

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

A.	PHA Information.
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A.1	<p>PHA Name: <u>Housing Authority of the County of DeKalb, GA</u> PHA Code: <u>GA237</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025 - 2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>The HADC FY 2025-2029 Five Year Plan and all required documentation will be on file at the Central Office and viewable on the HADC website after it is approved</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																													
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B.	Plan Elements. 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 of the Housing Authority of DeKalb County, GA is "To provide sustainable and affordable housing as a platform to enhance lives."</p>

B.2

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

The HADC Board of Commissioners, with the Executive Director, developed a Strategic Plan of Action for determining the goals and objectives of the Agency for the next five (5) years. Utilizing the organizational structure created through the Affiliated Resources Group (Housing and Real Estate Development), comprised of the Housing Authority of DeKalb County (HADC); PTS Consulting Group; Resident Services Corporation of DeKalb; and the Housing Development Corporation HDC) strategic focus goals were identified to include (1) Promote long-term sustainability, (2) Creating a larger community, (3) Enhance the quality of life and (4) Promote growth & development. Each Strategic Focus with the applicable initiative, problem/opportunity and goal is listed below:

Strategic Focus 1: Long Term Sustainability

Initiative 1: Revenue Streams

Problem /Opportunity: Revenue source, both restricted and unrestricted, continue to decrease as a result of Congressional budget cuts and the economy

Goal (s): Increase the flow of unrestricted revenue

Strategic Focus 1: Long Term Sustainability

Initiative 2: Adequate Skills

Problem /Opportunity: In the past, the agency has not had adequate skills or systems in place to achieve the vision and mission of the organization

Goal (s): Implement a program to ensure the workforce has the appropriate skills and systems to achieve our vision and mission

Strategic Focus 1: Long Term Sustainability

Initiative 3: Organizational Design

Problem /Opportunity: The organization may not be designed to meet our vision and mission

Goal (s): Implement an organizational design that optimizes operational efficiencies and effectiveness

Strategic Focus 1: Long Term Sustainability

Initiative 4: Technology Capabilities

Problem /Opportunity: The current technology systems and expertise may not be adequate to support the needs of the organization

Goal (s): Implement technology necessary to support our vision and mission

Strategic Focus 1: Long Term Sustainability

Initiative 5: Relationship Transformation

Problem /Opportunity: Perception of HUD and society is that our organization is a conduit provider, in essence, a burden

Goal (s): Transform our image to one of a catalyst that provides a "Return On Investment"(ROI)

Strategic Focus 2: Growth and Development

Initiative 1: Real Estate

Problem /Opportunity: The current portfolio does not provide enough unrestricted revenue to support the operation or the mission of the organization

Goal (s): Increase unrestricted revenue to a level that supports the operation and mission of the organization

Strategic Focus 2: Growth and Development

Initiative 2: Outside Opportunities

Problem /Opportunity: The current sources of revenue do not provide enough unrestricted revenue to support the operation or mission of the organization

Goal (s): Position ourselves to consider social entrepreneurship opportunities outside our jurisdiction in order to increase unrestricted revenue to support the operation and mission of the organization

Strategic Focus 2: Growth and Development

Initiative 3: Document Success

Problem /Opportunity: The HADC has made significant improvements to the agency's operations and business model in the previous year's thus positioning the agency to capitalize on this success

Goal (s): Document the HADC's model for success

Strategic Focus 3: Quality of Life

Initiative 1: Resident Services

Problem /Opportunity: Current resident services programs are limited for the Housing Choice Voucher (HCV) families and some HADC properties

Goal (s): Develop and execute comprehensive resident services programs for youth and adults to enhance quality of life and to provide opportunities for family self-sufficiency

Strategic Focus 3: Quality of Life

Initiative 2: Environment

Problem /Opportunity: Current properties are not all environmentally friendly

Goal (s): Develop and establish comprehensive environment program geared to ensuring our properties have low impact on the environment

Strategic Focus 3: Quality of Life

Initiative 3: Neighborhood Cohesiveness

Problem /Opportunity: Low-income communities are not always in close proximity to the needed services of the residents

Goal (s): Identify housing opportunities in proximity of residents needing services

Strategic Focus 3: Quality of Life

Initiative 4: Client Relations

Problem /Opportunity: Currently, the HADC does not have a program to recognize accomplishments of our clients

Goal (s): Create programs to recognize the accomplishments of our clients

Strategic Focus 3: Quality of Life

Initiative 5: Financial Institution

Problem /Opportunity: Low-Income families struggle with borrowing capabilities with traditional financial institutions

Goal (s): Explore the feasibility of creating CDFI, Credit Union or other Financial institutions to serve clients that are either "underbanked" or "unbanked".

Strategic Focus 3: Quality of Life

Initiative 6: Healthcare Services

Problem /Opportunity: Accessibility to healthcare can be an issue for residents of elderly and low-income communities

Goal (s): Explore the feasibility of providing facilities for on-site Health Services.

