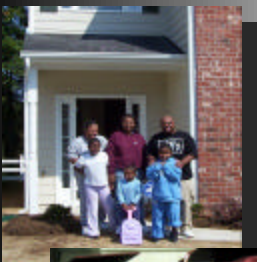


Rethinking Community-Building

Rebuilding Communities...



...Rebuilding Lives

**FY 2004 Moving To Work
Annual Report**



Board Approved August 25, 2004

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INTRODUCTION

Fiscal Year 2004 was a landmark year for AHA. On September 25, 2003, AHA executed its Moving to Work (MTW) Demonstration Agreement with HUD. This agreement provided financial, legal, and regulatory flexibility to create a business plan to further the objectives set forth in AHA's MTW Plan. AHA's first fiscal year as a MTW agency was devoted to finalizing its MTW Agreement with HUD, clarification of fundamental program related and administrative issues, and preparation of its FY 2005 MTW Annual Plan.

During FY 2004, AHA also focused on four corporate goals as part of the re-engineering of the agency to become a diversified real estate company:

Goal 1: Become a superior provider of quality affordable housing and property and asset management services.

Goal 2: Develop AHA into an economically viable and self-sustaining entity.

Goal 3: Expand, improve & diversify AHA's portfolio and AHA's influence in the affordable housing market while becoming a catalyst for community revitalization.

Goal 4: Promote and support resident economic self-sufficiency and upward mobility out of affordable housing.

AHA's FY 2004 MTW Annual Report highlights AHA's accomplishments towards these goals. Additionally, our report will (1) show our performance against the benchmarks set forth in our MTW Agreement; (2) analyze family demographics and housing inventory changes and (3) provide an overview of AHA core activity areas including client services, real estate management and Housing Choice, real development and acquisitions, and financial operations.

Part I: FY 2004 MAJOR ACCOMPLISHMENTS

AHA accomplished the following tasks as part of achieving the agency's four major goals:

Goal 1: Become a superior provider of quality affordable housing and property and asset management services.

- Completed negotiations and execution of the Moving to Work Agreement.
- Prepared the Moving to Work Plan for implementation in fiscal year 2005.
- Continued improvement to the audit, financial operations and financial reporting environment.
- Began reorganization of AHA to support the new regulatory environment including the following:
 - Organized a Corporate Planning Office under the auspices of the Chief of Staff.
 - Reorganized Real Estate Operations Division to improve quality of the interface with the private management companies with the vision of becoming a more effective and articulate owner.
 - Assessed operations to streamline procedures and processes to improve strategic planning, communications and operating efficiency and effectiveness.
 - Implemented a program management approach to institutionalize systems, procedures and processes.
- Completed capital improvements work to extend the useful life of AHA owned assisted properties.
- Restructured the Admissions and Continued Occupancy Policies to create the Statement of Corporate Policies.
- Developed business systems to collect and analyze data to improve and enhance managerial decision-making.
- Negotiated BellSouth Contract and implemented a new network.

Goal 2: Develop AHA into an economically viable and self-sustaining entity.

- Negotiated and maximized developer and administrative fees earned on all financial transactions expected to close in year 2004.
- Earned fees from Mark to Market activities and from contract administration work.

Goal 3: Expand, improve & diversify AHA's portfolio and AHA's influence in the affordable housing market while becoming a catalyst for community revitalization.

- Developed and presented information to the Atlanta Board of Commercial Realtors on AHA revitalization activities.
- Supported local partnership efforts for the Beltline Transit loop which includes significant mixed-income housing development opportunities.
- Identified and conducted outreach to the local faith-based community for initiatives in affordable housing development.

- Supported the successful formation of the East Side Tax Allocation District.
- Continued progress with the revitalization of the following communities:

(a) Harris Homes: New Community – College Town at West End

Financial closing for Phase I of College Town at West End mixed income, multi-family rental. Construction is underway. The development plan for Phase I consists of 196 multifamily rental units, of which 78 will be reserved for public housing families, 40 will be eligible for low-income housing tax credits, and 78 will be leased to market rate tenants.

Financial closing for Phase II – Mixed income, senior rental. Construction is underway. The development plan for Phase II includes a 100 unit elderly housing building, of which 90 units will be targeted to eligible residents whose rents will be subsidized by Project Based Assisted Housing Choice Vouchers and 10 units will be targeted for market rate residents.

(b) Perry Homes: New Community – West Highlands at Heman E. Perry Boulevard

Columbia Estates, the first phase of mixed income, multi-family rental is 100% occupied. Former residents of Perry Homes elected to return to the revitalized community.

Financial closings for Phase IIa, IIb and III – West Highlands

Phase IIa – Mixed income, multi-family rental. Construction is underway.

Phase IIb – Mixed income elderly housing. Construction is underway.

Phase III – Mixed income, multi-family rental. Construction is underway.

Phase IV – Mixed income, for sale, single family homes. Construction of model homes is underway.

Land, landfill and park land issues resolved with the City of Atlanta.

(c) Carver Homes: New Community – Villages at Carver

Financial closing for Phase III

Mixed income, multi-family rental. Construction is underway.

As of June 30, 2004, three phases of mixed income multi-family rental have been built and are occupied. One hundred fifty eight (158) former Carver Homes families elected to return to the Villages at Carver.

AHA supported the development by Columbia Residential of Columbia High Point, an upscale service and amenity rich elderly community, by issuing 94 project based vouchers as part of the Carver revitalization. Two former Carver Homes residents elected to live at Columbia High Point.

(d) Capitol Homes: Completed demolition activities.

The pre-development phase involved the demolition of 694 residential units and 2 non-residential buildings (Community Center and Maintenance Building) and the relocation of 685 families. As of June 30, 2004, all demolition activities were completed.

- Successfully procured affordable housing in private development deals in mixed-income communities using the project-based voucher as a development tool.
- Improved the utilization and effectiveness of use of the Housing Choice Vouchers to provide families with opportunities in less impacted, healthier neighborhoods and communities.
- Successfully competed for a federal fiscal year 2004 HOPE VI revitalization grant for the revitalization of McDaniel Glenn in the amount of \$20 million.
- Successfully competed for a federal fiscal year 2004 HOPE VI demolition grant to support the revitalization of Grady in the amount of \$4.8 million.
- Acquired 8 properties around the perimeter of Magnolia Park, an AHA sponsored mixed income multi-family rental community, to support a mixed income homeownership initiative.
- Successfully launched the Affordable Housing Initiative for Seniors and Persons with Disabilities, to explore developing service-enriched housing opportunities for these special populations.

Goal 4: Promote and support resident economic self-sufficiency and upward mobility out of affordable housing.

- Successfully coordinated with AHA Resident Services, Columbia Residential and their social service providers to establish the Mary Sanford Leadership Training Institute at West Highlands.
- Forty-five Family Self-Sufficiency participants graduated since the program began in 1998, of which twenty-five of these participants purchased homes without voucher assistance. Sixteen families purchased homes with the assistance of vouchers.

MTW Agreement Benchmarks

AHA achieved 10 out of 12 of its FY 2004 MTW Benchmarks established in its MTW Agreement with HUD. Please see the table below.

Measurable Outcome	Performance Measure	FY 2004 Benchmarks	AHA Status
Public Housing Program			
% Rents Uncollected (Annual percentage of rents that are uncollected)	Gross tenant rents receivable for the fiscal year (FY) divided by the amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.	= 2%	1.08%
Occupancy Rate (Annual physical occupancy rate)	The ratio of occupied public housing units to available units as of the last day of the FY will be greater than or equal to the target benchmark.	= 98%	98.7%
Emergency Work Orders Completed or Abated in <24 Hours (Percentage of emergency work orders that will be completed or abated in less than 24 hours)	The percentage of emergency work orders that are completed or abated within 24 hours of issuance of the work order shall be greater than or equal to the target benchmark. (Abated is defined as "emergency resolved through temporary measure, and a work order for long term resolution has been issued.")	= 99%	99.89%
Routine Work Orders Completed in < 7 Days (Average number of days for routine work orders to be completed)	The average number of days that all non-emergency work orders will be active during the Fiscal Year shall be less than or equal to the target benchmark.	≤ 7 days	1.47 days
% Planned Inspections Completed (Percentage of all units inspected)	The percentage of all units that are inspected during the FY shall be equal to the target benchmark.	100%	100%
% Planned Inspections Completed (Percentage of all common areas)	The percentage of all common areas that are inspected during the FY shall be equal to the target benchmark.	100%	100%
Housing Choice Program (Section 8)			
Budget Utilization Rate (Annual percentage of Housing Choice Budget authority spent on housing assistance payments and administration)	The ratio of FY Housing Choice HAP and MTW administrative expenses to Housing Choice MTW Subsidy will be greater than or equal to the target benchmark.	= 98%	100%

