

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP-troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	<p>PHA Name: <u>Housing Authority of the City of Marietta</u> PHA Code: <u>GA010</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>2820</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: Marietta Housing Authority, 95 Cole Street, Marietta GA 30060 Branson Walk, 419 Aviation Road, Marietta GA 30060 Hull Heights, 4173 J Kienel Drive, Acworth GA 30101 Agency Website: www.mariettahousingauthority.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
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B.	Plan Elements.										
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p>										

- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☐ ☒ Rent Determination.
☐ ☒ Operation and Management.
☐ ☒ Informal Review and Hearing Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

☒ ☐ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Project-Based Vouchers

In keeping with Goal #4 in the 5-year plan, 23 PBVs are scheduled to be utilized in the development of Finley Place in Austell, GA. 58 units of new affordable and sustainable housing will be coming online in late 2026

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

See Attachment A

B.4 B.4 Capital Improvements. - Not Applicable

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y ☐ N ☒ N/A ☐

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

	<p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment B See Attachment D</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: GA010-Housing Authority of the City of Marietta Form HUD-50075-HCV (Form ID - 6581) printed by Mark Wright in HUD Secure Systems/Public Housing Portal at 10/07/2025 09:41PM EST

Attachment A

Marietta Housing Authority Goals 5-Year Agency Plan 2025-2029 Annual Plan Update 2026

- Goal 1: Provide Opportunities for Youth Between 18 and 25 At-Risk of Homelessness.
 - Develop partnerships with local agencies familiar with the needs of Cobb County
 - Partnered with KSU, Connections Homes, CCYA and Waymark
 - Meeting with new Director of DFCS in coming weeks, Lindsey Howerton
 - Structure a program that would enable youth to pursue a stable transition to adulthood without the worry of adequate housing
 - Connected to a mentoring family
 - Pursuing a degree or trade
 - Fully funded until Year 3
 - Procure funding to make this program sustainable for the foreseeable future
 - MHA Board is supportive of this initiative
 - Funding amount still to be determined and how to make it sustainable
- Goal 2: Operate HCV Program to Industry Standards & Higher
 - Continue High-Performer status as measured by SEMAP annual certification
 - Complete, no audit findings
 - Apply for additional rental vouchers which align with MHA priorities, if made available by HUD
 - VASH vouchers were considered but current allocation is sufficient
 - Increase landlord participation, particularly in areas outside of minority concentration
 - Landlord participation has increased from an average of 453 a year ago to 467. Current landlord count is 473.
 - Increase staff knowledge by providing training on HCV program policies and procedures
 - 15 of 19 employees have taken industry specific training within the past year
- Goal 3: Promote Self-Sufficiency and Expand Program Size from 73 to 100
 - Plan to celebrate 15-20 graduates in the next five years
 - Two graduates in the past year, one from our Resident Advisory Board
 - Maintain the appropriate number of participants to retain two coordinators
 - The number of participants has increased by five in the past year = 78
 - Continue to reduce the number of forfeitures on the program

- Goal 4: Develop 300+ Units of New Affordable Housing Through the Low-Income Housing Tax Credit Program
 - Develop properties at McEachern Village and City of Austell
 - Just closed on Finley Place in Austell (58 units) Spring, 2027
 - Apply for one new tax credit award each fiscal year
 - Submitted two applications, one was rejected in Acworth but one in Marietta was awarded (64 units)
 - Work with tax credit partners to successfully navigate the end of compliance period on four properties
 - Conversation began earlier this year and in earnest last week to restructure our partnership on the Retreat at Dorsey Manor. Financing the deal is the first hurdle and MHA is currently looking at several financing options.
- Goal 5: Operate Federally Funded Housing Programs in a Fiscally Responsible Manner
 - Operate without any unresolved fiscal audit findings carried over between audits
 - Audit was just presented to the MHA Board in August – no findings.
 - 10 years without any findings!
 - Implement paperless accounts payable and increase the number of vendors paid electronically to prevent growing check fraud
 - YARDI
- Goal 6: Review and Update Marietta Housing Policies and Procedures
 - Look at all financial and operational policies and procedures to consider best practices
 - Employing the use of AI and catalogue like NHC and Zeffert

Attachment B

Marietta Housing Authority

Annual Plan – FY2026

Comments of the Resident Advisory Board

The Marietta Housing Authority conducted a meeting with its Resident Advisory Board (RAB) on September 19, 2025.

