

FY2025-2029 FIVE-YEAR AGENCY PLAN

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: McDonough Housing Authority PHA Code: GA 182

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025
 PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The FY2025-FY2029 Five Year Agency Plan will be available for review during the 45-day Public Hearing Notice period at the McDonough Housing Authority's Main Office which is located at 345 Simpson Street in McDonough, Georgia

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Mission Statement is found on page 1 of the attachment.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>The new Goals and Objectives are found on page 1 of the attachment.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Progress of the goals are found on page 3 of the attachment.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The VAWA information is found on page 4 of the attachment.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Significant Amendment or Modification definition is found on page 5 of the attachment.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

HOUSING AUTHORITY OF THE CITY OF McDONOUGH

FY2025-FY2029 FIVE-YEAR AGENCY PLAN

SECTION B

TABLE OF CONTENTS

B.	Five-Year Plan	
B.1	Mission	1
B.2	Goals and Objectives	1
B.3	Progress Report	3
B.4	Violence Against Women Act	4
B.5	Significant Amendment or Modification	5
B.6	Resident Advisory Board Comments	6
B.7	Certification by State or Local Officials	6
C.	Other Document and/or Certification Requirements	7

B. Five-Year Agency Plan

B.1 Mission Statement

The McDonough Housing Authority commits to efficiently build and maintain desirable, affordable housing for the residents of McDonough through forthright leadership, innovate partnerships, progressive technology, and expansion of new resources. We seek to improve quality of life for our residents, the community and employees by providing employment opportunities, education, training, and ethical, professional service.

B.2 New Goals and Objectives

PHA Goal: While building additional affordable units in McDonough, the Authority also plans to expand its supportive services. MHA will lift its residents and provide a more robust supportive service offering, with better connections to opportunities, and ultimately a better quality of life.

Objectives:

Redevelop current housing stock.

Develop a plan for a new community center behind the central office.

Improve safety measures.

Expand overall resident supportive services offering.

Support resident councils.

PHA Goal: Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.

Objectives:

Develop a pool of capital partners and lenders.

Compete for ROSS, FSS, Youthbuild and other program grant opportunities to support residents.

PHA Goal: Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health

Objectives:

Survey units periodically to reveal possible energy-efficiency upgrades.

PHA Goal Number Four: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, disability or sexual orientation

B.3 Progress Report

The McDonough Housing Authority has completed a review of the current 5-Year Mission and Goals. This attachment is a progress report on how the Authority is faring in accomplishing the goals.

The McDonough Housing Authority has received PHAS scores that reflect good management in all areas of their Public Housing Programs.

The MHA recognizes the residents as its ultimate customer. The MHA is continually working to improve its management service delivery efforts through oversight, assistance and selective intervention by highly skilled, diagnostic and result oriented personnel. The MHA has created a problem-solving partnership with its residents, the community and governmental leadership. The MHA maintains its housing and common areas in the best possible conditions.

The McDonough Housing Authority has applied for and received CDBG funding from Henry County, Georgia to assist with the modernization efforts proposed by MHA. MHA will continue to participate in the annual CDBG application process.

In accordance with 24CFR 5, 150-180, the MHA is utilizing Option 1 in meeting AFFH requirements. Option 1: Assessment of Fair Housing with Units of General Local Government or State Government Agencies. MHA has entered into a collaboration agreement with Henry County, Georgia for the 2020-2025 Assessment of Fair Housing.

The MHA has adopted a non-smoking policy as required by PIH Notice 2017-03. Enforcement of the non-smoking policy became effective January 1, 2018.

B.4 Violence Against Women Act (VAWA) Goals

Violence Against Women Act (VAWA)

The Housing Authority of the City of McDonough is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Executive Director will periodically review the need for such preference and may add an admissions preference for victims of domestic violence if a need is determined.

The McDonough Housing Authority offers the following activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

McDonough has one shelter (Haven House) for those with issues that fall under the VAWA. The Housing Authority has begun networking with the Haven House and we are building a working relationship throughout participation in the Project Homeless Connect initiative.

The McDonough Housing Authority offers the following activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing;

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements. Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

The McDonough Housing Authority offers the following activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Police Department is cooperative and supportive in cases like this, and willingly responds and enforces the policies of the PHA.

The McDonough Housing Authority has the following procedure in place to assure applicants and residents are aware of their rights under the Violence Against Women Act.

The Housing Authority notifies all applicants of the Violence Against Women Act during the application process.

The Admissions and Continued Occupancy Policy (ACOP) and the Public Housing Dwelling Lease have been revised to include screening and termination language related to the (VAWA).

B.5 Significant Amendment or Modification

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items in excess of 10% of total Capital Fund Program budget (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B.6 Resident Advisory Board (RAB) Comments

1. Resident Advisory Board (RAB) comments

During the 45-day Public Hearing notice period, MHA staff will meet with the Resident Advisory Board to discuss the FY2025-FY2029 Five-Year Agency Plan and FY2025 Annual Plan. The Resident Advisory Board will be afforded the opportunity to make comments and provide feedback on the Plan. These comments will be incorporated into the version of the Plan which is submitted to HUD.

2. Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

At this time, there are no challenges to any of the elements of the PHA's FY2025-FY2029 Five-Year Agency Plan and Annual Update.

B.7 Certification by State or Local Officials

Form HUD-50077-SL, PHA Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan is included as an attachment to the Five-Year Agency Plan.

C. Other Document and Certification Requirements for Agency Plan or CFP submittal

1. Form HUD-50077-SM-HP, PHA Certifications of Compliance with the PHA Plans includes all certifications relating to Civil Rights and related regulations.
2. Lobbying Form - SFLLL
3. HUD Form 50077-CR-2, Civil Rights Certification
4. HUD Form 50070, Drug Free Workplace
5. HUD Form 50071, Certification of Payments to Influence Federal Transactions