2020 ANNUAL MTW PLAN

The Housing Authority of Columbus, Georgia

Public Comment Period – February 4, 2019 through March 5, 2019

HUD Submissions

Submitted to HUD: April 11, 2019
Resubmitted to HUD: July 2, 2019

HUD Approval: Pending
ANNUAL MTW PLAN SUBMITTED BY:

The Housing Authority of Columbus, Georgia

Leadership Team

Board of Commissioners

Mr. R. Larry Cardin, Chairman
Mr. Charles Alexander, Vice-Chairman
Mr. Edward Burdeshaw
Mr. John Greenman
Mr. John Sheftall
Mrs. Jeanella Pendleton
Ms. Tiffani Stacy, Resident

Senior Management Team

Mr. J. Len Williams, Chief Executive Officer
Ms. Lisa Walters, Chief Operating Officer
Ms. Sheila Crisp, Chief Financial Officer
Ms. Sabrina Richards, Chief of Property Management
Mr. John Casteel, Chief Assisted Housing Officer
Ms. Susan McGuire, Chief HR and Risk Management Officer
Ms. Verona Campbell, Chief Real Estate Officer
## Glossary of Abbreviations and Acronyms

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACC</td>
<td>Annual Contributions Contract</td>
</tr>
<tr>
<td>ACOP</td>
<td>Admission and Continued Occupancy Plan (Public Housing)</td>
</tr>
<tr>
<td>Admin Plan</td>
<td>Administrative Plan (Housing Choice Vouchers)</td>
</tr>
<tr>
<td>AFFH</td>
<td>Affirmatively Furthering Fair Housing</td>
</tr>
<tr>
<td>AFH</td>
<td>Assessment of Fair Housing</td>
</tr>
<tr>
<td>CAPS</td>
<td>Childcare and Parent Services (program under GA Department of Early Care and Learning or DECAL)</td>
</tr>
<tr>
<td>CCG</td>
<td>Columbus Consolidated Government <em>(City of Columbus AND Muscogee County)</em></td>
</tr>
<tr>
<td>CHAP</td>
<td>Commitment to enter into Housing Assistance Payment <em>(subsidy fund change)</em></td>
</tr>
<tr>
<td>CoC</td>
<td>Continuum of Care <em>(City of Columbus, Muscogee and Russell Counties)</em></td>
</tr>
<tr>
<td>Comp Plan</td>
<td>Comprehensive Plan <em>(prepared by CCG for long-term planning)</em></td>
</tr>
<tr>
<td>Con Plan</td>
<td>Consolidated Plan <em>(prepared by CCG for CDBG and HOME funds)</em></td>
</tr>
<tr>
<td>CoP</td>
<td>Contract of Participation <em>(element of the FSS Program)</em></td>
</tr>
<tr>
<td>CSU</td>
<td>Columbus State University</td>
</tr>
<tr>
<td>DBHDD</td>
<td>GA Department of Behavioral Health and Developmental Disabilities</td>
</tr>
<tr>
<td>DCA</td>
<td>GA Department of Community Affairs</td>
</tr>
<tr>
<td>DFCS</td>
<td>Division of Family and Children Services <em>(under GA Department of Human Services or DHS)</em></td>
</tr>
<tr>
<td>EOGY</td>
<td>End-of-Grant Year</td>
</tr>
<tr>
<td>EOY</td>
<td>End-of-Year</td>
</tr>
<tr>
<td>FMR</td>
<td>Fair Market Rent <em>(set by HUD annually)</em></td>
</tr>
<tr>
<td>FO</td>
<td>Field Office <em>(HACG falls under the Atlanta FO)</em></td>
</tr>
<tr>
<td>FSS</td>
<td>Family Self-Sufficiency Program</td>
</tr>
<tr>
<td>FTE</td>
<td>Fulltime Equivalent</td>
</tr>
<tr>
<td>FYE</td>
<td>Fiscal Year End</td>
</tr>
<tr>
<td>HACG</td>
<td>Housing Authority of Columbus, Georgia</td>
</tr>
</tbody>
</table>
Glossary of Abbreviations and Acronyms - continued

HAP(P) Housing Assistance Payment (Program)
HCV Housing Choice Voucher
HFA Housing Finance Agency *(DCA is the HFA for Columbus)*
HfG Home for Good
HQS Housing Quality Standards
HUD US Department of Housing and Urban Development
IRS Internal Revenue Service *(US Department of Treasury)*
ITSP Individual Training and Service Plan *(element under the FSS Program)*
LAMP Local Asset Management Plan
LIHTC Low-Income Housing Tax Credit *(disbursed by GA DCA)*
LURA Land Use Restrictive Agreement
LURC Land Use Restrictive Covenants
MOA/U Memorandum of Agreement/Understanding
MTW Moving-to-Work Demonstration Program *(allows fungibility and flexibility)*
NNC Neighborhood Network Center *(computer lab or learning lab)*
NSV Next Step Voucher
PBCA Performance-Based Contract Administrator
PBRA Project-Based Rental Assistance
PBV Project-Based Voucher
PCA/PNA Physical Condition Assessment/Physical Needs Assessment
PH Public Housing
PHA Public Housing Agency/Assistance Authority
PIC Public and Indian Housing Inventory Management System *(formerly known as Public and Indian Housing Information Center)*
PIH Public and Indian Housing
PUC Per Unit Cost
QAP Qualified Allocation Plan *(guidelines established by DCA for LIHTC funds)*
### Glossary of Abbreviations and Acronyms - continued

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAB</td>
<td>Resident Advisory Board</td>
</tr>
<tr>
<td>RAD</td>
<td>Rental Assistance Demonstration Program <em>(converts PH units to PBRA and PBV)</em></td>
</tr>
<tr>
<td>RAD PBV</td>
<td>RAD Project-Based Voucher <em>(designation for former PH units/participants)</em></td>
</tr>
<tr>
<td>ROSS</td>
<td>Resident Opportunities and Self-Sufficiency</td>
</tr>
<tr>
<td>RRV</td>
<td>Rapid Rehousing Voucher</td>
</tr>
<tr>
<td>S8</td>
<td>Section Eight <em>(Housing Choice Voucher Rental Assistance Program)</em></td>
</tr>
<tr>
<td>SP</td>
<td>Section Nine <em>(Public Housing Rental Assistance Program)</em></td>
</tr>
<tr>
<td>SEMAP</td>
<td>Section Eight Management Assessment Program</td>
</tr>
<tr>
<td>SRTO</td>
<td>Single-Room Occupancy Program <em>(Moderate Rehabilitation Certificates)</em></td>
</tr>
<tr>
<td>TBV</td>
<td>Tenant-Protection Voucher</td>
</tr>
<tr>
<td>TSO</td>
<td>Tenant Selection Office</td>
</tr>
<tr>
<td>TTP</td>
<td>Total Tenant Payment</td>
</tr>
<tr>
<td>UA</td>
<td>Utility Allowance</td>
</tr>
<tr>
<td>URP</td>
<td>Utility Reimbursement Payment</td>
</tr>
<tr>
<td>VASH</td>
<td>Veterans Affairs Supportive Housing Voucher Program</td>
</tr>
<tr>
<td>VAWA</td>
<td>Violence Against Women Act</td>
</tr>
<tr>
<td>VI-SPDAT</td>
<td>Vulnerability Index – Services Prioritization Decision Assistance Tool</td>
</tr>
<tr>
<td>VMS</td>
<td>Voucher Management System</td>
</tr>
</tbody>
</table>
I. INTRODUCTION

A. Table of Contents

I. Introduction
a. Table of Contents ................................................................. vi
b. Overview ............................................................................. 7
   Short-Term Goals and Objectives ......................................... 9
   Long-Term Goals and Objectives ....................................... 12

II. General Housing Authority Operating Information
a. Housing Stock Information .................................................. 13
b. Leasing Information ............................................................ 15
c. Wait List Information .......................................................... 16

III. Proposed MTW Activities: HUD Approval Requested
a. Sponsor Based Emergency Voucher Program ....................... 18

IV. Approved MTW Activities: HUD Approval Previously Granted
a. Implemented Activities ....................................................... 23
b. Not Yet Implemented Activities ....................................... 31
c. Activities on Hold ............................................................. 31
d. Closed Out Activities ........................................................ 31

V. Sources and Uses of MTW Funds
a. MTW Plan: Sources and Uses of MTW Funds .................. 32
b. MTW Plan: Local Asset Management Plan (LAMP) .......... 34

VI. Administrative
a. Board Resolution and Certifications of Compliances .......... 34
b. Documentation of Public Process ....................................... 35
c. Planned and Ongoing Evaluations ...................................... 35
d. Lobbying Disclosures (SF-LLL) and (HUD-50071) .......... 35

VII. Appendix Section
a. Attachment A - Resolution Adopting the Annual MTW Plan .. 37
b. Attachment B - Certifications of Compliance ..................... 38
c. Attachment C - Public Comments ..................................... 40
d. Attachment D – Forms (SF-LLL) and (HUD-50071) ........... 43
B. Overview

The Housing Authority of Columbus, Georgia (HACG) is a housing industry innovator located in the Chattahoochee Valley in Muscogee County, in western Georgia. HACG was created in 1938. HACG is a public body, both corporate and politic, governed by a seven-member Board of Commissioners appointed to terms by the Mayor of the Columbus Consolidated Government. HACG also provides all maintenance, management, financial, and administrative services for three small housing authorities located within a 50-mile radius of Columbus, Georgia. These small authorities each have fewer than 80 dwelling units.

