

CARROLLTON HOUSING AUTHORITY
FY2025 – FY2029 FIVE-YEAR AGENCY PLAN

TABLE OF CONTENTS

A. PHA Information

A.1	PHA Name, Code, Fiscal Year, Submission Type and Availability of Information	2
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B. Five-Year Plan

B.1	Mission	2
B.2	Goals and Objectives	2
B.3	Progress Report	4
B.4	Violence Against Women Act	6
B.5	Significant Amendment or Modification	6
B.6	Resident Advisory Board Comments	6
B.7	Certification by State or Local Officials	7

A. PHA Information

A.1 PHA Name: Housing Authority of the City of Carrollton

PHA Code: GA116

PHA Plan Fiscal Year Beginning: 07/2025

PHA Plan Submission Type: 5-Year Plan Submission

Availability of Information

The FY2025 Five-Year Agency Plan and related information are available for review at the Housing Authority of the City of Carrollton's central office located at 1 Roop Street in Carrollton, Georgia. Information can be reviewed during regular business hours.

B. Five-Year Plan

B.1 Mission

The *Housing Authority of the City of Carrollton* is committed to being a leader in providing affordable housing for very-low, low, and moderate-income persons through effective management and wise stewardship of public funds and partnerships with our residents and others to enhance the quality of life in our community.

B.2 Goals and Objectives

Goal #1 – Operate all Programs in an Effective Manner

Objectives:

- Develop standard routines to effectively implement changes to household income calculations, net family assets, and income reviews per HUD's Housing Opportunity through Modernization Act of 2016 (HOTMA), particularly Sections 102, 103, and 104 and revisions to HUD's regulations found in 24 CFR Part 5 and 24 CFR Part 891.
- Update inspection techniques in accordance with HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE). NSPIRE seeks to develop a single inspection standard for all units under the Public Housing, HCV, Multifamily, and Community Planning and Development (CPD) programs. NSPIRE's focus is on the areas that impact residents the most, such as the dwelling unit.
- Maintain High Performing status on the Section 8 Management Assessment System (SEMAP).
- Maintain payment standards that allow participants to locate affordable

housing in a timely manner.

- Maintain a high level of client satisfaction by addressing concerns in a timely fashion.
- Provide ongoing employee training regarding client service.

Goal #2 – Expand the Supply of Assisted Housing

Objectives:

- Seek partnerships and resources to redevelop and expand existing Project Based Voucher (PBV) properties.
- Apply for additional rental vouchers, such as VASH, Mainstream, and Family Unification, as they become available.
- Hold informational sessions with local landlords to provide information about the Housing Choice Voucher Program.
- Convert traditional Housing Choice Vouchers to Project Base Vouchers within properties owned and maintained by the Authority's non-profit corporation and through partnerships with for-profit organizations.

Goal #3 – Promote Self-Sufficiency

Objectives:

- Maintain Family Self-Sufficiency Program enrollment at maximum capacity.
- Continue to expand participation in the Homeownership Program. Once enrolled, help participants to meet goals to complete program.
- Connect FSS participants with available community resources to help with the completion of their goals.
- Continue to make contact with additional community resources who can assist FSS participants with meeting their goals.
- Continue serving the homeless population through the Shelter Plus Care Program.
- Seek funding from the Georgia Department of Community Affairs's Emergency Solutions Grants program to serve homeless population.

Goal #4 – Maintain a High Level of Employee Morale

Objectives:

- Hold meetings with employees to provide information regarding events affecting the Authority and to receive feedback.
- Continue to hold routine Staff meetings to foster a positive work environment while focusing on communication, team building, problem-solving, and accountability.
- Examine and implement effective procedures and systems, including technology upgrades to increase employee efficiency, including tenant software (SACS) updates, inspections software, and HUD's 2-Year Tool (TYT).
- Provide job-related employee training to increase efficiency.

B.3 Progress Report of Goals and Objectives from Previous Five-Year Agency Plan

Goal #1 – Operate all Programs in an Effective Manner

Objectives:

- Maintain High Performing status on the Public Housing Assessment System (PHAS).

Progress: The Authority converted its public housing using RAD and no longer is scored under PHAS.

- Maintain High Performing status on the Section 8 Management Assessment System (SEMAP)

Progress: Ongoing

- Continue to maintain a high level of customer satisfaction.