Strategic Focus 4: Larger Community

Initiative 1: Children Aging Out of Foster Care

Problem /Opportunity: Children aging out of foster care do not have a safety net for housing

Goal (s): Create a program for children aging out of Foster care

Strategic Focus 4: Larger Community

Initiative 2: Internship and Community Research

Problem /Opportunity: Lack of research on the community and how it relates to low-income families

Goal (s): Expand Internship opportunities focused on research of the Community and low-income Families

Strategic Focus 4: Larger Community

Initiative 3: Initiative Homelessness

Problem /Opportunity: Homelessness continues to be an issue in the Atlanta area

Goal (s): Establish and enhance priority for housing the homeless in all of our programs and properties while coordinating access to the system of services needed

B.3

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.

The HADC was very successful in accomplishing many of the initiatives established in the previous Five-Years (2015-2019). This definitive attitude of commitment to excellence is evidenced by the plethora of programs and services offered to the citizens of DeKalb County. As stated on the HADC website by the (Executive Director), President/CEO, E.P. "Pete" Walker, Jr. "the HADC works in partnership with key stakeholders who share our vision to respond to today's economic challenges and build a stronger, more vibrant community. We strive for excellence and are working daily to maximize our resources and funding to develop new housing solutions, improve the properties we own, enhance resident services for seniors and those with disabilities, and deliver programs to help our clients achieve self-sufficiency and economic independence. We are committed to serving DeKalb County citizens with valuable resources and meaningful solutions. As we do more with less, we have grown our work through our affiliated entities, the Housing Development Corporation and the Resident Services Corporation". The services offered by the HADC are summarized on the Agency's website and include:

Housing Choice Voucher Program

The Housing Authority of DeKalb County (HADC) administers the Housing Choice Voucher rental assistance program in DeKalb County (formerly known as Section 8). Program funding is provided by the U.S. Department of Housing and Urban Development (HUD). The HCV Program is designed to provide assistance to low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Through the HCV Program, the HADC pays a portion of eligible participants' rent each month directly to the property owner/landlord. The HCV Program also includes the Project-Based Voucher (PBV) Program as well as the Veterans Affairs Supportive Housing (VASH) Program in which the HADC works jointly with the Department of Veteran's Affairs. HADC also partners with local social service agencies to provide HCV vouchers for various targeted populations. The HADC is the third largest HCV Program in the state of Georgia, administering a combined total of nearly 6,400 Housing Choice Vouchers.

Mixed Income Development

HADC is a committed partner in the community's effort to revitalize neighborhoods, foster economic development, and provide quality affordable housing. We understand that housing cannot function in an environment that is not viable nor can those we serve reach their full potential if our community's economic condition does not continue to improve. The HADC works with developers, financial institutions, and government agencies to build new thriving communities in DeKalb County and create opportunities for low- and moderate-income seniors, disabled, and families to obtain safe and affordable housing.

HADC provides high quality mixed income units that serve our target market and promote economic integration. The HADC partners with developers on both new construction and rehabilitation for the affordable real estate market

Resident Services

The HADC supports a strong and active relationship between residents and staff to enhance the lives and economic vitality of our residents across the life span. The HADC is committed to working with residents, community groups, business partners, refugees, resettlement organizations and stakeholders to ensure that quality services and programs are offered to all populations served by the Authority. HADC and its affiliate, Resident Services Corporation (RSC), provide resident services and linkages to community-based service providers whom we partner with to provide social services and enrichment programs. Our overarching goal is to help individuals and families become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful. Resident Services programs and activities focus on community engagement, economic growth and financial stability, health and well-being, and self-sufficiency opportunities for all residents.

Resident Service Coordinators at Senior Properties assist residents in achieving self-sufficiency and to age-in-place successfully. Coordinators provide programs that include Resident Engagement and Community Participation, Health and Wellness, Housing Stability, and Financial Stability. Resident engagement and community participation include activities such as arts and crafts, book club, card games, ceramics class, choir, city tours, dance class, volunteerism, etc. Health and Wellness activities include health screenings, physical fitness classes, socialization, etc. Housing Stability includes services such as housing inspection support, homemaker services, lease education, etc. Financial Stability includes services such as seminars and financial education, financial benefit acquisition, conflict management, etc.

HADC Properties

The HADC maintains a growing portfolio of beautiful and quality affordable and market-rate housing options throughout DeKalb County. Many of our units are located in mixed-income communities. We welcome affordable housing program participants.

HADC plans to acquire or build approximately 1,000 units per year utilizing low-income housing tax credits or essential function bonds.