The city of Columbus sits approximately 90 minutes southwest of Atlanta and ranks as the third largest city in Georgia. Columbus is home to the U.S. Army Fort Benning and The Maneuver Center of Excellence.

HACG’s Mission Statement: The mission of the Housing Authority of Columbus, Georgia, is to be the foremost provider of quality, affordable housing in the Columbus region by developing, revitalizing and managing contemporary housing communities.

HACG is proud to be designated as 1 of 39 MTW agencies. The MTW designation has propelled HACG to accomplish its mission by allowing for redevelopment and RAD conversion. HACG actively supports and encourages other PHAs to participate in the MTW Expansion efforts.

Prior to signing its MTW Agreement with HUD, HACG managed a diverse rental portfolio complete with market-rent units, PH units, Project-Based Rental Assistance (PBRA) units, Project-Based Voucher (PBV) units, Single-Room Occupancy (SRO) certificates, and Tenant-Based Vouchers (TBVs), that addressed various low-income family compositions. Since then, HACG has added Low-Income Housing Tax Credit (LIHTC) units, additional Tenant-Protection Vouchers (TPVs) and Veteran Affairs Supportive Housing (VASH) vouchers to its rental portfolio, which increases programming diversity and complexity.

HACG also sponsors and/or supports a Family Self-Sufficiency (FSS) Program, a Section 8 Homeownership Program, multiple Neighborhood Network Centers (NNC), and provides local transportation services for program participants at HACG-owned sites.

MTW is a national demonstration program authorized by Congress which gives HACG the flexibility to waive certain statutes and HUD regulations pertaining to both housing assistance
programs (housing choice vouchers and public housing). Under the MTW Program, participating Public Housing Authorities (PHAs) introduce innovative ideas to HUD to address at least one of the three MTW statutory objectives. The objectives are:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient; and
3. Increase housing choices for low-income families.

The MTW activities undertaken by HACG are all designed to promote one or more of the MTW statutory objectives. HACG believes its MTW designation is the result of many years of laying the foundation for innovation at HACG and through the successful management of its housing assistance programs, as well as being an industry innovator.

HACG was designated as a MTW agency in December 2012 and entered into a 5-year MTW Agreement with the United States Department of Housing and Urban Development (HUD) (effective July 3, 2013). The agreement was extended to 2028 on April 14, 2016. The agreement allows HACG to waive certain US statutes and HUD regulations governing Section 8 (Housing Choice Vouchers) and Section 9 (Public Housing) Rental Assistance Programs. These waivers provide HACG the flexibility to introduce ideas and test theories to learn if the introduced idea provides a positive or negative impact to the agency and/or to the residents.

HACG provides this document for public inspection/review for all interested parties to share their thoughts and comments. The annual document was available for review and comment from February 4, 2019 through March 5, 2019 at the following locations:

- The Columbus Public Library, 3000 Macon Road (2nd floor reference desk);
- HACG’s Central Office, 1000 Wynnton Road (front desk);
- HACG’s Rental Offices, various addresses city-wide;
- HACG’s Tenant Selection Office, 1180 Martin Luther King, Jr. Boulevard (front desk);
- HACG Website: [http://www.columbushousing.org/page.asp?urh=MovingToWork](http://www.columbushousing.org/page.asp?urh=MovingToWork)

In addition to the above means to comment on this document, HACG also held Public Hearings/meetings to receive comments on the 2020 Annual MTW Plan on the following dates and locations:

- February 12, 2019, at 1006 Wynnton Road, two times 11:00 a.m. and 4:00 p.m.
- Wednesday, March 20, 2019, at 1901 Nina Street, 2:00 p.m.

All comments received prior to March 6, 2019, will be incorporated into the 2020 Adopted Annual MTW Plan. During fiscal year 2020 (July 1, 2019 through June 30, 2020), HACG seeks to implement actionable techniques and appropriate strategies to meet stated management goals and objectives listed in its plan.
2020 MTW SHORT-TERM GOALS AND OBJECTIVES

 Maximize use of MTW block-grant with full flexibility
  • Combine all PH operating subsidies, Section 8 HAP funds and capital funds
  • Use combined funds to meet HACG’s Strategic Plan goals and MTW Statutory Objectives

 Implement MTW Activity 2020.01 – Sponsor-Based Emergency Voucher Program
  • Set aside 24 TBVs for emergency housing due to fire, severe flooding, natural disasters and local government action in Muscogee County.
  • Prevent families from becoming homeless or separated due to the above circumstances
  • Limit Emergency Voucher to a 6-month period at a flat rate of $600 per month

 Collect and analyze data on Approved MTW Activities for external and internal purposes
  • Monitor and track MTW data to complete plans, reports and surveys
  • Strengthen MTW Activity reviews and recommendations for non-compliant issues
  • Cross reference HUD-approved MTW Activities with published guidance documents to ensure approved MTW Authorizations are relevant and necessary

 Collect and analyze data on HACG-closed MTW Activities for external and internal purposes
  • Cross reference HACG-closed MTW Activities with published guidance documents to acknowledge obsolescence of HUD-approved MTW Authorizations:

APPROVED MTW ACTIVITIRES

<table>
<thead>
<tr>
<th>Activity Number</th>
<th>Name</th>
<th>Description</th>
<th>MTW Authorization</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014.02</td>
<td>Innovations to Reduce Homelessness</td>
<td>150 TBVs for chronically homeless families</td>
<td>D.2.a, D.2.b, D.2.c, D.4</td>
</tr>
<tr>
<td>2014.03</td>
<td>Administrative Reforms</td>
<td>Sets asset threshold at $50k and Sets income cap at 50%</td>
<td>D.3.a, D.3.b</td>
</tr>
<tr>
<td>2014.04</td>
<td>Administrative Efficiency</td>
<td>Places eligible families on triennial re-certification cycle</td>
<td>D.1.c</td>
</tr>
<tr>
<td>2015.02</td>
<td>Portability Restrictions</td>
<td>Limits ports in and out of HACG to employment related reasons</td>
<td>D.1.g</td>
</tr>
</tbody>
</table>
## APPROVED MTW ACTIVITIES (continued)

<table>
<thead>
<tr>
<th>Activity Number</th>
<th>Name</th>
<th>Description</th>
<th>MTW Authorization</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015.03</td>
<td>Simplify Utility Allowance Calculation</td>
<td>Creates 3 UA schedules based on rental assistance program</td>
<td>D.2.a</td>
</tr>
<tr>
<td>2015.04</td>
<td>Cap Childcare Deductions</td>
<td>Denies childcare deductions that exceed GA CAPS maximum</td>
<td>C.11, D.2.a</td>
</tr>
<tr>
<td>2016.01</td>
<td>Next Step Vouchers</td>
<td>10 TBVs for youth aging out of Foster Care</td>
<td>D.2.d, D.3.a, D.3.b, D.4</td>
</tr>
<tr>
<td>2016.02</td>
<td>Non-Competitive Project-Basing Process</td>
<td>Allows HACG to project-base assistance without competition</td>
<td>D.7.a</td>
</tr>
<tr>
<td>2016.03</td>
<td>Project-Basing Flexibilities</td>
<td>Exceed project-base caps, determine rent reasonableness, certify HQS on HACG units</td>
<td>D.1.c, D.2.c, D.5</td>
</tr>
<tr>
<td>2018.01</td>
<td>Eliminate/Reduce Interim Certification Examinations</td>
<td>No interims for Contribution Income only families, 1 interim for all other families</td>
<td>C.11</td>
</tr>
<tr>
<td>2018.02</td>
<td>Site Based Housing Flexibility</td>
<td>Allows HACG to over-house smaller families in larger units at all non-Public Housing site-based housing, Allows HACG to provide gap payment assistance, up to the FMR, to the landlord on behalf of the over-housed family</td>
<td>D.1.b, D.2.b</td>
</tr>
<tr>
<td>2019.01</td>
<td>Minimum Rent Increase/Utility Reimbursement Payments (URPs) Decrease</td>
<td>Increases the minimum rent to $150 over 2 years, Eliminates processing URPs over 2-year period</td>
<td>C.11</td>
</tr>
</tbody>
</table>