Measurable Outcome	Performance Measure	FY 2004 Benchmarks	AHA Status
Housing Choice Program (Section 8)			
% Planned Annual Inspections Completed (Annual percentage of occupied units inspected)	The percentage of all occupied units inspected during the FY shall be greater than or equal to the target benchmark.	= 98%	100%
Quality Control Inspections Annual percentage of previously inspected units (initial or renewal inspection) that will be inspected again for quality control purposes	The percentage of all previously inspected units having a quality control inspection during the FY shall be greater than or equal to the target benchmark.	= 1.4%	8.09%
Community and Supportive Services			
Resident Homeownership (Annual number of Public Housing or Housing Choice residents who close on purchasing a home)	The number of residents of Public Housing or Housing Choice Voucher recipients that close on purchasing a home during the FY, regardless of participation in a current homeownership counseling program, shall be greater than or equal to the target benchmark.	35	51
Resident Workforce Participation (Annual number of Public Housing or Housing Choice heads of households (excluding elderly and disabled) who are in the workforce)	The number of Public Housing or Housing Choice heads of households (excluding elderly and disabled) that are employed as of the last day of the FY shall be greater than or equal to the target benchmark.	6,715	6,522
Real Estate Development			
Project Based Financing Closings (Annual number of properties refinanced using project based financing demonstration principles)	The number of properties that were previously funded under the Low Rent ACC proposed for conversion, and for which the conversion transaction has either been closed or will be in the closing process prior to the end of the FY shall be greater than or equal to the target benchmark. Such closing will utilize the financing principals identified in the MTW Agreement.	1	0

Part II: Core Activity

Overview

AHA is organized under Georgia law to develop, acquire, lease and operate affordable housing for low-income families. Today, AHA is the largest public housing agency in Georgia and one of the largest in the nation, serving approximately 50,000 people.

AHA operated in the following core activity areas during FY 2004:

- Client Services
- Real Estate Management and Housing Choice
- Real Estate Development and Acquisitions
- Financial Operations

This section will more fully describe the work that AHA performed in these core activity areas during FY 2004 and will also include HUD required information for the MTW Report.

AHA's MTW Agreement was executed on September 25, 2003, mid-way through FY 2004. In this light, AHA chose December 31, 2003 as the date for its FY 2004 family demographics baseline data and June 30, 2003 for its Public Housing Inventory data, for the first year of its MTW Demonstration Program. The demographics data contained in this report analyze changes from December 31, 2003 and June 30, 2003 through the end of the fiscal year, June 30, 2004. Please note that, unless otherwise indicated, the data provided in this report relates to all MTW-funded Housing Choice vouchers and public housing assisted units, regardless of whether such units are located in conventional public housing assisted communities or AHA sponsored mixed-income communities. Non-MTW funded Housing Choice vouchers are also included in this information. AHA has not provided data on tax credit or market-rate households at its mixed-income communities nor has AHA provided data on households at properties owned by AHA which have not been funded by HUD subsidy.

A. Client Services

Long-term self-sufficiency for its residents remains a high priority for AHA. As a result, AHA continues to be committed to providing quality programs and services that offer the best opportunity for family economic advancement and self-sufficiency. Services coordinated and offered by AHA target youth, working aged adults, seniors, and the disabled. Services range from after school programming for youth to employment preparation and placement for adults to those

services that are necessary for the elderly and disabled to continue to live independently. Each of AHA's program offerings are administered by well qualified community partners who have a proven level of expertise in their service areas. Service providers include the Boys & Girls Clubs of Metro Atlanta, the YMCA of Metropolitan Atlanta, Clark Atlanta University's Department of Environmental Justice, and Quality Living Services, Inc.

Additionally, as it is important to continue to enhance our services and further address and understand the needs of our customers, during FY 2004 AHA began the process of conducting an assessment of both our family communities as well as 17 high-rise communities housing seniors and disabled residents. Once this assessment has concluded, AHA will determine if and how its service delivery strategy should be revised to support its new Moving to Work strategy.

The following are descriptions and outcomes of programs that were offered to families during FY 2004:

Youth

❑ **Integrated Computer Learning Activities Supporting Students (In. C.L.A.S.S.)**

The In CLASS program, a partnership with the Boys & Girls Clubs of Metro Atlanta, is an Integrated Computer Learning Activities Program for youth that is designed to enhance school performance and increase knowledge in the math and science subjects. In CLASS centers are located in each of the following four (4) sites: Northwest, Harland, Warren and Whitehead Boys & Girls Clubs and offers individual and small group activities in the following areas: Basic Education Skills, Communications Skills, Everyday Living Skills, and Education Support Services. Services expose students to various educational and vocational subjects through computer-based instruction. Students develop a solid understanding of how computer technology can be incorporated into their everyday lives including performing school class assignments.

During FY04, 39 new students enrolled into the In C.L.A.S.S program, bringing the total number of students to 76.

❑ **Year-Round-Youth Programs**

The Year-Round-Youth program offers after school and summer activities for youth ages 6 – 18 living in AHA communities and consists of an after school program as well a summer day camp. The after school program is designed to significantly and positively impact each participant's school attendance, course grades, behavior, and promote parent involvement. The program provides an assortment of educational and tutorial activities as well as recreational activities during the after school hours. The summer program offers each youth opportunities to participate in and experience various activities such as camping, arts and crafts, educational development activities, and physical fitness activities. Additionally, the Year-Round Youth Program offers a comprehensive approach to assist youth with day-to-day decision making, self-confidence and

resistance to drug use and drug related activities without prolonged interruption of service between the school year and the summer.

During FY04, 394 total youth were enrolled and participated in the various after-school and summer activities at one of the four (4) Boys & Girls Clubs sites. All youth enrolled in the program were provided with tutoring and homework assistance, basic computer education, and various physical fitness and sporting activities.

Work Force Development

❑ Worker Education Apprenticeship and Training Program (WEATP)

The WEATP program is a comprehensive pre-apprenticeship training program that provides training opportunities for adult residents in the construction and environmental remediation industry. WEATP offers an intensive curriculum consisting of basic education and skills training, pre-apprenticeship construction training, on-the-job training/community service, and assistance with apprenticeship training and employment placement. In addition to the basic education and skills training, participants are required to complete hazardous waste and OSHA Safety training.

During FY04, 28 individuals enrolled into the WEATP program bringing the total number of participants to 85. Of the 28 participants enrolled during FY04, 15 completed the job training component of the program and 6 have secured employment thus far.

❑ Work Force Enterprise Program (WFEP)

The Work Force Enterprise Program (WFEP) is a holistic program designed to prepare participants for self-sufficiency. In order to achieve this goal, the program is divided into four tracks toward success. Track one is for those participants needing rehabilitation and/or GED or remedial services. They have the opportunity to participate in these activities on a full-time basis. Track two is for participants that are exempt from Track one because they have not tested positive for substance abuse, have their high school diploma or GED, or do not need remedial education, as evidenced by the educational assessment. These participants will go directly into Life Skills/Career Readiness training. Track three is for participants that have tested out of Life Skills/Career Readiness. They have the option of enrolling into skills training or seeking full-time unsubsidized employment. Lastly, Track four is for students testing at or above the required levels and who have successfully completed a technical training and/or have strong stable employment history. These participants have the option of entering directly into job placement activities. However, all participants are required to complete 30 hours of community service before beginning their job search.

During FY04, 265 AHA residents enrolled into the WFEP program and many successes were experienced. Of those who enrolled, 81 completed Professional Development/Life Skills Training, 33 completed Office Technology Training, 17 completed and received their GEDs, 13 participants completed various technical training programs, and 80 of those who enrolled were placed in jobs.

❑ **HOPE VI Human Services Management Program**

AHA's **Human Services Program** is an innovative family support case management approach that ensures that each individual family member is successful in obtaining economic self-sufficiency through counseling, coaching, linkages, and access to services and programs that address their specific needs. The program was designed by Integral Management Services and AHA to address the human social service needs of residents during the relocation and revitalization process at AHA's HOPE VI communities. Services are provided by professional outside contractors. Residents are connected to key resources which promote growth and development and prepare them to make valuable contributions to their communities both during and after the relocation process. The HSMP program approach to success is developed around four key principles: ***Intensive Case Management, Ongoing Life Counseling and Coaching, a Connection to Quality Resources, and the Promotion of Personal Responsibility.*** Emphasis is always placed on providing opportunities that lead to the achievement of social and economic success for the entire family.

To date, residents affected by the revitalization of Carver Homes, Harris Homes, Perry Homes, Capitol Homes and Grady Homes are being served by the Human Services Management Program during the relocation process until families elect their permanent replacement housing opportunity. AHA is paying for similar services for families affected by the sale of Gilbert Gardens during the relocation process and one year thereafter. During FY04, a total of 1,271 families from these communities received case management services in which 1,388 referrals for various services and resources were generated. Additionally, 42 residents enrolled and completed job training programs while 49 residents were assisted with securing employment.