Progress: On an ongoing basis, staff address issues that arise to ensure client satisfaction.

- Provide employee training on an as-needed basis.

Progress: Staff receives routine training on an as-needed basis.

Goal #2 – Maintain Physical Assets

Objectives:

- Update Physical Needs Assessment of all Project Based Voucher properties
- Maintain a systematic approach for renovation of Project Based Voucher properties

Progress: During the conversion to RAD, a physical needs assessment was completed on the Authority's public housing units. From that assessment, needed updates were completed, however, an update of needs and capital costs should be performed during the 5-Year Plan's horizon.

Goal #3 – Expand the Supply of Assisted Housing

Objectives:

- Apply for additional rental vouchers as they become available

Progress: The Authority applied for and received 30 VASH vouchers in 2015 and continues to service them. In mid-2019, the Authority received 11 Family Unification Vouchers, and in late-2019, the Authority received 30 Mainstream Housing Vouchers. An additional 9 Family Unification Vouchers were received in 2022.

- Construct affordable housing on vacant land currently owned by the Authority.
- Partner with local developers or other entities to create affordable housing.

Progress: The Authority continues to work with the City of Carrollton to redevelop one or more of the Authority's PBV properties through private partnerships and funding from the Georgia Department of Community Affairs Low Income Housing Tax Credit Program.

- Purchase and renovate dilapidated residential properties and convert to affordable housing.

Progress: The Authority continuously seeks opportunities to expand affordable housing by purchasing existing properties that may be converted to affordable housing.

Goal #4 – Promote Self-Sufficiency

Objectives:

- Implement and continue to grow homeownership program(s)

Progress: The Authority continues to address these objectives through the Family Self-Sufficiency Program and currently maintains a homeownership program consisting of two (2) families.

- Provide educational opportunities to program participants to increase employability.
- Provide or attract supportive services to improve assistance recipients'

employability.

- Provide or attract supportive services to increase independence for older adults or families with disabilities.

Progress: The Authority continues to address these objectives through the Family Self-Sufficiency Program, partnerships in the community, and providing referrals to the Three Rivers Area Agency on Aging (TRAAA), which oversees programs for older adults, caregivers, persons with disabilities, and grandparents raising children.

B.4 Violence Against Women Act

The Housing Authority of the City of Carrollton follows all regulations covered by the Violence Against Women Act (VAWA), including informing applicants and participants of their rights under VAWA.

In addition, the Authority has implemented a waiting list preference for persons who are a victim of domestic violence. This preference allows qualified applicants to speed up the process of receiving housing.

The Authority also works closely with the Carroll County Emergency Shelter. The Carroll County Emergency Shelter is a non-profit Domestic Violence Shelter located in Carrollton, Georgia, which serves the counties of Carroll, Heard, Haralson, Coweta, and Meriwether. The agency was organized in 1986 and the number one goal is to provide safe shelter and supportive services to victims of domestic violence in the five counties listed. The Shelter offers 24-hour staffing and crisis line services, crisis intervention, counseling, support groups, children's programs, legal advocacy, parenting, financial management, job-readiness and life-skill classes. Trained domestic violence professionals lead all of these programs and classes.

B.5 Significant Amendment or Modification to the Five-Year Agency Plan

Criteria used for determining a Significant Amendment or Modification to the Five-Year Agency Plan:

- A revision of the Mission Statement, which materially affects the operations of the Authority.
- A revision to the Goals and Objectives which materially affects the operations of the Authority.
- A revision to the Administrative Plan would negatively affect either applicants or participants. (Does not include revisions which are required to be implemented by the U.S. Department of Housing and Urban Development.)

B.6 Resident Advisory Board (RAB) Comments

Other than general approval of the Plan, the Resident Advisory Board did not have

any specific comments concerning the FY2024-FY2029 Five-Year Agency Plan.

B.7 Certification by State or Local Officials

Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, is submitted as an electronic attachment to the PHA Plan.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Philip Gilman the Deputy Commissioner, Georgia Dept. of Community Affairs
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Carrollton Housing Authority plan
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

State of Georgia
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Housing Authority of the City of Carrollton 2024 Annual Agency Plan is consistent with the
Georgia Consolidated Plan because it promotes the preservation of safe, decent, and sanitary
housing for low and moderate-income families.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Philip Gilman

Signature



Title

Deputy Commissioner, Georgia Dept. of Community Affairs

Date

04/23/2024