## PROPOSED 2020 ACTIVITY

<table>
<thead>
<tr>
<th>Activity Number</th>
<th>Name</th>
<th>Description</th>
<th>MTW Authorization</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020.01</td>
<td>Sponsor-Based Emergency Voucher Program</td>
<td>24 TBVs for emergency housing for flooding, fire, natural disasters and condemned housing</td>
<td>Attachment D of MTW Agreement “Use of MTW Funds”</td>
</tr>
</tbody>
</table>
HACG CLOSED MTW ACTIVITIES

<table>
<thead>
<tr>
<th>Activity Number</th>
<th>Name</th>
<th>MTW Authorization</th>
<th>Plan Year Approved</th>
<th>Plan Year Implemented</th>
<th>Close-Out Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014.05</td>
<td>Streamline HQS Inspections</td>
<td>D.5 (moved to 2016.03)</td>
<td>2014</td>
<td>2015</td>
<td>2017</td>
</tr>
<tr>
<td>2014.06</td>
<td>Rent Reform (Farley)</td>
<td>C.4, C.11</td>
<td>2014</td>
<td>2014</td>
<td>2018</td>
</tr>
<tr>
<td>2015.01</td>
<td>Eliminate Child Support Income from Rent Calculation</td>
<td>C.11</td>
<td>2015</td>
<td>2015</td>
<td>2017</td>
</tr>
</tbody>
</table>

2020 NON-MTW SHORT-TERM GOALS AND OBJECTIVES

HACG will continue our RAD conversion of Warren Williams (GA004000405) and Canty Homes (GA004000408). This conversion will include demolition of some units located in the floodway. The conversion will be a straight conversion and/or disposition with only critical repairs completed.

HACG will be completing a demolition application to SAC for our final public housing community known as Chase Homes (GA004000407). This demolition is based on environmental issues related to a large power station and railroad running through the site.

We are in the planning stages of a new development north of Chase Homes in an area known as the Mill District. HACG is working with The Mill District Board in the overall objectives and visions of the Mill District and the City of Columbus for this area of the City. A new development in that area will be the catalyst for additional development commercial and residential.

HACG has two mixed-financed properties with public housing units remaining. These properties were not included in the RAD Portfolio Award because they were constructed following the date of the RAD Portfolio Award. HACG will submit RAD applications for Patriot Pointe (24 units) and Columbus Commons (31 units).

The following are HACG plans for additional use of MTW Single Fund Flexibility:

- Expand HACG’s affordable housing portfolio by acquisition of or development of affordable housing units.
- Utilize MTW funds for extraordinary maintenance, enhanced security, and rehabilitation of HACG controlled existing affordable housing.
- Strategically reduce debt at HACG controlled affordable housing in order to maintain financial viability.
MTW LONG-TERM GOALS & OBJECTIVES

- Position HACG to become designated as a Regional MTW Agency
  - Continue to monitor guidance documents from HUD, Federal Register, PIH Notices etc.

- Support HUD’s efforts in the MTW Expansion
  - Consult/Advise other PHAs of the advantages of the MTW program

- Introduce new MTW initiatives that meet MTW Statutory Objectives
  - Propose MTW Activities that meet local housing needs
    - Workforce Housing – HACG may construct or acquire a development for this purpose
  - Evaluate the need for initiatives for targeted populations
    - Establish a minimum earned income
    - Create a different rent calculation for elderly, employed and similar families
    - Develop incentive initiatives related to education and employment
    - Create incentive and/or preference program for non-traditional “custodial parents”
    - Develop a program to “graduate” families off assistance to homeownership, affordable market units or workforce housing
    - Design a re-entry program, in partnership for ex-offenders
    - Establish an incentive for two parent households
    - Require Section 8 Landlords to receive direct deposit
    - Nonpayment of rent cure from 14 days to 7 days

- Change Agency’s fiscal year
  - Determine if fiscal year change is beneficial to HACG
    - Review fiscal years of partner agencies e.g. Federal, State, contracted PHAs, etc.
  - HACG is considering a move to a calendar fiscal year January to December
    - Must receive approval from appropriate governing body to change fiscal year.

NON-MTW LONG-TERM GOALS & OBJECTIVES

Upon completion of the RAD conversion of Warren Williams (GA004000405) and Canty Homes (GA004000408), HACG will submit a 4% tax credit application to DCA for the rehabilitation and construction of these units. Upon completion of the RAD conversion of Chase redevelopment (GA004000407), HACG will submit a 9% tax credit application to DCA for the rehabilitation and construction of these units. After receiving approval from SAC on the demolition of Chase Homes (GA004000407), HACG will begin relocating the residents with Tenant Protection Vouchers.
(II) GENERAL OPERATING INFORMATION

ANNUAL MTW PLAN

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units
New public housing units that the MTW PHA anticipates will be added during the Plan Year.

<table>
<thead>
<tr>
<th>ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER</th>
<th>BEDROOM SIZE</th>
<th>TOTAL UNITS</th>
<th>POPULATION TYPE*</th>
<th># of Uniform Federal Accessibility Standards (UFAS) Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0/1 2 3 4 5 6+</td>
<td></td>
<td></td>
<td>Fully Accessible Adaptable</td>
</tr>
<tr>
<td>GA004000404</td>
<td></td>
<td>0</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>GA004000405</td>
<td></td>
<td>0</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>GA004000406</td>
<td></td>
<td>0</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Total Public Housing Units to be Added in the Plan Year: 0

* Select “Population Type” from: General, Elderly, Disabled, Elderly/Disabled, Other

If “Population Type” is “Other” please describe:
N/A

ii. Planned Public Housing Units to be Removed
Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

<table>
<thead>
<tr>
<th>AMP NAME AND NUMBER</th>
<th>NUMBER OF UNITS TO BE REMOVED</th>
<th>EXPLANATION FOR REMOVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>GA004000405 Warren Williams</td>
<td>184</td>
<td>Public Housing (PH) units planned for removal from PH stock are planned to be converted to long-term Section 8 assisted Project-Based Voucher (PBV) units under the Rental Assistance Demonstration (RAD) Program.</td>
</tr>
<tr>
<td>GA004000408 Elizabeth Canty</td>
<td>249</td>
<td>Public Housing (PH) units planned for removal from PH stock are planned to be converted to long-term Section 8 assisted Project-Based Voucher (PBV) units under the Rental Assistance Demonstration (RAD) Program.</td>
</tr>
<tr>
<td>GA004000407 Chase Homes</td>
<td>108</td>
<td>Public Housing (PH) units planned for removal from PH stock are planned to be converted to long-term Section 8 assisted Project-Based Voucher (PBV) units under the Rental Assistance Demonstration (RAD) Program and Upcoming Demolition Application to SAC.</td>
</tr>
</tbody>
</table>
iii. Planned New Project Based Vouchers
Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

<table>
<thead>
<tr>
<th>PROPERTY NAME</th>
<th>NUMBER OF VOUCHERS TO BE PROJECT-BASED</th>
<th>RAD?</th>
<th>DESCRIPTION OF PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canty Homes</td>
<td>249</td>
<td>Yes</td>
<td>RAD conversion</td>
</tr>
<tr>
<td>Warren Williams</td>
<td>184</td>
<td>Yes</td>
<td>RAD conversion</td>
</tr>
<tr>
<td>Chase Homes</td>
<td>108</td>
<td>Yes</td>
<td>RAD conversion</td>
</tr>
<tr>
<td>Patriot Pointe</td>
<td>24</td>
<td>Yes</td>
<td>RAD conversion</td>
</tr>
<tr>
<td>Columbus Commons</td>
<td>31</td>
<td>Yes</td>
<td>RAD conversion</td>
</tr>
</tbody>
</table>

Total Public Housing Units to be Removed in the Plan Year: 596

iv. Planned Existing Project Based Vouchers
Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Indicate whether the unit is included in RAD.