The RAB members agreed with the Plan as presented and made no changes.



Noel Taylor, Executive Director
Marietta Housing Authority

October 9, 2025

Attachment C

Marietta Housing Authority

Annual Plan – FY2026

Challenged Elements

This is to certify that the Marietta Housing Authority, Marietta, Georgia conducted a Public Hearing on October 8, 2025 at 11:45 a.m. in the conference room of the Central Office of the Housing Authority at 95 Cole Street, Marietta, Georgia 30060 to discuss the Agency Annual Plan for Fiscal Year 2026.

The hearing was conducted in compliance with 24 CFR Part 903 and there were no challenged elements to the Plan.



Noel Taylor, Executive Director
Marietta Housing Authority

October 9, 2025

ATTACHMENT D

Minutes from Resident Advisory Board Meeting September 19, 2025 at 12pm

Present:

Brandie Garner, HCV Program Director (in person)

Mark Wright, Chief Operating Officer (in person)

Roberto Ramirez, Intern for Marietta Housing Authority (in person)

Angela Wright, RAB member (phone)

Rolena Davis, RAB member (phone)

Omayya Jackson, RAB member (phone)

Absent: Andrea Newsome

Mark Wright, Chief Operating Officer of Marietta Housing Authority, welcomed everyone in attendance. After brief introductions, the meeting started at 12:06pm. He explained the reason for the meeting was for MHA to discuss and respond to questions from the Resident Advisory Board to review Administrative Plan changes and Annual Agency Plan updates for 2025.

Mark Wright distributed the agenda and information on the Annual Plan updates prior to the meeting via email. He explained how the RAB was established as a requirement by HUD and MHA is required to update its Plan each year prior for submission to HUD and review any updates with the advisory board. Members are invited to ask questions and make comments on the various policies included in the Plan updates and proposals. Now that the Public Housing properties have all converted to the Rental Assistance Demonstration program, the new RAB is made up of Housing Choice Voucher participants only. Mr. Wright recommended that members be in contact with each other on a quarterly basis to solicit feedback and new ideas.

Mark Wright then turned the meeting over to Brandie Garner for a brief overview of the HCV Program and proposed changes for FY2026.

Brandie Garner, Director of the Housing Choice Voucher Program, stated there were no changes to the Administrative Plan currently. Ms. Garner did share some information about the changes MHA will implement in the coming year related to HOTMA and the new NSPIRE inspection protocol.

Brandie then turned the meeting back to Mark for an update on the current year's Annual Plan.

Mr. Wright covered updates on the goals for the 2025-2029 five-year plan.

- Goal 1 – Provide Opportunities for Youth Between 18 and 25 at-risk of homelessness.
 - Partnered with KSU, Connection Homes, CCYA and Waymark
 - Develop a mentoring group willing to house program participants
 - MHA Board is fully supportive of the goal; only unknown is the amount of funding to be committed to the program
- Goal 2 – Operate the HCV Program to Industry Standards & Higher. (Ms. Garner)
 - Continued to be a High-Performer according to SEMAP
 - Consider additional vouchers if the vouchers can be utilized and fit into MHA's mission. VASH vouchers offered but MHA cannot utilize current inventory
 - Program MHA purchased to increase landlord participation outside of areas of minority concentration
 - MHA staff has trained 15 out of 19 employees in industry specific training over the past year. MHA has maintained staff for several years with little turnover
- Goal 3 – Promote Self-Sufficiency and Expand Program Size from 73 to 100.
 - One of our prior RAB members graduated in the past year, we've had two graduates in the past year
 - Participants have increased from 73 to 78 in the past year
 - Has not been a banner year for reducing forfeitures but coordinators are focused
- Goal 4 – Develop 300+ Units of New Affordable Housing Through the LIHTC Program.
 - Just closed on 58 new units at Finley Place in Austell
 - Made two applications, awarded new LIHTC in Marietta off Roswell Road for 64 units
 - Conversation has begun to restructure and continue 72 affordable units at the Retreat at Dorsey Manor
- Goal 5 – Operate Federally Funded Housing Programs in a Fiscally Responsible Manner.
 - Audit was presented to the MHA Board in August with no findings for the 10th year in a row!
 - MHA is looking to implement paperless accounts payable and is very interested in a solution with our current accounting system - YARDI
- Goal 6 – Review and Update Marietta Housing Policies and Procedures.
 - MHA is using artificial intelligence (AI) and plans to catalogue policies. Not much progress has been made in this goal.