Services for Seniors and the Disabled

❑ **Senior/Disability Services Program**

The Senior Disability Services Program has been offered through AHA since 1992 to serve the critically ill, frail, elderly and disabled residents living in AHA's conventional public housing communities. This program has two major goals: 1) to link residents to supportive services to prevent institutionalization or homelessness, allowing residents to maintain their own apartments; 2) to place or connect residents who need ongoing care with other permanent affordable housing options,

including assisted living. This program has served 100 unduplicated residents annually, and residents are primarily elderly/disabled although services are offered to non-elderly persons with disabilities. This program links residents to assistance with homemaker services (laundry and housekeeping), meals, transportation assistance home health services, prescription services, vision and hearing services as well as furniture and clothing primarily for the young disabled and is funded by the City of Atlanta, the State of Georgia and Fulton County. AHA has a staff person dedicated to this program in its Resident Services Department. This staff person, the Resident Services Administrator (RSA) manages the program by helping to identify the community services best suited to meet the needs of the resident and linking the services to the resident. The RSA works closely with the Resident Services Professionals and Resident Associations on-site at each of AHA's communities to help identify those in need of assistance and to make sure services are being provided. The RSA also provides training and technical assistance to the on-site Resident Services Professional on issues related to the elderly and disabled.

During FY04, 102 elderly and frail residents received direct and referral services. There were 92 critically ill and frail elderly and disabled residents who were connected to supportive services including but not limited to meals and nutrition, home health care, housekeeping, and transportation. Additionally, 10 residents were assisted with identifying and securing appropriate assisted housing.

❑ **Services for Seniors**

Services for Seniors is a partnership with Quality Living Services (QLS) and focuses on coordinating the participation of seniors into existing community programs and activities. Appropriate monthly activities, such as monthly empowerment sessions, physical fitness, creative arts, and transportation assistance are offered, which serve the needs and interests of AHA senior residents.

The Services for Seniors Program is a unique offering and was developed to ensure that seniors who participate:

1. Have a greater awareness of, access to, and the utilization of needed services such as Medicaid/Medicare benefits, assistive devices, glasses, transportation, etc.
2. Experience life style changes that result in a better quality of life
3. Enhance their social network of friends and involvement
4. Increase self-sustaining skills and demonstration of self-sufficiency
5. Are taken prescribed medications as directed by their physician
6. Have the ability to remain in an independent living situation as much as possible

Activities are scheduled and conducted on a daily basis at the program site and transportation is provided to and from the program site by QLS.

During FY04, 112 seniors enrolled in the Services for Seniors program, bringing the total number of program participants to 532. Of the 532 participants, 120 residents participated in Empowerment Sessions, 191 participated in fitness and water aerobics classes, 50 completed computer classes, and 104 participated in arts and crafts activities.

A1. Homeownership Programs

AHA has two Homeownership Programs available to its clients. The first program, the “Keys to Homeownership” Program, funded through HUD’s ROSS grant program, is for families in AHA’s conventional public housing assisted communities. The “Keys to Homeownership” Program is designed to assist families to prepare themselves financially and otherwise for homeownership and to provide tools for understanding the home-buying process. Families must meet certain requirements to be eligible to participate, such as have sustained employment for at least one year.

The second program is AHA’s Housing Choice Homeownership Program. This program allows families to use their rental subsidy to pay for all or a portion of a mortgage payment for their first home. AHA’s Homeownership Program Coordinator works closely with qualified lending institutions, real estate agents, inspectors, appraisers and attorneys to offer the highest level of service delivery available. In addition, AHA provides homeownership counseling classes, budget/money management training, credit counseling, and default and foreclosure counseling for our families. Residents of conventional public housing assisted communities who participate in the “Keys to Homeownership” Program also have access to the Housing Choice Homeownership Program.

During FY 2004, a total of 51 AHA customers purchased homes through these programs and through Habitat for Humanity, a non-profit ecumenical housing ministry that helps low-income Atlanta families achieve the American dream of homeownership. AHA maintains a close working relationship with Habitat for Humanity where it refers families for homeownership counseling.

B. Real Estate Management and Housing Choice

The Real Estate Management and Housing Choice core activities include AHA’s oversight of its public housing assisted real estate portfolio and the management of its Housing Choice Voucher subsidy program, respectively. As of June 30,

2004, AHA served 8,449 families under the Public Housing Program, including families in public housing assisted units at the mixed-income communities.

AHA has fully outsourced the management of its conventional public housing portfolio to professional, third-party private management companies (PMCOs). The PMCOs are responsible for the day-to-day on-site property management functions including rent collections, property upkeep and maintenance, property planning, community safety, client services and capital improvement activities. As of June 30, 2004, AHA had the following properties in its conventional public housing real estate portfolio that are a part of the MTW initiative:

- ◆ 16 conventional public housing assisted family communities (including the John Hope Model Building, a six-unit residential building remaining from the revitalization of John Hope Homes into The Villages at Castleberry Hill; and excludes Gilbert Gardens, disposed of prior to June 30, 2004); and
- ◆ 17 conventional public housing assisted high-rise communities.

AHA is also the sponsor/partner in 14 mixed-income communities which are owned by private/public partnerships, with the managing general partner being AHA's private sector development partner. These communities are managed by private management companies engaged by the managing general partner. These are market rate, mixed-income communities with a seamless affordable component.

As of June 30, 2004, AHA had 12,040 Housing Choice Vouchers (including 9,738 MTW funded vouchers). During FY 2004, the administration of AHA's Housing Choice Program was carried out by a core team of internal AHA staff. The program included administration of Housing Choice vouchers, qualifying applicants, providing housing counseling, marketing and landlord outreach, implementation of the Housing Choice Voucher Homeownership Program and special purpose programs (i.e. non-MTW funded) including the Mainstream, Welfare-to-Work, Family Unification and Family Self-Sufficiency programs. AHA's Housing Choice department also shares responsibility with AHA's Real Estate Development and Acquisitions

department for soliciting and providing project-based Housing Choice Voucher subsidy assistance to new construction multi-family projects, existing multi-family projects and multi-family projects which require substantial rehabilitation. During FY 2004, AHA committed to provide housing assistance payments for 847 units, bringing the total number of units under commitment to 1,613. AHA intends to continue to provide project-based Housing Choice Voucher assistance for new developments, existing and rehabilitation projects during the next fiscal year.

Client Surveys

Appendix A contains the HUD PHAS Survey and results for FY 2003. AHA scored 8.8 out of a possible 10.0 points on the survey results. AHA has been directed by HUD to use the FY 2003 survey results for FY 2004 MTW reporting. Beginning FY 2005 using its MTW authority, AHA will establish and administer its own client survey in lieu of the PHAS resident survey.

B1. Households Served

AHA has analyzed its June 30, 2004 data in comparison with its baseline December 31, 2003 demographic data. In its MTW Agreement, AHA committed to serve substantially the same total number of eligible low-income families under MTW, and to maintain a comparable mix of families by family size, as would have been served or assisted if HUD funding sources had not been used under the MTW demonstration program. In addition, AHA is dedicated to ensuring that at least seventy-five percent (75%) of the families assisted by the agency under the MTW demonstration program are very low-income families.

The data outlined in the demographic charts in Appendices B and C reflects that AHA has met these objectives. Since the execution of AHA's MTW Agreement, the composition of the households served has remained substantially unchanged in AHA's Public Housing and Housing Choice programs. As of June 30, 2004, approximately 99.85% of assisted families are very low income with household incomes 50% or less of Area Median Income. Also, as expressed in the MTW Agreement, AHA is continuing to meet the housing quality standards approved by HUD.

Appendices B and C of this MTW Report include family demographics comparing June 30, 2004 (end of fiscal year) data with December 31, 2003 (baseline) data for family demographics, and June 30, 2003 housing inventory data.

Bedroom Size Profile: Chart B-1 highlights changes in Households served by unit bedroom profile as of December 31, 2003 in comparison to June 30, 2004. Overall, the largest percent change was -3.45% for families living in two bedroom

units. As of December 31, 2003, 6,580 residents occupied two bedroom units versus 6,353 as of June 30, 2004. The reason for the changes in unit size for PHA properties is because AHA sold Gilbert Gardens (220 units) mostly 2 and 3 bedroom units and began reporting Carver Phase III (108) evenly split between 1, 2 and 3 bedroom units in the Villages at Carver, a new mixed use, mixed income community.

Income Profile: As of December 31, 2003, 153 households earned 50-80% of AMI. This figure jumped to 208 by June 30, 2004, exhibiting a percent change of 35.95%. Chart B-2 examines these figures by program. Chart B-8 further breaks down the income ranges for each AHA development. The principal reason for the increase is that mixed income communities attract higher income assisted families because of the quality of the product, the socio-economic climate and quality of life infrastructure. Phase III of the Villages at Carver reported 15 residents earning in the 50% -80% ranges and Centennial Place had a significant increase for the number of residents in the 50%-80% range. Centennial Place reported 12 families in the 50% to 80% income range at December 31, 2003 and 46 families in that same income range as of June 30, 2004.

Race and Ethnicity: Charts B-3, B-4 and B-5 specify the ethnic and racial profile of heads of households served during the 2004 fiscal year. Both Hispanic and Non-Hispanic ethnicities declined slightly in number. There were no significant changes in race and ethnicity profiles.

Family Type: Chart B-6 in the Appendix provides data on the family type for AHA's Public Housing and Housing Choice Programs. AHA is serving substantially the same mix of residents as recorded in December 2003. These numbers vary more for Housing Choice clients. Families make up approximately 50% of clients served under the Public Housing Program, and approximately 80% of Housing Choice clients. The highest percent change from December 2003 to June 2004 was for the elderly population participating in the Housing Choice program.