<table>
<thead>
<tr>
<th>PROPERTY NAME</th>
<th>NUMBER OF VOUCHERS TO BE PROJECT-BASED</th>
<th>PLANNED STATUS AT END OF PLAN YEAR*</th>
<th>RAD?</th>
<th>DESCRIPTION OF PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Planned Total Existing Project-Based Vouchers: 0

Select “Planned Status at the End of Plan Year” from: Committed, Leased/Issued

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year
Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.
vi. General Description of All Planned Capital Expenditures During the Plan Year
Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR
HACG’s Capital Fund (CFP) totals about $2.3M, where the balance of the CFP total will be committed/obligated to RAD Projects II and III. Expenditures may include costs associated with the modernization of Williams and Canty necessary to rehabilitate the sites to meet RAD requirements. Expenditure plans include S8 landlord payments and other expenditures related to converting PH units under RAD and/or specialty consulting services, such as environmental testing, survey and legal work, code research, and other activities necessary to complete the RAD portfolio conversion. Finally, CFP planned expenditures may include physical improvements, enhanced security, management improvements, Agency-wide non-dwelling structures and equipment, administrative and operation fees and costs, as well as preventative and routine maintenance to dwelling structures Agency-wide, minor pre and post construction costs for preliminary and completed project plans.

A. LEASING INFORMATION

i. Planned Number of Households Served
Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

<table>
<thead>
<tr>
<th>PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:</th>
<th>PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*</th>
<th>PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**</th>
</tr>
</thead>
<tbody>
<tr>
<td>MTW Public Housing Units Leased</td>
<td>6,816</td>
<td>568</td>
</tr>
<tr>
<td>MTW Housing Choice Vouchers (HCV) Utilized</td>
<td>37,320</td>
<td>3,110</td>
</tr>
<tr>
<td>Local, Non-Traditional: Tenant-Based^</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Local, Non-Traditional: Property-Based^</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Local, Non-Traditional: Homeownership^</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Planned Total Households Served</td>
<td>44,136</td>
<td>3,678</td>
</tr>
</tbody>
</table>
* “Planned Number of Unit Months Occupied/Leased” is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** “Planned Number of Households to be Served” is calculated by dividing the “Planned Number of Unit Months Occupied/Leased” by the number of months in the Plan Year.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

<table>
<thead>
<tr>
<th>LOCAL, NON-TRADITIONAL CATEGORY</th>
<th>MTW ACTIVITY NAME/NUMBER</th>
<th>PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*</th>
<th>PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant-Based</td>
<td>N/A</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Property-Based</td>
<td>N/A</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Homeownership</td>
<td>N/A</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* The sum of the figures provided should match the totals provided for each local, non-traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

<table>
<thead>
<tr>
<th>HOUSING PROGRAM</th>
<th>DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MTW Public Housing</td>
<td>As a result of RAD conversion, there will be a number of units that will be on and off-line attributed to rhythmic exchange of units between HACG and General Contractors. This unit exchange may require residents to be relocated to complete the modernization work. The relocation efforts may cause extended periods of vacancy that should resolve itself as residents move into the completed units. Solutions include implementing successful RAD II strategies and processing new program admissions to reduce anxieties associated with extended vacancies.</td>
</tr>
<tr>
<td>MTW Housing Choice Voucher</td>
<td>Anticipate leasing issues include families not returning to converted units, managing Choice Mobility requests, and locating short term options for families impacted by the rehabilitation work. Solutions include implementing successful RAD II strategies, processing new program admissions, and recruiting new landlord partners.</td>
</tr>
<tr>
<td>Local, Non-Traditional</td>
<td>N/A</td>
</tr>
</tbody>
</table>

B. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

<table>
<thead>
<tr>
<th>WAITING LIST NAME</th>
<th>DESCRIPTION</th>
<th>NUMBER OF HOUSEHOLDS ON WAITING LIST</th>
<th>WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED</th>
<th>PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal MTW Housing Choice Vouchers</td>
<td>Community-wide</td>
<td>0</td>
<td>Closed</td>
<td>No</td>
</tr>
</tbody>
</table>
Please describe any duplication of applicants across waiting lists:

Applicants for Public Housing may also be included on the RAD Community wide PBV Waitlist

ii. Planned Changes to Waiting List in the Plan Year
Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

<table>
<thead>
<tr>
<th>WAITING LIST NAME</th>
<th>DESCRIPTION OF PLANNED CHANGES TO WAITING LIST</th>
</tr>
</thead>
<tbody>
<tr>
<td>MTW TBV Wait List</td>
<td>MTW TBV Wait List may open temporarily this year (2019)</td>
</tr>
<tr>
<td>N/A</td>
<td>Description</td>
</tr>
</tbody>
</table>
III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

2020.01 – SPONSOR-BASED EMERGENCY VOUCHER PROGRAM (EVP)

A. Activity Description:

i. Describe the Proposed Activity

Over the last several years, Columbus, Georgia and the entire country has been affected by natural disasters, such as tornados, hurricanes, fires and flooding. Since Columbus is located four hours north of the Gulf of Mexico and five hours west of the Atlantic Ocean, we have faced several circumstances where families needed emergency housing. Due to current regulations, HACG’s “hands are tied” to be able to assist these families in a timely fashion with critically needed housing.

Also, in Columbus during the last several years, we had a PBRA property (not related to HACG) with a failing REAC score, a condemned mobile home park and a fire that destroyed 24 units (3 buildings) where low income families resided. HACG could not provide housing assistance to these individuals or families in a timely fashion to make a difference in their situation.

HACG proposes to set-aside 24 TBVs for Emergency Housing for families affected by local natural disasters, fire, flooding or notice to condemn property prompted by local government action in Muscogee County. The TBV’s will be limited to a 6-month period in order to allow the individual or families to process insurance claims, contact family members and stabilize their finances. This activity is not intended to assist individual single families housing displaced by natural disasters but rather families residing in multifamily developments where six or more units are affected by natural disasters, fire, flooding or government condemned properties. HACG offers a top preference for eligible families on our waiting list that experience these types of emergencies. However, all the families receiving these temporary emergency vouchers are currently not in HACG assisted housing.

After consultation with our area service providers, they have determined that most families are stabilized in 3 to 4 months. However, HACG has included an additional 2 months to ensure that the families have the extra support needed to keep the families together in stable housing. If HACG sees the need for a hardship policy, we will submit an amendment to our MTW plan.

Due to the myriad of services a family may need other than basic housing, HACG proposes that these housing vouchers be sponsor-based. Sponsor-Based Partners have a greater network of support to assist those with emergency housing needs. Rather than provide a tenant-based voucher to a family or attach it to a property, the Sponsor-Based EVP provides voucher subsidies directly to the Sponsor. The Sponsor enrolls participants and operates the 6-month program to obtain adequate housing for families.

HACG proposes a flat-rate subsidy of $600 per month per family to the Sponsor. When emergency situations occur, the Sponsor will contact HACG to arrange for emergency housing provided with
The Housing Authority of Columbus, Georgia

19
2020 Annual MTW Plan

the EVP MTW Activity. To expedite the move-in process, the family will have 30 days to income qualify. The sponsor will provide basic HQS on the selected housing before move-in.

The sponsor-based subsidies will be created with an eye towards entering into partnerships with service providers that work with individuals faced with these unexpected and unplanned circumstances. Often these families are in transition situations that create difficulties for more conventional subsidy approaches. By creating a partnership and providing subsidy dollars to assist otherwise eligible individuals, HACG helps the provider extend the reach of their service dollars thereby supporting the overall success of the family that is housed.

Once the proposed Sponsor-Based Emergency Voucher Program Activity is approved, HACG will follow the procurement policy and issue a Request for Proposal (RFP) for a Sponsor-Based Partner. (HACG will also reach out for interest from our current area service providers.)

ii. Describe How Activity Will Achieve One or More of the Statutory Objectives and the Specific Impacts on That Statutory Objective:

This activity will fill a void for families affected by local natural disasters such as fire, flooding and condemned properties and achieves statutory objective #3) Increase Housing Choices for low-income families.

