future applications will be filed in accordance with applicable HUD requirements.

### **Violence Against Women Act and Policy (VAWA)**

It is the policy of MHA to adhere to the requirements of the Act. To this end, the following policy governs, and MHA will make changes to the policy from time to time as directed by HUD as regulations may change:

#### **To all Tenants and Applicants**

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.<sup>1</sup> The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **PUBLIC HOUSING and SECTION 8** is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

#### **Protections for Applicants**

If you otherwise qualify for assistance under SECTION 8 you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

#### **Protections for Tenants**

If you are receiving assistance under **PUBLIC HOUSING and SECTION 8** you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

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<sup>1</sup> Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **PUBLIC HOUSING and SECTION 8** solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

### **Removing the Abuser or Perpetrator from the Household**

Management may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If Management chooses to remove the abuser or perpetrator, Management may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, Management must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, Management must follow Federal, State, and local eviction procedures. In order to divide a lease, Management may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

### **Moving to Another Unit**

Upon your request, Management may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, Management may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

**(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.

**(2) You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form or may accept another written or oral request.

**(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a

reason to fear that if you do not receive a transfer, you would suffer violence in the very near future.

**OR**

**You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer.** If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

Management will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

Management's emergency transfer plan provides further information on emergency transfers, and Management must make a copy of its emergency transfer plan available to you if you ask to see it.

### **Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking**

Management can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request must be in writing and must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. Management may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following as documentation. It is your choice which of the following to submit if asked to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by Management with this notice, which documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional

selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.

- Any other statement or evidence that Management has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, Management does not have to provide you with the protections contained in this notice.

If Management receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), Management has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, Management does not have to provide you with the protections contained in this notice.

### **Confidentiality**

Management must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

Management must not allow any individual administering assistance or other services on behalf of Management (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

Management must not enter your information into any shared database or disclose your information to any other entity or individual. Management, however, may disclose the information provided if:

- You give written permission to Management to release the information on a time limited basis.
- Management needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires Management or your landlord to release the information.

VAWA does not limit Management's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

### **Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated**

You can be evicted, and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you.

However, Management cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been

victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted, and your assistance terminated, if Management can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If Management can demonstrate the above, Management should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

### **Other Laws**

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

### **Non-Compliance with The Requirements of This Notice**

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with **the Department of Housing and Urban Development, 40 Marietta St., Atlanta, GA, telephone: 404-331-5001.**

You may view a copy of HUD's final VAWA rule at:

[https://www.federalregister.gov/documents/2016/11/16/2016-25888/violence-against-women-reauthorization-act-of-2013-implementation-in-hud-housing-programs.](https://www.federalregister.gov/documents/2016/11/16/2016-25888/violence-against-women-reauthorization-act-of-2013-implementation-in-hud-housing-programs)

Additionally, Management must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact **the Department of Housing and Urban Development, 40 Marietta St., Atlanta, GA, telephone: 404-331-5001.**

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY).

Victims of domestic violence, sexual assault, or stalking may also contact **the Crisis Line & Safe House of Central Georgia at [www.cl-sh.org](http://www.cl-sh.org), telephone number: 478-745-9292.**

In addition, tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

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

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, including efforts to streamline administrative processes due to market forces or reduction in force actions, etc.
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 and all pertinent Revisions or subsequent Notices as necessary.

#### **Buck Melton Community Center Disposition:**

MHA filed an application to HUD SAC in 2022/23 for the Disposition of the Buck Melton Community Center. MHA received approval for Disposition and sale of the property in early 2024. With MHA Board approval and HUD approval, MHA sold the property to The Central Georgia Boys and Girls Club, a like-minded not-for-profit organization. MHA is confident that the Boys and Girls Club will continue to enhance community value through its positive programs for underserved youth and adults in the community.

#### **Mandatory HOTMA Provisions (The treatment of Over Income Families in Public Housing):**

Beginning in January of 2024, MHA began following HUD's 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 its Section 8 Administrative Plan (Admin Plan) and will implement the required provisions of HOTMA accordingly by following all HUD published Notices, Memoranda, Guidance and Regulatory materials when HUD requires the full implementation of HOTMA to be complete sometime in 2026 or 2027 depending on the ultimate timing of HUD implementation.