B2. Housing Needs

AHA partners with the State of Georgia, the City of Atlanta, private sector entities, and non-profit agencies in a collaborative approach to addressing the housing needs of citizens in the city of Atlanta. In its assessment of housing needs in the City of Atlanta, AHA is informed by the State of Georgia's Consolidated Plan, the City of Atlanta's Consolidated Plan, 2000 Census data, AHA waiting list information, and other information resources.

Appendix B contains several data charts that provide information by bedroom size, racial profile, and income group for Households on the waiting lists indicating local housing needs. These include charts B-9, B-10, B-11 and B-12.

The data clearly shows that the need for affordable housing in the City of Atlanta is great. The site-based waiting lists at AHA's Public Housing communities and at the mixed-income communities indicate, as of June 30, 2004, the demand for one and two bedroom units for public housing exceeds the demand for all other unit sizes. The overwhelming majority of persons on the combined waiting lists (89.5%) have household incomes of less than 30% of AMI.

Applicants for Public Housing: The majority of applicants, 98%, on the site-based waiting lists are African Americans. There was a 13.71% change in the waiting lists numbers between December 31, 2003 and June 30, 2004. The increase in the waiting list numbers is primarily due to the mixed-income properties. Ashley Courts at Cascade, Magnolia Park, Villages of East Lake, Castleberry and Centennial all opened their waiting lists to the public during this period and as a result had significant increases to the number of households on their waiting list.

Applicants for Housing Choice: Approximately 94% of applicants on the Housing Choice waiting lists are African American. Of the twenty-one thousand applicants on the waiting lists, approximately 92% earn less than 30% of AMI. The Housing Choice Program does not currently maintain bedroom profile data for waiting lists applicants. The decrease of six (6) preliminary applicants on the waiting list for June 30, 2004 was caused by clients that were pulled from the waiting list prior to December 31, 2003 who were unable to prove their preference. The six (6) clients were added back to the waiting list thereby producing the change reported for June 30, 2004.

B3. Occupancy Policies

AHA's Board of Commissioners adopted the *Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments* (Statement of Corporate Policies) on June 23, 2004. A copy of the Statement of Corporate Policies was included in the AHA's FY 2005 MTW Annual Plan submitted to HUD on June 16, 2004.

The Statement of Corporate Policies is aligned with the initiatives established under the Atlanta Housing Authority's Moving to Work Plan. A major focus of this alignment relates to changes in Rent Policy. Two primary areas are significant to the Atlanta Housing Authority's newly approved rent policies.

1. **Monthly Minimum Rent Raised from \$25 to \$125:** Effective October 1, 2004, residents paying an Income Adjusted Rent must pay a minimum rent of \$125. The minimum rent requirement *does not apply* to Resident households, in which all household members are either elderly and/or disabled, and whose sole source of income is Social Security,

SSI, or other fixed annuity pension or retirement plans. *Such Resident households will still be expected to pay the Income Adjusted Rent or Affordable Flat Rent, as applicable.*

2. **Elderly Income Disregard:** Atlanta Housing Authority created an Elderly Income Disregard program that will exempt, on a permanent basis, all employment income earned by Elderly households on fixed incomes. Elderly Residents will still be expected to pay the Income Adjusted Rent based on Social Security, SSI, or other fixed annuity pension and retirement plan income.

Based on a preliminary policy analysis study conducted in March 2004, AHA determined that increasing minimum rent to \$125 would not have a significant rent impact on assisted families in the Public Housing and Housing Choice programs, especially for those assisted families with elderly and/or disabled heads-of-households. In the case of the Public Housing and Housing Choice programs, the findings indicated that the proposed minimum rent would have a beneficial impact on the financial viability of both programs. On June 2, 2004, in accordance with the Moving to Work (MTW) Agreement, Atlanta Housing Authority (AHA) conducted a follow-up analysis to determine the impact an increase in monthly minimum rent would have on families assisted under the Public Housing and Housing Choice programs. This analysis also determined that the \$125 Minimum Rent will have no impact on the large majority of assisted families in both programs, including the elderly and disabled.

The Elderly Income Disregard will have a positive effect on elderly and disabled residents because they will be able to earn employment income without impacting their monthly rents. The Elderly will be subject to the minimum rent requirement. This impact will be minimal in that approximately 96% of all elderly and disabled assisted households are already paying the minimum rent.

AHA also revised its Housing Choice Administrative Plan to align all of its policies with its Moving to Work Plan. A copy of the revised Housing Choice Administrative Plan, adopted by the AHA Board of Commissioners at its August 25, 2004 meeting, may be found in Appendix D.

B4. Changes in the Housing Stock

As of June 30, 2003, AHA had a total of 8,725 public housing assisted units in its portfolio compared with 8,744 public housing assisted units as of June 30, 2004. This shift is due partially to (1) the sale of the Gilbert Gardens development in June 2004 to the City of Atlanta under the auspices of the Airport Noise Mitigation Program and (2) AHA's strategic

revitalization program, which includes units that are being demolished and new units coming on line . AHA anticipates that the number of public housing assisted units in its portfolio will continue to change through this fiscal year in alignment with the implementation of its real estate repositioning strategy as described in the Plan. Table 1-1 below shows the end of the fiscal year inventory numbers compared to the baseline figures. Additional information regarding the breakdown of units in inventory for programs by unit size is outlined in Chart C-1 in Appendix C.

Table 1-1: Fiscal Year End and Baseline Public Housing Units

	Total Units as of 6/30/03	Total Units as of 6/30/04
Public Housing Assisted Total	8,725	8,744
High-Rise Communities	3,082	3,082
Family Communities	4,396	4,176
Mixed-Income Communities	1,247	1,486

B5. Public Housing Program Management

Security

During fiscal year 2004, AHA began to implement a new security strategy, transitioning from the use of on-site security at its public housing communities to the increased use of physical security devices and video/call down systems. AHA and its private management partners are currently in the process of installing video call down systems at select AHA family communities, with installation scheduled to be complete during the first quarter of 2005.

AHA's Protective Services Department conducted a security assessment for fiscal year 2004 which reflected the following concerning criminal activity around its communities:

1. Part I Crimes, excluding simple assault, vandalism and drugs (100 incidents) decreased 46% compared to June 2003 (146 incidents).
2. Part II Crimes, including simple assault, vandalism and drugs (320 incidents) increased 1% compared to June 2003 (316 incidents).

3. Bankhead Courts, Grady Homes, McDaniel Glenn, Thomasville Heights and University Homes continue to reflect the highest number of reported Part I and Part II Crimes.
4. Bowen Homes reflected the most significant increase in reported crimes since June 2003. McDaniel Glenn reflected the greatest number of reported robberies, aggravated assaults, simple assaults, and drug incidents. The consistent high rates of crime at Bankhead Courts, Grady Homes, McDaniel Glenn, Thomasville Heights and University Homes further demonstrate the need to revitalize these communities. AHA began the revitalization of Grady Homes during FY 2004 and applied for HOPE VI funding for the revitalization of McDaniel Glenn.

Public Housing Program

Rents Uncollected:

AHA exceeded its expectations with regards to the annual percentage of rents that were uncollected. The first year goal was to ensure that the amount of uncollected rent levels were equal to or below 2%. The status, as of June 30, 2004 was equal to 1.08%.

Occupancy Rate:

AHA succeeded in maintaining a high occupancy rate for the 2004 fiscal year. The occupancy rate as of June 30, 2004 was 98.7%.

Emergency Work Orders:

As of June 30, 2004, the percentage of emergency work orders completed or abated in less than 24 hours equaled 99.89%. AHA will continue to work collaboratively with its private partners to maintain and improve its benchmark performance.

Routine Work Orders:

AHA and its private partners work diligently to ensure that all work orders are addressed in a timely manner. As of June 30, 2004 it took an average of 1.47 days for routine work orders to be completed, far less than the 7 day benchmark.

Planned Inspections:

During FY 2004, AHA successfully met its benchmark goal for planned inspections. 100% of the units and 100% of the common areas were inspected by year end June 30, 2004.

The results of the independent REAC inspections for FY 2003 can be found in Appendix E. AHA's Physical Score Report was 26 (rounded). HUD is currently conducting AHA's FY 2004 REAC inspections and anticipates completing these inspections by October 4, 2004.

Client Services

Homeownership:

AHA's mission is "To provide quality affordable housing for the betterment of our community." In doing so, AHA seeks to provide access and necessary training for interested clients to obtain homeownership. The first year as a participant in the MTW Demonstration program, AHA sought to have at least 35 clients close on purchasing a home. The venture has proven to be very successful. AHA is proud to announce that approximately 51 enthusiastic clients have purchased homes during the 2004 fiscal year.

Workforce Participation:

As of the last day of the fiscal year, 6,522 Public Housing or Housing Choice heads of households (excluding the elderly and the disabled) were participating in the workforce. Though AHA did not achieve its benchmark goal of 6,715 for FY 2004, AHA achieved the 6,522 without a work requirement. AHA expects to see a significant increase in work force participation following the implementation of the work requirement under its MTW plan.