Natural disasters and fires are unpredictable. When these circumstances occur, HACG needs and wants a mechanism in place to be able to provide immediate assistance for the families affected. This activity increases the housing choices for local families affected by natural disasters such as floods, fire or condemned property. HACG wants the opportunity to prevent families from becoming homeless and/or separated into different homes because of delayed assistance. The goal is to keep the family together during these times of uncertainty and allow the family to stay together while being stabilized. The real impact of this activity will be confirmed by the families assisted in the future.

iii. Anticipated Schedule for Achieving the Stated Objectives:

HACG will set-aside 24 TBV’s for Emergency Housing during fiscal year 2020:

- July – August 2019, receive HUD Plan Approval
- September 2019 train staff on the new MTW Activity
- October issue RFP for a sponsor to assist with the activity
- December notify HACG partners and the City of Columbus of the available Emergency Housing assistance that HACG can provide
- The timing of issuing vouchers to families that need Emergency Housing is unpredictable due to the nature of the activity
B. **Activity Metrics Information:**

i. Provide the Metrics from the “Standard HUD Metrics”

HC #5 – Increase in Resident Mobility  
HC #7 – Households Assisted by Services that Increase Housing Choice

ii. Give the Baseline Performance Level for each Metric Prior to the Implementation of the Proposed Activity

<table>
<thead>
<tr>
<th>Unit of Measurement</th>
<th>Baseline</th>
<th>Benchmark</th>
<th>Outcome</th>
<th>Benchmark Achieved?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HC #5: Increase in Resident Mobility</td>
<td>Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).</td>
<td>Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.</td>
<td>Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).</td>
<td>Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit of Measurement</th>
<th>Baseline</th>
<th>Benchmark</th>
<th>Outcome</th>
<th>Benchmark Achieved?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HC #7: Households Assisted by Services that Increase Housing Choice</td>
<td>Number of households receiving services aimed to increase housing choice (increase).</td>
<td>Households receiving this type of service prior to implementation of the activity (number). This number may be zero.</td>
<td>Expected number of households receiving these services after implementation of the activity (number).</td>
<td>Actual number of households receiving these services after implementation of the activity (number).</td>
</tr>
</tbody>
</table>
iii. Give the Annual Benchmark for Each Metric:

<table>
<thead>
<tr>
<th>Unit Measurement</th>
<th>Baseline</th>
<th>FY2021</th>
<th>FY2022</th>
<th>FY2023</th>
<th>FY2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity increase</td>
<td>Zero</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Number of households receiving services aimed to increase housing choice (increase)</td>
<td>Zero</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>

iv. If Applicable, Give the Overall and/or Long-Term Benchmark(s) for Each Metric:

The overall and/or long-term benchmarks will be determined after the first year of implementation of the activity.

v. Give the Data Source from which Metric Data will be Compiled:

HACG will use data collected by our sponsor-based partner at intake and reports produced by the agency database. This information is tracked in our Yardi housing software.

C. Cost Implication

i. State Whether the Proposed Activity Will Result in any Cost Implications (Positive and/or Negative) for the MTW PHA.

The cost of each voucher of this activity for a one-month period is $600. The maximum amount if all 24 vouchers are utilized the entire six-month period, the cost will be $90,000.

ii. If the Proposed Activity Does Result in Cost Implications, Provide an Estimate of the Amount and Discuss How the MTW PHA will Manage the Surplus or Deficit Anticipated:

The cost of each voucher of this activity for a one-month period is $600. If the entire six-month period is utilized the cost will be $3,600 per voucher. The maximum amount if all 24 vouchers set-aside for this activity are utilized for the entire six-month period, will cost HACG $90,000 per year.
This represents only <1% of the HAP budget authority. HACG does not anticipate using all 24 vouchers each year; but HACG desires to set-aside 24 in case of major emergencies.

D. Need/Justification for MTW Flexibility

i. Cite the Authorization(s) that Gives the MTW PHA Flexibility to Conduct the Proposed Activity:

Attachment D of the MTW Agreement signed July 3rd, 2013, allows “Use of MTW Funds”, which authorizes HACG to utilize funds to support the proposed Emergency Vouchers Program Activity.

“The Agency may use MTW Funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Section 8 or i9 of the 1937 Act, ..” (Attachment D, Page 4)

ii. Explain Why the Cited Authorization(s) is/are Needed to Engage in this Activity:

Requested authorizations are needed in order for HACG to extend vouchers to families requiring emergency housing:

- Establish partnership with a sponsor
- Adopt a flat rate for the voucher;
- Set term limits of the vouchers;
- Verify family income and composition quickly;
- Modify the wait list in order to housing emergency vouchers quickly.

E. Additional Information for Rent Reform Activities:

This activity does not meet the rent reform definition.
### IV. APPROVED MTW ACTIVITIES

#### A. Implemented MTW Activities

<table>
<thead>
<tr>
<th>Activity Number</th>
<th>Name</th>
<th>MTW Authorization</th>
<th>Plan Year Approved</th>
<th>Plan Year Implemented</th>
<th>Plan Year Amended</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014.02</td>
<td>Innovations to Reduce Homelessness</td>
<td>D.2.a, D.2.b, D.2.c, D.4</td>
<td>2014</td>
<td>2014</td>
<td>N/A</td>
</tr>
<tr>
<td>2014.03</td>
<td>Administrative Reforms</td>
<td>D.3.a, D.3.b</td>
<td>2014</td>
<td>2014</td>
<td>N/A</td>
</tr>
<tr>
<td>2014.04</td>
<td>Administrative Efficiency</td>
<td>D.1.c</td>
<td>2014</td>
<td>2014</td>
<td>N/A</td>
</tr>
<tr>
<td>2015.02</td>
<td>Portability Restrictions</td>
<td>D.1.g</td>
<td>2015</td>
<td>2016</td>
<td>N/A</td>
</tr>
<tr>
<td>2015.03</td>
<td>Simplify Utility Allowance Calculation</td>
<td>D.2.a</td>
<td>2015</td>
<td>2015/2016</td>
<td>N/A</td>
</tr>
<tr>
<td>2015.04</td>
<td>Cap Childcare Deductions</td>
<td>C.11, D.2.a</td>
<td>2015</td>
<td>2015</td>
<td>N/A</td>
</tr>
<tr>
<td>2016.01</td>
<td>Next Step Vouchers</td>
<td>D.2.d, D.3.a, D.3.b, D.4</td>
<td>2016</td>
<td>2018</td>
<td>N/A</td>
</tr>
<tr>
<td>2016.02</td>
<td>Non-Competitive Project-Basing Process</td>
<td>D.7.a</td>
<td>2016</td>
<td>2018</td>
<td>N/A</td>
</tr>
<tr>
<td>2016.03</td>
<td>Project-Basing Flexibilities</td>
<td>D.1.c, D.2.c, D.5</td>
<td>2016</td>
<td>2018</td>
<td>2019</td>
</tr>
<tr>
<td>2018.01</td>
<td>Eliminate/Reduce Interim Certification Examinations</td>
<td>C.11</td>
<td>2018</td>
<td>2019</td>
<td>N/A</td>
</tr>
<tr>
<td>2018.02</td>
<td>Site Based Housing Flexibility</td>
<td>D.1.b, D.2.b</td>
<td>2018</td>
<td>2019</td>
<td>2019</td>
</tr>
<tr>
<td>2019.01</td>
<td>Minimum Rent Increase/Utility Reimbursement Payments (URPs) Decrease</td>
<td>C.11, D.2.a</td>
<td>2019</td>
<td>2019</td>
<td>2019</td>
</tr>
</tbody>
</table>
2014.02 Innovations to Reduce Homelessness

This activity sets aside 150 vouchers TBVs that links permanent supportive housing to supportive services for chronically homeless families as a top preference. Secondary preference is homeless individuals or individuals who are living in a place not meant for human habitation or in an emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided up to 90 days. The activity includes a tiered rent schedule, minimum rent waiver and selection preference to the targeted group. Also, HACG is interested to learn if housing stability positively impacts household income, earned income and other socio-economic categories.

Order of preference:
1. Chronically homeless veterans
2. Chronically homeless individuals
3. Homeless veterans
4. Homeless individuals

In addition, the activity places a special emphasis on military veterans, where veterans are a priority preference and newly employed veterans are eligible for employment incentives.

Employment incentives for veterans include:
• Waiving the minimum rent to assist veterans in focusing on employment (first 12 months)

Employment incentives for “unemployed” veterans that gain employment while in the “program” include:
• Employment – tiered rent calculation (veteran’s only)
  o 26% rent calculation for 12 months – year 1
  o 27% rent calculation for 12 months – year 2
  o 28% rent calculation for 12 months – year 3
  o 29% rent calculation for 12 months – year 4
  o 30% rent calculation for 12 months – year 5

HACG anticipates the following for the Innovations to Reduce Homelessness Activity in FYE 2020:

➢ No non-significant changes to this activity
➢ No modifications to the metrics during the period
➢ No different authorizations are needed to implement this activity than originally proposed
➢ No significant changes to this activity

2014.03 Administrative Reforms (HCV Only)

This activity is designed to improve operational efficiencies and reduce operational costs by streamlining the rent calculation process and increase housing choices for program participants.
The activity supports the creation of forms necessary to self-certify assets at the local level. Self-certification of assets is permitted after the initial verification. Assets are subject to random verification. Additionally, this activity allows families to use more of their income (up to 50%) towards their rental amount.