Comments/questions to the annual plan updates are documented below.

A person can come to the office and review the Plan and leave written comments at the front desk. They can also review the Plan on our website and submit comments by email. Thirdly, they can attend the Public Hearing on October 8 and make comments.

MHA is required to record every comment or question and the answer. These comments are reviewed prior to the Board of Commissioners' approval of the Plan. The questions and answers are also submitted to HUD with the Annual Plan.

The following comments/questions were asked by the board members and responded to:

Ms. Wright (related to landlords): Rental increases have skyrocketed at an alarming rate. Her rent has increased from \$1,400 to \$2,500 over the past four years!

Response: MHA monitors the rental price market on a constant basis; we serve on local committees to discuss various ideas presented by the public and we monitor housing across Cobb County but there is nothing MHA can do to force landlords to charge less than the market rent.

Ms. Davis (related to rent increases): How does MHA ensure rents are competitive?

Response: MHA reviews rental rate increases and performs market comps to ensure the requests are in line with the local jurisdiction. The rate of increase has begun to slow or level off on a positive note.

Ms. Wright: Very much in favor of fostering youth program. Likes the mentoring component of the program to add guardrails for the young people on the program.

Response: Thank you, nobody was meant to do life alone!

With the responses to these questions and comments, and being no other inquiries, Mr. Wright thanked everyone for their dedication and participation to the Marietta Housing Authority.

The meeting was adjourned at approximately 1:12pm

Marietta Housing Authority
Financial Resources – Attachment F
Fiscal Year 2026

Annual HAP Contributions (HCV)	\$ 35,600,000
Annual Admin Contributions (HCV)	\$ 3,222,500
FSS Coordinator Grants	\$ 262,950
Portability Income	\$ 181,400
Other Income	<u>\$ 5,000</u>
Total Income	<u>\$ 39,271,850</u>

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027
RESOLUTION NO. 1518

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.

10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

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

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the 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.

17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The 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 approvable under the regulations and included in its Plan.

21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA 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 PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Marietta

PHA Name


GA010

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2026

 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR Noel Taylor		Name of Board Chairman: Allen Krivsky	
Signature: 	Date: <u>10/8/2025</u>	Signature: 	Date: <u>10/8/2025</u>

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *GA010-Housing Authority of the City of Marietta form HUD-50077-ST-HCV-HP (Form ID -1833) for CY 2026 printed by Mark Wright in HUD Secure Systems/Public Housing Portal at 10/08/2025 08:24AM EST*

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution



Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Marietta Housing Authority
PHA Name

GA010
PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: Noel Taylor	Name of Board Chairperson: Allen Krivsky
Signature:  Date: 10/8/2025	Signature:  Date: 10/8/2025

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**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 09/30/2027

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

I, Kimberly Roberts, the General Manager
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the GA010 - Housing Authority of the City of Marietta is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

Cobb County, GA

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State
Consolidated Plan.

Increase access to affordable housing for low and moderate-income persons. Work towards
eliminating homelessness by increasing housing options and self-sufficiency for homeless and
near homeless individuals and families. Increase the availability and sustainability of decent
housing suitable living environments and expanded economic opportunity for low-income
families.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: Kimberly Roberts

Title: General Manager

Signature: 

Date: 10/8/25

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions,
searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Office, REG,
Department of Housing and Urban Development, 151 7th Street, SW, Room 1176, Washington, DC 20410-3009. When providing comments, please refer to OMB
Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB
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