Real Estate Development

Project Based Financing:

AHA did not exercise a conversion strategy on any of its public housing (Section 9) properties during its fiscal year 2004. AHA will begin the implementation of this strategy during its fiscal year 2005.

B6. Housing Choice Management

Leasing Information

Units under lease (%) as of June 30, 2004. AHA had 12,040 Housing Choice Vouchers, 11,036 (91.6%) of which were leased as of June 30, 2004 including 9,738 MTW funded vouchers and 1,298 non-MTW vouchers. AHA is holding non-leased vouchers to support upcoming project-based commitments of 766 units.

Inspection Strategy

AHA's Real Estate Compliance Department reached its goal of 100% of all required Annual Inspections and exceeded the Quality Control goal by 6.6%.

The Real Estate Compliance Department focused on the basics of Housing Quality Standards to ensure consistent results across all Inspectors. The Department conducted group field training exercises in which all Inspectors visited and inspected one unit. The inspection results were compared and discrepancies were discussed to create a common view of each inspection type and situation.

During the last half of the year, the Real Estate Compliance Department "pre-inspected" the majority of properties before Initial Inspections were performed. This "Pre-Inspection" was a gate keeper to weed out early units that did not meet the minimum HQS standards. These Pre-Inspections saved time and allowed the Landlord to repair the unit before the Initial Inspection, which also saved time in the process.

Also, during the second half of the year, the department participated in AHA's "Landlord Briefings." Using this venue, the department was able to educate the potential landlords about AHA's expectations and HQS Standards. This education saved time in the process of inspections and has cut down on the amount of inferior units attempting to come onto the program.

Continued focus on executing the basics consistently, education of the Landlords, and emphasis on higher quality units will be the continuing thrust of the Real Estate Compliance Department.

Housing Choice Program (Section 8)

Budget Utilization Rate:

The budget utilization rate measures the ratio of FY Housing Choice HAP and MTW administrative expenses to Housing Choice MTW subsidy. This ratio has to be greater than or equal to 98% for AHA to meet its benchmark. As of June 30, 2004, AHA's budget utilization rate was 100%.

Planned Inspections:

AHA and its private partners effectively maximize their efficiency in thoroughly performing inspections. AHA sought to inspect 98% or more of its occupied units and succeeded in inspecting 100%.

Quality Control Inspections:

The goal was to inspect at least 1.4% of previously inspected units during the fiscal year. AHA exceeded this percentage by performing quality control inspections in excess of 8%.

C. Real Estate Development and Acquisitions

AHA intends to continue to reposition its portfolio in partnership with private-sector development partners. In conjunction with implementing this initiative and as a result of reviewing solicited proposals, AHA may engage in a number of activities related to proposals that are accepted, including relocation, demolition, disposition, conversion and acquisition. At the appropriate time, AHA will submit an acquisition plan to HUD pursuant to the terms of the Development Protocol in AHA's MTW Agreement or an application for demolition, disposition, or voluntary conversion, as applicable, to HUD. AHA may also demolish, dispose of, or acquire property for other business reasons not associated with its repositioning to address life, safety and health issues. All of AHA's conventional public housing assisted communities and properties funded by Section 9 ACC funds are potential candidates for voluntary conversion, demolition or disposition in FY 2005. In addition, in FY 2005, AHA may pursue and close on real estate in the Metropolitan Atlanta Area (improved or unimproved property) in order to expand its real estate portfolio, to provide affordable and/or mixed-income housing opportunities, and to further stabilize its revitalization initiatives and the surrounding neighborhoods.

AHA also intends to explore the feasibility of converting the form of operating subsidy it provides to AHA sponsored mixed-income developments from Section 9 subsidy to Project-Based Section 8 subsidy. Each of the mixed-income communities is owned by a separate private ownership entity, in which an affiliate of AHA holds an interest. Each of these communities has a percentage of the apartments reserved for families who are eligible to receive a subsidy from AHA under Section 9 of

the 1937 Act so that these apartments operate on a break even basis. AHA, together with the owner entity, will explore Georgia Department of Community Affairs (DCA), other funding partners (e.g. lenders and equity investors) and HUD the feasibility of changing the source of subsidy from Section 9 to Section 8 under the 1937 Act. This substitution will not adversely affect the interest of the assisted families but would, if feasible, enhance the sustainability of the property. If determined feasible, this substitution will be implemented at one or all of the communities in fiscal year 2005. As a part of the implementation of this strategy, it could involve an administrative disposition, opt out or conversion, depending on the HUD regulations and guidelines. The intent is to work with our development partners and other financial stakeholders to create a rent structure and funding mechanism for the mixed-income communities that will allow the properties to operate at a more sustainable level.

C1. Development and Planned Activities

Currently, AHA has five (5) HUD funded revitalization projects underway for the following existing or former public housing communities: (1) Capitol Homes, (2) Harris Homes, (3) Grady Homes, (4) Carver Homes, and (5) Perry Homes. Four (4) of these communities are HOPE VI revitalization projects. In addition, AHA received notification of its award of a Federal Fiscal Year 2003 HOPE VI grant in June for the revitalization of the McDaniel Glen community, and activities related to planning and relocation have begun. The following table highlights AHA's current development activity status as of June 30, 2004 and projects additional development activity that will continue through FY 2005.

Summary of AHA Revitalization Program: Rental Housing Completed as of 6/30/04							
Community	Phase	Rental Apartments					Total Rental Housing Produced To Date For Revitalization
		Public Housing Replacement Housing	Project Based S-8 Replacement Housing	Tax Credit Apartments	Market Rate Apartments	Total Rental Apartments	
Centennial Place	I, II, III, IV	301	0	126	311	738	738
Summerdale Commons	I, II	74	0	120	50	244	244
The Villages of East Lake	I, II	271	0	0	271	542	542
Columbia Village	I	30	0	70	0	100	100
Columbia Commons	I	48	0	31	79	158	158
The Villages at Castleberry Hill	I, II	180	0	90	180	450	450
Magnolia Park	I	87	0	45	88	220	220
Magnolia Park	II	73	0	35	72	180	180
Ashley Courts at Cascade	I	46	0	75	31	152	152
Ashley Courts at Cascade	II	41	0	54	41	136	136
Ashley Courts at Cascade	III	29		38	29	96	96
Ashley Terrace at West End	I	34	0	34	44	112	112
Villages at Carver	I	110	0	44	66	220	220
Villages at Carver	II	33	0	7	26	66	66
Villages at Carver	III	108	0	43	65	216	216
Columbia High Point	I	0	94	0	0	94	94
West Highlands: Columbia Estates	I	50	0	12	62	124	124
Subtotal: Units Completed		1515	94	824	1415	3848	3848
Summary of AHA Revitalization Program: Rental Housing Under Construction as of 6/30/04							
Community	Phase	Rental Apartments					Total Rental Housing Under Construction For Revitalization
		Public Housing Replacement Housing	Project Based S-8 Replacement Housing	Tax Credit Apartments	Market Rate Apartments	Total Rental Apartments	
West Highlands - Columbia Park Citi	II	61	0	19	74	154	154
West Highlands - Columbia Heritage (Elderly)	II	0	78	0	54	132	132
College Town at West End	I	78	0	40	78	196	196
College Town at West End (Elderly)	II	0	90	0	10	100	100
Subtotal: Units Under Construction		139	168	59	216	482	482
Summary of AHA Revitalization Program: Rental Housing Planned as of 6/30/04							
Community	Phase	Rental Apartments					Total Rental Housing Planned For Revitalization
		Public Housing Replacement Housing	Project Based S-8 Replacement Housing	Tax Credit Apartments	Market Rate Apartments	Total Rental Apartments	
Villages at Carver	V	78	0	40	40	158	158
Villages at Carver (Elderly)	VIII	0	71	0	19	90	90
West Highlands - Columbia Crest	III	61	0	18	73	152	152
West Highlands - Columbia Grove	IV	56	0	40	42	138	138
College Town at West End	III, IV	131	0	110	125	366	366
College Town at West End: Market Rate After close-out	V	0	0	0	72	72	72
Capitol Homes	I-V	358	0	289	397	1044	1044
Grady Homes	I-III	230	0	140	230	600	600
McDaniel Glen	I-IV	472	0	129	125	726	726
Subtotal: Units Planned		1386	71	766	1123	2620	3346
Total Housing Units for AHA's Revitalization Program		3040	333	1649	2754	6950	7676

C2. Homeownership Development Activities

Over the next five years, AHA, in conjunction with its development partners, plans to build approximately 972 for-sale homes at its mixed-income communities and at scattered site locations through out Atlanta. The homes will be sold to families of all income levels with 22% (216) made available for low to moderate income families earning no more than 60-115% of AMI.

AHA will provide subsidy assistance, where needed and appropriate, and homebuyer counseling to qualifying homebuyers. AHA has allotted \$2.4 million dollars of HOPE VI funds for subordinate mortgage assistance to AHA clients and low to moderate-income families. These subsidies will be available to people whose income range between 60% and 115% of AMI.