HACG initiated procedures to close-out the PH elements in its 2017 Annual MTW Report due to RAD conversions using Low-Income Housing Tax Credit funds.

HACG anticipates the following for the Administrative Reforms Activity in FYE 2020:
- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

2014.04 Administrative Efficiencies (HCV Only)

This activity is designed to improve operational efficiencies and reduce operational costs by introducing a triennial recertification cycle for elderly/disabled families. The opportunity to place elderly/disabled families on a triennial recertification cycle is determined on the head-of-household’s (HOH) designation and the household income source(s).

Activity metrics are being tracked and reported in HACG’s Annual MTW Report. Originally, this activity included public housing element, which has become functionally obsolete due to RAD conversion using Low-Income Housing Tax Credit funds.

Currently, HACG continues to conduct “mini-interims” on off-year program participants to reduce “sticker shock” related to rent changes 3-years later. HACG continues to conduct full certification examinations during participants scheduled triennial period.

HACG anticipates the following for the Administrative Efficiencies Activity in FYE 2020:
- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

2015.02 Portability Restrictions

This activity restricts the movement of vouchers into and out of HACG’s service jurisdiction. Voucher portability is limited to verifiable employment related reasons. The combined actions of “porting” to higher cost-of-living jurisdictions and voucher holders’ lower earnings, limited HACG’s ability to issue more vouchers and assist families in its own jurisdiction.
Verifiable employment may include the following:

- A letter of intent to employ (job offer letter), reassign, transfer, and similar
- Permanent Change of Station (PCS) orders, transfer orders, and similar
- Document on company letterhead, which will assist HACG in deciding the acceptance of ports in or out of Columbus, GA

Families may lose their rental assistance if a loss of employment occurs at the new location within the first six-months or before agency absorption occurs.

Hardship requests are reviewed on a case-by-case basis in accordance with HACG’s Hardship Policy. HACG will grant ports in cases of Violence Against Women Act (VAWA) and to meet reasonable accommodations.

HACG anticipates the following for the Portability Restrictions Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

**2015.03 Simplify Utility Allowance Calculation**

This activity streamlines the rental calculation process with a simplified Utility Allowance Schedule (UA) used throughout all the different rental assistance portfolio of HACG. The activity supports a UA schedule for 3 rental assistance programs in HACG portfolio:

- HCV (PBV and TBV)
- PH and RAD PBV
- Mixed Financed Sites (HUD UA Schedule)

Activity metrics are being tracked and reported in HACG’s Annual MTW Report. The agency actively uses the UA Schedules and transitions schedules between programs due to the PH conversion to RAD PBVs.

HACG anticipates the following for the Simplify Utility Allowance Calculation Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
No significant changes to this activity

2015.04 Cap Childcare Deduction

This activity modifies applicable rules and regulations necessary to limit the amount of childcare deduction able to be taken by program participants. The activity allows HACG to place a cap on childcare deductions in line with the Georgia Childcare and Parent Services (GA CAPS) reimbursement amounts. GA CAPS helps low income families afford safe, and quality childcare by subsidizing childcare costs for children under the age of 13.

Childcare costs that exceed GA CAPS reimbursement amounts are reduced to categorical maximum amounts filtered by age. Hardship requests are addressed on a case-by-case basis in accordance with the Hardship Policy.

Families continue to furnish proof of their out-of-pocket childcare expenses and HACG staff simply verifies that provided costs are in-line with GA CAPS based on the child’s age and service provider. HACG’s rental assistance departments are charged with maintaining an updated GA CAPS chart.

HACG anticipates the following for the Cap Childcare Dependent Deduction Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

2016.01 Next Step Vouchers

This activity modifies applicable rules and regulations necessary to dedicate up to 10 TBVs for clients of the Georgia Department of Health and Human Services (GA DHHS), Division of Family and Children Services (DFCS) office. The activity serves as a homelessness prevention tool for youth aging out of Foster Care.

The following are requirements of the participants:

- Foster youth must begin, continue, and/or maintain appointments and case management visits with social service providers
- Vouchers expire in 36 months or age 23, whichever comes first
- Foster youth must meet 20-hour/week work requirement
- Work an average of 20-hours per week; and/or
- Attend school an average of 20-hours per week; and/or
- Attend job training course an average of 20-hours per week
Foster youth are required to exhaust DFCS resources first before being issued a Next Step Voucher (NSV). The primary intent is to ensure Foster youth are stabilized and ready to receive TBV.

HACG anticipates the following for the Next Step Vouchers (NSV) Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

**2016.02 Non-Competitive Project-Basing Process**

This activity modifies applicable rules and regulations as necessary to project-base Section 8 rental Assistance at HACG owned (direct & indirect ownership) properties without competition.

Under this activity, HACG implemented plans to project-base Section 8 rental assistance at properties it redeveloped which are Patriot Pointe and Columbus Commons. HACG will also use this activity for newly constructed housing and substantially rehabilitated properties to receive subsidy.

HACG will apply activity elements to convert the 55 PH units at Patriot Pointe and Columbus Commons after fiscal year 2020.

HACG anticipates the following for the Non-Competitive Project-Basing Process Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

**2016.03 Project-Basing Flexibilities**

This activity allows HACG to modify its HCV Program guidelines. HACG can project-base more than 25% (or in the case of the RAD Program, more than 50%) of the building cap. Also, HACG is allowed to determine rent reasonableness at HACG-owned (direct and indirect ownership) and allows HACG to certify housing at HACG-owned units.

When PHAs exceed the 25% per building cap (or 50% cap on RAD buildings) on PBV units with Section 8 rental assistance in an existing building in multi-family communities, there is a supportive services requirement attached to the current PBV regulations for exceeding these caps. Under this
activity HACG can project-base up to 100% of a building’s units, as well as waive the participation requirement of families in the “excepted” units.

Currently, HACG offers limited Supportive Services at the RAD developments. HACG understands that supportive services must be available, and the families are aware of and strongly encouraged to participate in offered services; however, it is noted that participation by families living in “excepted” units is not mandatory, nor required.

HACG anticipates the following for the Project-Basing Flexibilities Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

2018.01 Eliminate/Reduce Interim Certification Examinations

This activity allows HACG to modify its Housing Choice Voucher (HCV) and Public Housing (PH) Programs guidelines to increase staff productivity, assist program participants in the preparation for market-rate units, and to eliminate a growing concern of program participants reporting a loss of income shortly after completing and intake and/or annual certification examination.

To accomplish this activity, HACG has implemented the following:

- Eliminated interim certification examinations on Contribution Income
- Program participants that report contribution income cannot report a loss of contribution income for 12 months
- Limited program participants to 1 interim certification examination annually for all other income related adjustments

HACG continues to address hardship requests on a case-by-case basis according to the Hardship Policy.

HACG anticipates the following for the Eliminate/Reduce Interim Certification Examinations Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity
2018.02 Site-Based Housing Flexibility

This activity allows HACG to over-house eligible, qualified low-income families at all non-Public Housing site-based housing development and provide gap payment assistance for over-housed families to the landlord for the difference between assigned unit size and the eligible family’s income means and/or voucher amount up to 120% of the Fair Market Rent (FMR) of the assigned bedroom unit at defined sites until an appropriate sized family becomes available to occupy that assisted unit.

Under this activity, HACG significantly improves the use of federal dollars and reducing vacancies. HACG offers unoccupied, large unit to smaller eligible, qualified families with limited housing options and limited resources.

Once an appropriate sized family and right-size unit becomes available that meets the accommodation needs of the incumbent family, HACG will issue a 30-day notice in accordance with the “transfer form” for the incumbent family to move/transfer to the appropriate unit.

HACG anticipates the following for the Site-Based Housing Flexibility Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

2019.01 Eliminate/Reduce Utility Reimbursement Payments (URPs)

HACG seeks to improve its cost efficiency and promote self-sufficiency through the implementation of this activity. Elimination of this task achieves Cost Effectiveness of federal dollars.

Under this activity, HACG will increase the minimum rent to $150 to eliminate URPs (or at the least significantly reduce the number of URPs processed) over the next two years. The increase in minimum rent across all rental assistance programs significantly reduces negative rent situation that require an URP check.