HADC currently has ownership in the following affordable housing properties:

Real Estate Portfolio 2025

Owned by HDC/HADC and Managed by HDC Management

- 1086 on Montreal: 168 units
- Ashford Parkside: 151 units
- Ashford Landing: 117 units
- Avenues of North Decatur: 228 units
- Mills Creek Crossing: 200 units
- Park at 500: 556 units
- Reserve at Mills Creek: 100 units
- Reserve at Hairston Lake: 170 units
- Retreat at Mills Creek: 80 units
- Retreat at Spring Hill: 83 units
- Robert Graham at Orchard Hill Landing: 171 units
- Starnes Senior Living: 128 units
- The View: 80 units

Owned by HDC/HADC and Third Party Managed

- Hearthside Brookleigh: 121 units

Partially Owned by HDC/HADC and Third Party Managed

- Abbington Reserve: 228 units
- Brightstone: 175 units
- Manor at Indian Creek II: 94 units
- Peachtree Creek on Ponce: 188 units
- Sterling at Candler Village: 170 units
- Hills at Fairington: 406 units

Multi-Family Development

Lead Developer

- Kensington Pointe Senior: 130 units
- Kensington Pointe Family: 120 units
- ARG office: 15,000 sq. ft.
- Willow Branch: 186 units

Development Partner

- Phoenix Station: 244 units
- Veranda at Assembly: 100 units
- Aurora: 138 units
- Fullerton: 240 units
- Clairmont Senior: 55 units
- Clairmont Family: 67 units
- Westbury: 210 units (subject to change)
- Springview: 70 units

Single Family

- Santa Monica Rentals: 3 units

Single Family Development

Lead Developer

- Avion Single Family: 12 units

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B.4

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.

The HADC has implemented the Violence Against Women Act (VAWA) goals that are compliant with the federal regulations.

The VAWA goals specifically provide protection for certain victims of domestic violence, dating violence, sexual assault or stalking, as well as members of the victims' immediate families. The protections apply to Housing Choice Voucher Program participants, and housing authorities must notify participants of their rights under VAWA. These protections apply to men and children as well as women.

VAWA Protections Against Eviction or Termination of Assistance:

Under VAWA, victims of domestic violence, dating violence, sexual assault or stalking are protected as follows:

- You cannot be denied housing or housing assistance only because you are a victim: If you are otherwise eligible for the housing or housing assistance, the housing authority or landlord cannot deny you only because you are or have been a victim of domestic violence, dating violence, or stalking
- You cannot be evicted or terminated for "good cause" or "lease violations" if you are the victim : You cannot be evicted based on an incident of actual or threatened domestic violence, dating violence, sexual assault or stalking if you are the victim of the incident.
- You cannot be evicted or terminated for criminal activity if the criminal activity was directly related to the domestic violence, dating violence, sexual assault or stalking: If the criminal activity was committed by a member of your household or any guest or other person under your control, and you (or an immediate family member) are the victim, and the criminal activity was directly related to domestic violence, dating violence, sexual assault or stalking, you cannot be evicted or terminated.
- Your lease or voucher can be changed to evict only the perpetrator(s). This action is known as "bifurcation" and allows the victimized tenants to remain in the unit while removing only the tenant who committed the act of domestic violence, dating violence, sexual assault or stalking
- You can move to protect family members. The HADC cannot terminate assistance if you move to protect the health/safety of a family member who is the victim of domestic violence, dating violence, sexual assault or stalking and reasonably believed he/she was imminently threatened by further violence if he/she stayed in the unit.

C.	Other Document and/or Certification Requirements.
C.1	<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 Housing Authority of DeKalb County (HADC) in the submission of the Five Year (2025-2029) Plan has deviated and significantly amended the goals and objectives established through the most recently submitted FY 2024 Annual Plan with changes to admissions local preferences. HADC will no longer have a Residency Preference and will use the following local preferences . (see attachment) The strategies and overall goals and objectives are a continuation of resources and efforts. The HADC will consider the following to be changes in the Agency Plan necessary and sufficient to require a full review by the RAD Resident Advisory Board and by the City for a public hearing before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:</p> <ul style="list-style-type: none"> ✓ Any alteration of the Authority’s Mission Statement. ✓ Any significant change or amendment to a stated Strategic Goal. ✓ Any significant change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met. ✓ Any introduction of a new Strategic Goal. ✓ Changes to rent or admissions policies or organization of the waiting list. ✓ Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>In setting the above criteria, the HADC intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan. Because the Five-Year Plan already requires review by the Resident Advisory Board and by Public Hearing, the HADC believes this process sufficient to meet the spirit of the Quality Housing and Work Responsibility Act of 1998. It expects that changes to the Five-Year Plan will be primarily administrative in nature. The HADC has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The HADC will also consider the following events to require a public process before amending such changes to its Agency Plan. The HADC acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> No</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>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>

C.4

Required Submission for HUD FO Review.

(a) Did the public challenge any elements of the Plan?

Y N
 No

(b) If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

The Affirmatively Furthering Fair Housing (AFFH) final rule was terminated by the U.S. Department of Housing and Urban Development (HUD) in January 2025.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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