D. Financial Operations

Appendix F contains the Financial Analysis charts for FY 2004, which includes the Consolidated Balance Sheet, Consolidated Income Statement, Moving to Work Balance Sheet, and the Moving to Work Income Statement.

Explanation of Variances between Budget and Actual

The following explanations are provided for variances that are greater than \$1 million or 10 percent of the budgeted amount. Explanations are also provided for certain lines with no variance where the budgets were reduced during Fiscal Year 2004. Some comments make reference to Renaissance Gates property which operates outside of the HUD related portfolio. The Renaissance Gates budget included revenue and expenses exclusive to this property and was established subsequent to the Board approval of the consolidated budget.

REVENUE:

Capital Funds Program Revenue (No Variance Reported)

The Capital Funds Program is composed of multiyear capital grants; and funds are obligated to AHA by HUD as grants. Revenues resulting from such grants, however, are not recognized by AHA until the corresponding expenditures are incurred. HUD reimburses AHA for actual expenditures under the grants. Funds budgeted in one year, but not expended, become available in the following year. For this reason, FY2004 budgets for Capital funds were reduced to reflect the work that was actually performed and reimbursed during the fiscal year. When compared to FY 2004 Board approved budget, actual revenue was \$5.8M less than projected. Capital revenue was lower than projected because several capital work

items at properties were held and did not commence design and construction until November 2003 due to the appropriations delays from Congress and HUD. Capital funds are not lost and remain available during the HUD expenditure period for the grant. The work items are in progress and the associated revenue will be recognized as these items are completed in FY2005.

Development and HOPE VI Programs Revenue (No Variance Reported)

The Development and HOPE VI Programs are composed of multiyear capital grants; and funds are obligated to AHA by HUD as grants. Revenues resulting from such grants, however, are not recognized by AHA until the corresponding expenditures are incurred. HUD reimburses AHA for actual expenditures under the grants. Funds budgeted in one year, but not expended, become available in the following year. For this reason, FY2004 budgets for Development and HOPE VI funds were reduced to reflect the work that was actually performed and reimbursed during that fiscal year. When compared to FY 2004 Board approved budget, actual revenue was \$31.8M less than projected. These multi-year grant funds are not lost and will be used for these developments during future periods.

The initial budget for Development and HOPE VI revenue was based on an aggressive revitalization schedule. The scope and schedule of several of AHA sponsored development projects were changed due to factors outside of AHA's control. The following table highlights some of the changes in projected financial closing dates.

Development	Original Projected Closing	Updated Projected Closing
Carver Phase IV – Multifamily	January 2004	December 2004
Capitol Homes – First Multifamily Phase	January 2004	December 2005
Harris Homes III – Multifamily	January 2004	September 2005

Rental Property Revenue (Variance of \$1.7 million)

Rental Property Revenue was higher than the original budget primarily due to rental revenue of \$1.6 million from Renaissance Gates. As noted earlier the budget for this property was established subsequent to the original budget.

Management Fees (Variance of 54.3%)

This variance of \$301,000 resulted from higher revenue from Georgia HAP (GAHAP) than anticipated. GAHAP earned a higher fee rate on an increased number of units in FY2004. Also, GAHAP earned incentive fees and achieved operating efficiencies that allowed it to pay a distribution to AHA.

OPERATING EXPENSES AND COSTS:

Administrative (Variance of \$0.9 million)

Administrative costs were lower than expected by \$0.9 million. Though several budget lines were under budget, professional services accounted for the majority of the variance.

Work under the professional services budget for such items as the Good Neighbor Program and Information Technology Services were not completed during Fiscal Year 2004 and will continue into Fiscal Year 2005.

Housing Assistance Payments (HAP) (Variance of \$3.1 million)

HAP include payments to landlords under the Housing Choice Voucher program, payments to properties under the 11b Program, as well as Section 9 operating subsidy paid to AHA sponsored mixed income properties under to cover eligible operating costs for public housing assisted units. After the development of the FY2004 budget, AHA experienced a significant increase in the cost of housing assistance payments for vouchers due to (1) AHA's continued efforts to improve the quality of units on the Housing Choice Voucher program and (2) the rising cost of portability vouchers administered by other housing authorities. AHA administered the Housing Choice Voucher Program during FY2004 as it had historically, expecting HUD to fund the actual cost of housing assistance payments. However, HUD notified AHA in May 2004 it would only fund the cost of housing assistance payments based on a set rate as measured by the actual costs experienced in August 2003. This change contributed to the expense being over budget. AHA has since revised its methodology for funding vouchers and has instituted a number of actions under the FY2005 MTW Plan to reduce voucher expenses per month.

Utilities (Variance of \$2.1 million)

Utilities were budgeted based upon the rates used in the calculation of HUD subsidy in April 2003. AHA experienced rate increases during the fiscal year for natural gas, and water and sewerage resulting in higher than anticipated expenses of \$1.0 million and \$0.7 million, respectively. Approximately, \$326,000 of the variance resulted from the operations of

Renaissance Gates. As noted earlier the revenue and expense budget was established exclusively for this property subsequent to the original budget being adopted.

NON-OPERATING REVENUE AND EXPENSES

Interest Expense (Variance of 91.7%)

Interest Expense was higher than the original budget primarily due to interest expense of \$338,000 from Renaissance Gates. As noted earlier the revenue and expense budget was established exclusively for this property subsequent to the original budget being adopted.

Adequacy of Reserves: At the time of publication of this MTW Annual Report, HUD has not yet determined the funding level of AHA's MTW reserve in accordance with paragraph 4C, Attachment A of the AHA MTW Agreement. AHA will supply an analysis of the adequacy of the reserves after HUD officially notifies us of the amount of this funding.

E4. Capital Planning

The table in Appendix F reflects AHA's capital projects program for FY2004. For each capital project, it identifies the initial budget, the revised budget at fiscal year end, the amount expended in FY2004, and the balance brought forward into FY2005. The actual figures have not been audited.

During Fiscal Year 2004, AHA found it necessary to revise its priorities for its capital program to place priority on:

- Health and safety
- Community security, and
- Sustaining the viability of the properties.

This change in focus resulted in the deletion or deferment of some projects and the addition of others. Major changes include:

New Projects:

- **Gas Fired Appliances, HVAC, Furnace and Water Heater Replacements.** In an effort to safeguard the health of our residents and increase efficiencies AHA replaced or upgraded gas fired appliances, HVAC units, Furnaces and Water Heaters at 14 properties at a total cost of \$2.2 million.
- **Fire Restorations.** Fire Restorations at four properties cost \$180,000.
- **Interior Repairs.** Unprogrammed interior repairs at the Jonesboro North and South cost \$222, 224.

Projects deferred or deleted:

- **Balcony and Parapet Repairs.** Balcony and parapet repairs at Cosby Spears budgeted at \$698,398 were deferred.
- **Camera Call Down System.** Camera call down system projects at 12 properties budgeted at \$788,700 have been delayed in order to complete design studies and implementation plans.
- **Common Area Design.** Common Area design studies at Palmer House and Roosevelt House budgeted at \$256,393 have been deferred to revise and minimize scope.
- **Lobby Upgrades.** Lobby Upgrades at nine properties budgeted at \$900,862 have been deleted.
- **Site Improvements.** Site improvements at eleven properties, budgeted at \$833,939 were deleted.
- **Exterior Repairs.** Exterior repairs at Martin Street Plaza, budgeted at \$659,945 were deferred.

G. Other Information Required by HUD

The following additional information required by HUD as a part of AHA's MTW Report can be found in the Appendices as indicated below:

Results of latest completed 133 Audit (Appendix G)

Board Resolution (Appendix H)

- ◆ Resolution Adopting the FY 2004 MTW Annual Report

Submissions required for the receipt of funds (Appendix H)

- ◆ Calculation of Performance Funding System Operating Subsidy (52723)
- ◆ Calculation of Allowable Utilities Expense Level (52722-A)
- ◆ Estimate of Total Required Annual Contributions Section 8 (52673)
- ◆ Calculation of Section 8 Subsidy (52672)
- ◆ Requisition for Partial Payment of Annual Contributions (52663)
- ◆ Annual Statement/Performance and Evaluation Report – Capital Fund Program and Capital Fund Program Replacement Housing Factor

Appendices


- Appendix A: Client Survey Results (FY 2003)
- Appendix B: Family Demographics
- Appendix C: Public Housing Inventory Information
- Appendix D: Revised Housing Choice Administrative Plan
- Appendix E: Results of Independent PHAS Inspections
- Appendix F: Financial Analysis
- Appendix G: Results of Last Completed 133 Audit
- Appendix H: Certification



APPENDIX A

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Client Survey Results (FY 2003)



integrated assessment subsystem (nass)

REAL ESTATE ASSESSMENT CENTER
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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[skip navigation](#)

July 1

individual reports

PHAS Resident Report for Fiscal Year 2003

PHA Information

PHA Code:	GA006	PHA Name:	Housing Authority of the City of ATLANTA Georgia	Fiscal Year End:	06/30
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Resident Score (rounded)

9

Resident Sub-Indicators		Actual Score	Maximum Score
1	Survey Results	3.8	5.0
	<u>Maintenance and Repair</u>	0.9	1.0
	<u>Communication</u>	0.7	1.0
	<u>Safety</u>	0.8	1.0
	<u>Services</u>	0.9	1.0
	<u>Appearance</u>	0.7	1.0
2	Implementation Plan	2.0	2.0
3	Follow-Up Plan	3.0	3.0
Total Resident Score:		8.8	10.0

Last Updated: 07/18/2003

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

Comments or Questions? Contact the [REAC Technical Assistance Center](#).