Further, HACG’s schedule for increasing the minimum rent is as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Monthly Rent</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$50</td>
<td>N/A</td>
</tr>
<tr>
<td>2019</td>
<td>$100</td>
<td>January 1, 2019</td>
</tr>
<tr>
<td>2020</td>
<td>$150</td>
<td>July 1, 2019</td>
</tr>
</tbody>
</table>
HACG provided significant lead time of notification to residents and does not anticipate any undue hardship because of the URP elimination. As needed, HACG will confer with its Hardship Policy on a case-by-case basis.

HACG anticipates the following for the Eliminate/Reduce Utility Reimbursement Payments (URPs) Activity in FYE 2020:

- No non-significant changes to this activity
- No modifications to the metrics during the period
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity

B. NOT YET IMPLEMENTED ACTIVITIES

HACG does not have any activities on hold.

C. ACTIVITIES ON HOLD

2014.01 HACG’s Community Choice will be submitted in the 2019 MTW report for close-out because the evaluation period is completed.

D. CLOSED OUT ACTIVITIES

<table>
<thead>
<tr>
<th>Activity Number</th>
<th>Name</th>
<th>MTW Authorization</th>
<th>Plan Year Approved</th>
<th>Plan Year Implemented</th>
<th>Close-Out Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014.05</td>
<td>Streamline HQS Inspections</td>
<td>D.5 (moved to 2016.03)</td>
<td>2014</td>
<td>2015</td>
<td>2017</td>
</tr>
<tr>
<td>2014.06</td>
<td>Rent Reform (Farley)</td>
<td>C.4, C.11</td>
<td>2014</td>
<td>2014</td>
<td>2018</td>
</tr>
<tr>
<td>2015.01</td>
<td>Eliminate Child Support Income from Rent Calculation</td>
<td>C.11</td>
<td>2015</td>
<td>2015</td>
<td>2017</td>
</tr>
</tbody>
</table>

- Activities granted under MTW Activity 2014.05 are authorized under Notice PIH 2016-05.
• HACG initiated the close-out process of 2014.06 in the 2018 Annual MTW Report. HACG closed out this activity because the evaluation period was complete.
• HACG used LIHTC funds to meet RAD requirements, which made MTW Activity 2015.01 functionally obsolete.
• HACG used LIHTC funds to meet RAD requirements, which made PH elements under MTW Activities 2014.03 and 2014.04 functionally obsolete.

V. SOURCES AND USES OF MTW FUNDS

(V) SOURCES AND USES OF MTW FUNDS

A. ESTIMATED SOURCES AND USES OF MTW FUNDS

i. Estimated Sources of MTW Funds
The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

<table>
<thead>
<tr>
<th>FDS LINE ITEM NUMBER</th>
<th>FDS LINE ITEM NAME</th>
<th>DOLLAR AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>70500 (70300+70400)</td>
<td>Total Tenant Revenue</td>
<td>$1,383,360</td>
</tr>
<tr>
<td>70600</td>
<td>HUD PHA Operating Grants</td>
<td>$19,581,335</td>
</tr>
<tr>
<td>70610</td>
<td>Capital Grants</td>
<td>$3,191,992</td>
</tr>
<tr>
<td>70700 (70710+70720+70730+70740+70750)</td>
<td>Total Fee Revenue</td>
<td>$565,283</td>
</tr>
<tr>
<td>71100+72000</td>
<td>Interest Income</td>
<td>$137,397</td>
</tr>
<tr>
<td>71600</td>
<td>Gain or Loss on Sale of Capital Assets</td>
<td>$7,343</td>
</tr>
<tr>
<td>71200+71300+71310+71400+71500</td>
<td>Other Income</td>
<td>$4,057,325</td>
</tr>
<tr>
<td>70000</td>
<td>Total Revenue</td>
<td>$28,924,035</td>
</tr>
</tbody>
</table>

ii. Estimated Uses of MTW Funds
The MTW PHA shall provide the estimated uses and amount of MTW spending by Financial Data Schedule (FDS) line item.
Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

N/A

### PLANNED USE OF MTW SINGLE FUND FLEXIBILITY

HACG uses the MTW Single-Fund flexibility to combine its funding sources to form the MTW Block Grant that will be used to administer current and future MTW Activities, rehabilitation associated with RAD, construction of new developments. Additional Use of MTW Single Fund Flexibility are the following: Expand HACG’s affordable housing portfolio by acquisition of or development of affordable housing units; utilize MTW funds for extraordinary maintenance, enhanced security, and rehabilitation of HACG controlled existing affordable housing; and strategically reduce debt at HACG controlled affordable housing in order to maintain financial viability. The MTW Single-Fund Flexibility will be used to continue operations during any current and future government shutdown.
B. LOCAL ASSET MANAGEMENT PLAN

i. Is the MTW PHA allocating costs within statute?  Yes

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?  No

iii. Has the MTW PHA provide a LAMP in the appendix?  No

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.  N/A

C. RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

i. Description of RAD Participation
   The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

   RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
   HACG received a Portfolio Award January 7, 2014 to convert 1,321 to Project-Based Vouchers under RAD Component One. As of this Plan date, HACG has converted 783 units to RAD PBV. HACG has received CHAP awards for the remaining 541 units. HACG has two mixed-financed properties with public housing units remaining. These properties were not included in the RAD Portfolio Award because they were constructed following the date of the RAD applications for Patriot Pointe (31 units) and Columbus Commons (24 units). Due to the Federal Government shutdown all milestones were placed on hold.

   ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.  No

   iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?  N/A

VI. ADMINISTRATIVE

A. RESOLUTION ADOPTING THE ANNUAL MTW PLAN

The Board resolution adopting the 2020 Annual MTW Plan is located in the Appendix Section. HACG Board of Commissioners adopted Resolution #3325 at its March 20, 2019, board meeting.
B. DOCUMENTATION OF PUBLIC PROCESS

The Annual MTW Plan was available for public review from February 4, 2019 through March 5, 2019 at the following locations:

- The Columbus Public Library, 3000 Macon Road (2nd floor reference desk);
- HACG’s Central Office, 1000 Wynnton Road (front desk);
- HACG’s Rental Offices, various addresses city-wide;
- HACG’s Tenant Selection Office, 1180 Martin Luther King, Jr. Boulevard (front desk);
- HACG Website: [http://www.columbushousing.org/page.asp?urh=MovingToWork](http://www.columbushousing.org/page.asp?urh=MovingToWork)
- HACG advertised all Public Hearings and Public Meetings in accordance with the Annual MTW Plan guidelines.

In addition to the above means to comment on this document, HACG also held Public Hearings/meetings to receive comments on the Annual MTW Plan on the following dates and locations:

- Tuesday, February 12, 2019, at 1006 Wynnton Road, two times at 11:00 a.m. and 4:00 p.m.
- Wednesday, March 20, 2019, at 1901 Nina Street, at 2:00 p.m.

All comments received prior to March 6, 2019, were incorporated into the Annual MTW Plan. Comments are located in the Appendix Section.

C. PLANNED AND ONGOING EVALUATIONS

HACG’s contract with Columbus State University's Social Research Center to evaluate HUD approved activities expired August 15, 2018. Columbus State University evaluated the following activities:

2014.01 – Community Choice
2014.02 – Innovations to Reduce Homelessness
2014.06 – Rent Reform (Farley)

HACG will proceed with evaluating all approved and implemented activities internally.

D. LOBBYING DISCLOSURES

HUD Forms SF-LLL and HUD-50071 are located in the Appendix Section.
RESOLUTION NO. 7745

A RESOLUTION APPROVING THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM’S FISCAL YEAR 2020 ANNUAL PLAN AND SUBMISSION OF SAID PLAN AND PLAN’S CERTIFICATIONS OF COMPLIANCE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

WHEREAS, the Board of Commissioners of The Housing Authority of Columbus, Georgia (HAOG) by Resolution No. 7745, hereby approved submission of a Moving to Work (MTW) Demonstration Program Application, Annual Plan, and Certification of Compliance with the Department of Housing and Urban Development (HUD), and

WHEREAS, the HAOG’s MTW Application was approved and HUD authorized the HAOG to enter into a Standard MTW Agreement with HUD effective July 1, 2019, and

WHEREAS, the HAOG entered Standard MTW Agreement with HUD, which was effective through 2020 on April 14, 2016, and

WHEREAS, as part of the Standard MTW Agreement, Section 13.1(b) of the Agreement requires that a MTW Plan be submitted annually to HUD for approval and

WHEREAS, HAOG has prepared such a plan in accordance with HUD’s rules, regulations and guidelines, and

WHEREAS, the proposed FY 2020 Annual MTW Plan was made available for public review and comment from January 4, 2019 to March 1, 2019. Public hearings/meetings were held on the proposed FY 2020 Plan on February 22, 2019, and

WHEREAS, HAOG considered all comments received regarding said FY 2020 MTW Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners,

1. The HAOG’s FY 2020 Annual MTW Plan is approved.

2. The Chairman of Secretary or Executive Officer is authorized to execute the Certifications of Compliance and

3. Submission of said Certifications and FY 2020 Annual MTW Plan to HUD is authorized.

By: Larry Gatlin
Name of Authorized Official

Signature

Board Approved March 20, 2019
CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning July 1, 2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

2. The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

3. The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

4. The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such a strategy) for the jurisdiction in which the PHA is located.