**MHA's use of Full Flexibility with Regard to the Administration of Capital Funding (PIH Notice 2016-18):**

MHA has significantly diminished its public housing portfolio to below 250 units thereby triggering its ability to exercise Full Flexibility in the administration of Capital Funding. As staffing levels have diminished with regard to capital funding administration, MHA has been able to ease the administrative burden of traditional Capital Fund processing by immediately obligating and expending the Capital Funds on a yearly basis by placing the funds into the operations of its public housing – thus enabling MHA to continue to spend dollars on capital needs which are site specific. MHA has also transitioned to a Fixed 5-Year Action Plan rather than a Rolling 5-Year Action Plan. The Resident Advisory Board and residents of public housing will be reminded of this and allowed to comment along with the general public from time to time in concert with required meetings and public notice. Though these are administrative processing changes and not policy changes, MHA will continue to be good stewards of Capital Funding and use the funds for the periodic renovation of public housing sites and systems.

**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 \_\_\_\_\_

# Goals and Progress Report

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## **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 2027 and 5-YEAR Agency Plan**

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

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

- Apply for additional rental vouchers, when available and market conditions are conducive for additional vouchers.
- 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 21<sup>st</sup> and 22<sup>nd</sup> affordable housing properties. Central City Apartments is now 100% complete and Peake Point is 100% complete. In-Fill has been awarded a new 9% LIHTC for Pleasant Hill Landing and construction has begun. Completion of this project should be in early to mid-2027. 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 100% complete with major renovations. MHA may also apply for Moving to Work status, if available and feasible. MHA will also explore rent increase options for its older RAD properties that have now fallen behind the market with regard to allowable subsidy/rent levels due to market conditions. In fact, at present, several of MHA's PBRA RAD properties are below the FMRs for the Macon-Bibb area. At time publication, MHA is working with HUD to explore various rent/subsidy increase options above the applicable annual OCAF increases for BPI. Inc., Anthony Homes and other sites.*

*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, but will be undergoing changes due to HUD mandated requirements related to HOTMA. The HOTMA implementation schedule continues to be fluid at this time.*

**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 and staffing resources are 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 the first and only 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 in 2024 and MHA has a permanent seat on the Board of Directors.*

**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 MHA's only Public Housing neighborhood**

- 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 when adequate funding is available for said services including staffing levels including salaries and benefits that mimic MHA's schedules.
- Maintain on-site services and MOUs with a variety of agencies and continue to look for new partners to help provide services as opportunities allow.

**Progress Statement:** *MHA achieved all stated objectives. The Buck Melton Center, now operated by the Boys and Girls Club, provides numerous services by allowing community partners to rent office space to provide a wide variety of services for MHA's residents.*

**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 and other agencies 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, including Daybreak, The Brookdale Resource Center to help MHA with Homeless families who need Section 8. Also, 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 the Brookdale 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. However, at the time of this publication, MHA's HAP dollars have been capped as HAP expenses exceed budget authority. This is primarily due to rental inflationary pressures and flat or diminished federal funding. When this occurs, MHA places a hold on all new HCV vouchers including those who are homeless seeking to use MHA's preference system.*

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

- Obtain NSPIRE scores of 70 or above in MHA's public housing site.
- 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. NOTE: MHA is now utilizing Full Flexibility and draws down annual Capital Funding and placed in AMP 7 operations. This eliminates the need to operate a rolling 5-Year Action Plan and thereby fixing the Action Plan.

**Progress Statement:** *MHA achieved all stated objectives. All Capital Fund Program Funds were expended within four years of allocation. However, the COVID pandemic has made it very challenging to access many units which required non-emergency attention. Now that the pandemic is over, MHA is routinely inspecting all units and will continually prepare for NSPIRE inspection protocol and continue to make good use of Capital Fund dollars for this site.*

**Goals and Objectives for Calendar Year 2027 Agency Plan**

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; as well as the 2027 Annual Plan.

**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 and interest rates are favorable, 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 when adequate funds are available for staffing and administration.
- 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, including the food bank and local hospitals
- 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.