APPENDIX B

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Family Demographics

Demographic Information

B-1 Change in Households Served – Bedroom Size Profile

PROGRAM	BEDROOM SIZE															Total		
	Studio			1BR			2BR			3BR			4+BR					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*																		
High-Rise	752	758	0.80%	2,279	2,298	0.83%	14	13	-7.14%	1	1	0.00%	0	2	N/A	3,046	3,072	0.85%
Family	53	54	1.89%	765	717	-6.27%	1,530	1,487	-2.81%	1,234	1,173	-4.94%	620	612	-1.29%	4,202	4,043	-3.78%
Mixed-Income	0	0	0.00%	209	238	13.88%	665	702	5.56%	317	349	10.09%	35	45	28.57%	1,226	1,334	8.81%
PHA Total	805	812	0.87%	3,253	3,253	0.00%	2,209	2,202	-0.32%	1,552	1,523	-1.87%	655	659	0.61%	8,474	8,449	-0.30%
Housing Choice																		
MTW	4	3	-25.00%	923	727	-21.24%	4,015	3,761	-6.33%	4,072	4,007	-1.60%	1,219	1,240	1.72%	10,233	9,738	-4.84%
Non-MTW	1	1	0.00%	70	207	195.71%	356	390	9.55%	375	501	33.60%	161	199	23.60%	963	1,298	34.79%
HC Total	5	4	-20.00%	993	934	-5.94%	4,371	4,151	-5.03%	4,447	4,508	1.37%	1,380	1,439	4.28%	11,196	11,036	-1.43%
Total	810	816	0.74%	4,246	4,187	-1.39%	6,580	6,353	-3.45%	5,999	6,031	0.53%	2,035	2,098	3.10%	19,670	19,485	-0.94%

*Public Housing Assisted.

- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-2 Change in Households Served - Income Profile

PROGRAM	INCOME RANGES												Totals		
	< 30% of AMI			30-50% of AMI			50-80% of AMI			> 80% of AMI					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
High-Rise	2,901	2,917	0.55%	127	140	10.24%	18	14	-22.22%	0	1	N/A	3,046	3,072	0.85%
Family	3,951	3,788	-4.13%	199	204	2.51%	27	23	-14.81%	25	28	12.00%	4,202	4,043	-3.78%
Mixed-Income	908	962	5.95%	290	296	2.07%	27	76	181.48%	1	0	-100.00%	1,226	1,334	8.81%
PHA Total	7,760	7,667	-1.20%	616	640	3.90%	72	113	56.94%	26	29	11.54%	8,474	8,449	-0.30%
Housing Choice															
MTW	8,521	8,067	-5.33%	1,631	1,581	-3.07%	81	90	11.11%	0	0	0.00%	10,233	9,738	-4.84%
Non-MTW	878	1,154	31.44%	85	139	63.53%	0	5	n/a	0	0	0.00%	963	1,298	34.79%
HC Total	9,399	9,221	-1.89%	1,716	1,720	0.23%	81	95	17.28%	0	0	0.00%	11,196	11,036	-1.43%
Total	17,159	16,888	-1.58%	2,332	2,360	1.20%	153	208	35.95%	26	29	11.54%	19,670	19,485	-0.94%

*Public Housing Assisted.

- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-3 Change in Heads of Households Served - Racial Profile

PROGRAM	RACE												Totals		
	Caucasian			African American			American Indian			Asian					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
High-Rise	542	545	0.55%	2,449	2,473	0.98%	2	2	0.00%	53	52	-1.89%	3,046	3,072	0.85%
Family	30	26	-13.33%	4,162	4,007	-3.72%	7	7	0.00%	3	3	0.00%	4,202	4,043	-3.78%
Mixed-Income	6	9	50.00%	1,217	1,325	8.87%	3	0	-100.00%	0	0	0.00%	1,226	1,334	8.81%
PHA Total	578	580	0.35%	7,828	7,805	-0.29%	12	9	-25.00%	56	55	-1.79%	8,474	8,449	-0.30%
Housing Choice															
MTW	61	60	-1.64%	10,166	9,671	-4.87%	1	2	100.00%	5	5	0.00%	10,233	9,738	-4.84%
Non-MTW	11	14	27.27%	952	1,283	34.77%	0	0	0.00%	0	1	n/a	963	1,298	34.79%
HC Total	72	74	2.78%	11,118	10,954	-1.48%	1	2	100.00%	5	6	20.00%	11,196	11,036	-1.43%
Total	650	654	0.62%	18,946	18,759	-0.99%	13	11	-15.38%	61	61	0.00%	19,670	19,485	-0.94%

*Public Housing Assisted.

- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-4 Change in Heads of Households Served - Ethnic Profile

PROGRAM	ETHNICITY						Totals		
	Hispanic			Non-Hispanic					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*									
High-Rise	124	126	1.61%	2,922	2,946	0.82%	3,046	3,072	0.85%
Family	16	13	-18.75%	4,186	4,030	-3.73%	4,202	4,043	-3.78%
Mixed-Income	10	0	-100.00%	1,216	1,334	9.70%	1,226	1,334	8.81%
PHA Total	150	139	-7.33%	8,324	8,310	-0.17%	8,474	8,449	-0.30%
Housing Choice									
MTW	36	32	-11.11%	10,197	9,706	-4.82%	10,233	9,738	-4.84%
Non-MTW	2	7	250.00%	961	1,291	34.34%	963	1,298	34.79%
HC Total	38	39	2.63%	11,158	10,997	-1.44%	11,196	11,036	-1.43%
Total	188	178	-5.32%	19,482	19,307	-0.90%	19,670	19,485	-0.94%

*Public Housing Assisted.

- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-5 Change in Heads of Households Served - Racial and Ethnic Profile (PHA by Development)

PROGRAM	RACE AND ETHNICITY											
	Caucasian						African American					
	Hispanic			Non-Hispanic			Hispanic			Non-Hispanic		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*												
High-Rise												
Antoine Graves	1	1	0.00%	4	4	0.00%	0	0	0.00%	204	204	0.00%
Antoine Graves Annex	0	0	0.00%	0	0	0.00%	0	0	0.00%	99	99	0.00%
Barge Road	0	1	N/A	2	2	0.00%	0	0	0.00%	126	127	0.79%
Cheshire Bridge Road	13	12	-7.69%	60	64	6.67%	2	2	0.00%	64	63	-1.56%
Cosby Spears Towers	5	3	-40.00%	18	22	22.22%	0	1	N/A	251	256	1.99%
East Lake Towers	0	0	0.00%	2	2	0.00%	1	1	0.00%	145	145	0.00%
Georgia Avenue	0	0	0.00%	0	0	0.00%	0	0	0.00%	79	80	1.27%
Hightower Manor	0	0	0.00%	2	2	0.00%	0	0	0.00%	124	128	3.23%
John O. Chiles	2	2	0.00%	4	4	0.00%	0	0	0.00%	243	243	0.00%
Juniper - 10th St.	7	8	14.29%	26	25	-3.85%	0	0	0.00%	112	114	1.79%
Marian Apartments	10	11	10.00%	133	135	1.50%	2	2	0.00%	84	80	-4.76%
Marietta Road	1	1	0.00%	8	6	-25.00%	0	0	0.00%	119	123	3.36%
Martin Luther King Towers	1	1	0.00%	1	1	0.00%	0	0	0.00%	150	152	1.33%
Palmer House	6	6	0.00%	14	14	0.00%	0	0	0.00%	222	226	1.80%
Peachtree Road	11	12	9.09%	59	58	-1.69%	1	1	0.00%	123	122	-0.81%
Piedmont Road	38	39	2.63%	81	76	-6.17%	1	1	0.00%	75	79	5.33%
Roosevelt House	19	18	-5.26%	14	15	7.14%	0	0	0.00%	222	224	0.90%
High-Rise Total	114	115	0.88%	428	430	0.47%	7	8	14.29%	2,442	2,465	0.94%

B-5 Continued

PROGRAM	RACE AND ETHNICITY											
	American Indian						Asian					
	Hispanic			Non-Hispanic			Hispanic			Non-Hispanic		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*												
High-Rise												
Antoine Graves	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Antoine Graves Annex	0	0	0.00%	0	0	0.00%	0	0	0.00%	1	1	0.00%
Barge Road	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Cheshire Bridge Road	0	0	0.00%	0	0	0.00%	0	0	0.00%	23	21	-8.70%
Cosby Spears Towers	0	1	N/A	1	0	-100.00%	0	0	0.00%	0	0	0.00%
East Lake Towers	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Georgia Avenue	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Hightower Manor	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
John O. Chiles	0	0	0.00%	0	0	0.00%	0	0	0.00%	1	1	0.00%
Juniper - 10th St.	0	0	0.00%	0	0	0.00%	0	0	0.00%	1	1	0.00%
Marian Apartments	0	0	0.00%	0	0	0.00%	1	0	-100.00%	9	11	22.22%
Marietta Road	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Martin Luther King Towers	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Palmer House	0	0	0.00%	1	1	0.00%	0	0	0.00%	1	1	0.00%
Peachtree Road	0	0	0.00%	0	0	0.00%	0	0	0.00%	3	3	0.00%
Piedmont Road	0	0	0.00%	0	0	0.00%	2	2	0.00%	11	11	0.00%
Roosevelt House	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
High-Rise Total	0	1	N/A	2	1	50.00%	3	2	-33.33%	50	50	0.00%