6. The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

7. The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(d) and 24 CFR 903.15(d), which mean that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(d)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to Fair Housing Choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 51.

8. The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

9. In accordance with 24 CFR § 100(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant or occupant of HUD-assisted housing.


11. The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- and Very Low Income Persons, and with its implementing regulations at 24 CFR Part 315.

12. The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
Appendix B

13. The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the 20th Amendment and implementing regulations at 49 CFR Part 24.

14. The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

15. The MTW PHA will take appropriate affirmative action to award contracts to minority and women’s business enterprises under 24 CFR 106(a).

16. The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

17. With respect to public housing and applicable local, non-traditional development, the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

18. The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

19. The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

20. The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local, and Tribal Governments), and 24 CFR Part 200.

21. The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approved under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

The Housing Authority of Columbus, Georgia

MTW PHA NAME: GA 004
MTW PHA NUMBER/HA CODE

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, 1016, 1022; 31 U.S.C. 3729, 3802)

R. Larry Cardin
NAME OF AUTHORIZED OFFICIAL

Chairman, HACG Board of Commissioners
TITLE

March 20, 2014
DATE

* Must be signed by either the Chairman or Secretary of the Board of the MTW PHA’s legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board of Directors. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing Board Resolution must accompany this certification.
## HOUSING AUTHORITY OF COLUMBUS, GEORGIA'S
### PUBLIC COMMENT PROCESS

<table>
<thead>
<tr>
<th>Date</th>
<th>Action / Event</th>
<th>Attendance Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday, February 4, 2019</td>
<td>Sent email to HACG staff/affiliates announcing public hearing. Included flyer for recipients to print/post in conspicuous areas for clients, employees, landlords, residents, and visitors to see.</td>
<td>43</td>
</tr>
<tr>
<td>Wednesday, February 6, 2019</td>
<td>Public Hearing announcement, dates published in the Ledger-Enquirer (Columbus' local newspaper) and on HACG's website, <a href="http://www.columbushousing.org">www.columbushousing.org</a></td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Tuesday, February 12, 2019</td>
<td>11 a.m. Public Hearing: HACG staff presented 2020 Annual MTW Plan at the Public Meeting</td>
<td>6</td>
</tr>
<tr>
<td>Tuesday, February 12, 2019</td>
<td>4 p.m. Public Hearing: HACG staff presented 2020 Annual MTW Plan at the Public Meeting</td>
<td>6</td>
</tr>
<tr>
<td>Wednesday, March 20, 2019</td>
<td>2:00 p.m. Public Meeting: HACG staff presented 2020 MTW Plan at the Joint Presidents' Council Meeting held at Farley Community Building</td>
<td>23</td>
</tr>
</tbody>
</table>
### PUBLIC HEARING - TUESDAY, FEBRUARY 12, 2019 AT 11:00 A.M.
### FY 2020 ANNUAL MTW PLAN
### PUBLIC COMMENTS AND RESPONSES

<table>
<thead>
<tr>
<th>Line</th>
<th>Public Comment</th>
<th>HACG's Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nicholson Terrace asked about porting to a different Housing Authority and asked how many hours he would have to work.</td>
<td>HACG responded: It depends on the receiving Housing Authority and what they require.</td>
</tr>
</tbody>
</table>

### PUBLIC HEARING - TUESDAY, FEBRUARY 12, 2019 AT 4:00 P.M.
### FY 2020 ANNUAL MTW PLAN
### PUBLIC COMMENTS AND RESPONSES

<table>
<thead>
<tr>
<th>Line</th>
<th>Public Comment</th>
<th>HACG's Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>HACG did not receive any comments</td>
<td>N/A</td>
</tr>
</tbody>
</table>
## PUBLIC COMMENTS AND RESPONSES

<table>
<thead>
<tr>
<th>Line</th>
<th>Public Comment</th>
<th>HACG’s Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Who will this help?</td>
<td>Help families currently living in a multi-unit complex affected by natural disasters, fire, flooding or condemned property.</td>
</tr>
<tr>
<td>2</td>
<td>What is MTW?</td>
<td>MTW stands for Moving to Work Program</td>
</tr>
<tr>
<td>3</td>
<td>What does it do?</td>
<td>Moving to Work Program provides the agency with opportunity to design and test innovative locally designed strategies that use Federal dollars more efficiently. Three main objectives are Cost Efficiency, Increase Resident Self-Sufficiency, and to Expand Housing Choice.</td>
</tr>
<tr>
<td>4</td>
<td>Is the Emergency Vouchers temporary?</td>
<td>Yes, they are for a six (6) month time frame</td>
</tr>
<tr>
<td>6</td>
<td>What happens after 6 months to the families that are issued Emergency Vouchers?</td>
<td>During the six months the families will be working with a service provider who HACG has partnered with to assist the family to find new housing.</td>
</tr>
<tr>
<td>6</td>
<td>How does the Emergency Vouchers work with FEMA?</td>
<td>The service provider who HACG has partnered with will assist the families with FEMA and any other services they may need.</td>
</tr>
<tr>
<td>7</td>
<td>What happens with other families on the waitlist?</td>
<td>The 24 Tenant Based Vouchers are set-aside vouchers strictly for Emergency Housing only. This will not affect anyone on the waiting list</td>
</tr>
</tbody>
</table>
### Appendix D

#### DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352.

<table>
<thead>
<tr>
<th>1. Type of Federal Action:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Contract</td>
</tr>
<tr>
<td>b. Grant</td>
</tr>
<tr>
<td>c. Cooperative Agreement</td>
</tr>
<tr>
<td>d. Loan</td>
</tr>
<tr>
<td>e. Loan Guarantees</td>
</tr>
<tr>
<td>f. Grant Guarantees</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Status of Federal Action:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Bid/offer/application</td>
</tr>
<tr>
<td>b. Award</td>
</tr>
<tr>
<td>c. Post-award</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Report Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Initial filing</td>
</tr>
<tr>
<td>b. Material change</td>
</tr>
</tbody>
</table>

**For Material Change Only:**
- Year: __________
- Quarter: __________
- Date of last report: __________

<table>
<thead>
<tr>
<th>4. Name and Address of Reporting Entity:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Prime</td>
</tr>
<tr>
<td>□ Subawardee</td>
</tr>
</tbody>
</table>

**Congressional District, if known:**

<table>
<thead>
<tr>
<th>5. If Reporting Entity in No. 4 is a Subawardee: Enter Name and Address of Prime:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Housing Authority of Columbus:</td>
</tr>
<tr>
<td>700 Wymond Road</td>
</tr>
<tr>
<td>P.O. Box 541</td>
</tr>
<tr>
<td>Columbus, Georgia 31903</td>
</tr>
</tbody>
</table>

**Congressional District, if known:**

<table>
<thead>
<tr>
<th>6. Federal Department/Agency:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dept of Housing and Urban Development</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. Federal Program Name/Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFDA Number: if applicable:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. Federal Action Number, if known:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>9. Award Amount, if known:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>10. a. Name and Address of Lobbying Registrant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(First name, last name, first name, MI):</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11.</th>
<th>Signature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name:</td>
<td>J. Lee Williams</td>
</tr>
<tr>
<td>Title:</td>
<td>Chief Executive Officer</td>
</tr>
<tr>
<td>Telephone No.:</td>
<td>706-571-2300</td>
</tr>
</tbody>
</table>

**Date: 01/21/2019**

**Federal Use Only:**
Certificate of Payments to Influence Federal Transactions

The Housing Authority of Columbus, Georgia

Affirmative Statement

The undersigned, to the best of his or her knowledge and belief, does hereby certify that:

1. No Federal appropriated funds have been paid or will be paid, in whole or in part, for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuance, renewal, amendment, or modification of any Federal contracts, grants, loans, or cooperative agreements.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

I hereby certify that all the information contained herein, as well as any information provided in the accompanying letters, is true and correct:

J. Len Williams
Chief Executive Officer

3/25/2019