B-5 Continued

PROGRAM	RACE AND ETHNICITY											
	Caucasian						African-American					
	Hispanic			Non-Hispanic			Hispanic			Non-Hispanic		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*												
Family												
Bankhead Courts	0	0	0.00%	1	1	0.00%	0	0	0.00%	369	378	2.44%
Bowen Homes	1	1	0.00%	5	6	20.00%	2	1	-50.00%	621	617	-0.64%
Englewood Manor	1	0	100.00%	1	1	0.00%	0	0	0.00%	284	298	4.93%
Gilbert Gardens	0	-	N/A	3	-	N/A	1	-	N/A	184	-	N/A
Grady Homes	0	0	0.00%	1	1	0.00%	0	0	0.00%	488	451	-7.58%
Herndon Homes	0	0	0.00%	0	0	0.00%	1	2	100.00%	275	275	0.00%
Hollywood Courts	1	1	0.00%	2	2	0.00%	0	0	0.00%	193	199	3.11%
John Hope Model Building	0	0	0.00%	0	0	0.00%	0	0	0.00%	6	6	0.00%
Jonesboro North	0	0	0.00%	1	1	0.00%	0	0	0.00%	95	97	2.11%
Jonesboro South	1	1	0.00%	1	1	0.00%	0	0	0.00%	154	145	-5.84%
Leila Valley	1	0	100.00%	1	1	0.00%	1	1	0.00%	114	116	1.75%
Martin Street Plaza	0	0	0.00%	0	0	0.00%	0	0	0.00%	58	60	3.45%
McDaniel Glenn	1	1	0.00%	0	0	0.00%	0	0	0.00%	398	422	6.03%
Thomasville Heights	1	1	0.00%	2	2	0.00%	0	0	0.00%	334	345	3.29%
University Homes	0	0	0.00%	3	3	0.00%	1	1	0.00%	486	494	1.65%
U-Rescue Villa	1	1	0.00%	0	0	0.00%	0	0	0.00%	67	68	1.49%
Westminster	0	0	0.00%	1	1	0.00%	1	1	0.00%	29	30	3.45%
Family Total	8	6	-25.00%	22	20	-9.09%	7	6	-14.29%	4,155	4,001	-3.71%

B-5 Continued

PROGRAM	RACE AND ETHNICITY											
	American Indian						Asian					
	Hispanic			Non-Hispanic			Hispanic			Non-Hispanic		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*												
Family												
Bankhead Courts	1	1	0.00%	1	1	0.00%	0	0	0.00%	0	0	0.00%
Bowen Homes	0	0	0.00%	1	1	0.00%	0	0	0.00%	0	0	0.00%
Englewood Manor	0	0	0.00%	1	1	0.00%	0	0	0.00%	0	0	0.00%
Gilbert Gardens	0	-	N/A	0	-	N/A	0	-	N/A	0	-	N/A
Grady Homes	0	0	0.00%	1	1	0.00%	0	0	0.00%	0	0	0.00%
Herndon Homes	0	0	0.00%	0	0	0.00%	0	0	0.00%	1	1	0.00%
Hollywood Courts	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
John Hope Model Building	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Jonesboro North	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Jonesboro South	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Leila Valley	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Martin Street Plaza	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
McDaniel Glenn	0	0	0.00%	1	1	0.00%	0	0	0.00%	2	2	0.00%
Thomasville Heights	0	0	0.00%	1	1	0.00%	0	0	0.00%	0	0	0.00%
University Homes	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
U-Rescue Villa	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Westminster	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Family Total	1	1	0.00%	6	6	0.00%	0	0	0.00%	3	3	0.00%

B-5 Continued

PROGRAM	RACE AND ETHNICITY											
	Caucasian						African-American					
	Hispanic			Non-Hispanic			Hispanic			Non-Hispanic		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*												
Mixed-Income												
Ashley Court at Cascade I & II	0	0	0.00%	1	1	0.00%	8	0	-100.00%	74	81	9.46%
Ashley Terrace at West End I	0	0	0.00%	0	0	0.00%	0	0	0.00%	33	33	0.00%
Centennial Place I-IV	0	0	0.00%	2	0	-100.00%	0	0	0.00%	293	301	2.73%
Columbia Village	0	0	0.00%	0	0	0.00%	0	0	0.00%	30	30	0.00%
Magnolia Park I & II	0	0	0.00%	1	1	0.00%	1	0	-100.00%	154	159	3.25%
Summerdale Commons I & II	0	0	0.00%	0	0	0.00%	0	0	0.00%	73	74	1.37%
Village at Castleberry Hill I & II	1	0	-100.00%	1	4	300.00%	0	0	0.00%	175	176	0.57%
Villages at Carver I	0	0	0.00%	0	1	N/A	0	0	0.00%	109	202	85.32%
Villages of East Lake I & II	0	0	0.00%	0	2	N/A	0	0	0.00%	267	269	0.75%
Mixed-Income Total	1	0	-100.00%	5	9	80.00%	9	0	-100.00%	1,208	1,325	9.69%
PHA Total	123	121	-1.63%	455	459	0.88%	23	14	-39.13%	7,805	7,791	-0.18%
Housing Choice												
MTW	15	13	-13.33%	46	47	2.17%	19	16	-15.79%	10,147	9,655	-4.85%
Non-MTW	2	4	100.00%	9	10	11.11%	0	2	N/A	952	1,281	34.56%
HC Total	17	17	0.00%	55	57	3.64%	19	18	-5.26%	11,099	10,936	-1.47%
Grand Total	140	138	-1.43%	510	516	1.18%	42	32	-23.81%	18,904	18,727	-0.94%

B-5 Continued

PROGRAM	RACE AND ETHNICITY											
	American Indian						Asian					
	Hispanic			Non-Hispanic			Hispanic			Non-Hispanic		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*												
Mixed-Income												
Ashley Court at Cascade I & II	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Ashley Terrace at West End I	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Centennial Place I-IV	0	0	0.00%	1	0	-100.00%	0	0	0.00%	0	0	0.00%
Columbia Village	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Magnolia Park I & II	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Summerdale Commons I & II	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Village at Castleberry Hill I & II	0	0	0.00%	1	0	-100.00%	0	0	0.00%	0	0	0.00%
Villages at Carver I	0	0	0.00%	1	0	-100.00%	0	0	0.00%	0	0	0.00%
Villages of East Lake I & II	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
Mixed-Income Total	0	0	0.00%	3	0	-100.00%	0	0	0.00%	0	0	0.00%
PHA Total	1	2	100.00%	11	7	-36.36%	3	2	-33.33%	53	53	0.00%
Housing Choice												
MTW	1	2	100.00%	0	0	0.00%	1	1	0.00%	4	4	0.00%
Non-MTW	0	0	0.00%	0	0	0.00%	0	1	N/A	0	0	0.00%
HC Total	1	2	100.00%	0	0	0.00%	1	2	100.00%	4	4	0.00%
Grand Total	2	4	100.00%	11	7	-36.36%	4	4	0.00%	57	57	0.00%

*Public Housing Assisted.

- Gilbert Gardens was sold to the City of Atlanta under the Airport Mitigation Program on June 22, 2004. Therefore, AHA is not including demographic information for residents who remained at the site and whose housing is currently funded by the airport. AHA will include demographic information on these residents as they are relocated to other AHA housing programs.
- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.

- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-6 Change in Households Served - Family Type

Program	Family*			Elderly**			Disabled***			Program Total		
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/30	6/04	Chg
Public Housing Assisted****	4,115	4,167	1.26%	1,797	1,791	0.00%	2,562	2,491	-2.77%	8,474	8,449	-0.30%
Housing Choice	8,892	8,705	-2.10%	417	430	3.12%	1,887	1,901	0.74%	11,196	11,036	-1.43%
Category Total	13,007	12,872	-1.04%	2,214	2,221	0.32%	4,449	4,392	-1.28%	19,670	19,485	-0.94%

* Family is defined as any adult (18 to 61) head of household, excluding the elderly and disabled.

** Elderly is defined as any head of household 62 years of age and older.

*** Disabled is defined as any adult head of household who is disabled and under the age of 62.

****Public Housing Assisted.

- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-7 FY 2004 Area Median Income (AMI) Limits by Household Size for Metro Atlanta Area

HOUSEHOLD SIZE	FY 2004 INCOME LIMITS		
	<30% of AMI	30-50% of AMI	50-80% of AMI
1	\$14,950	\$24,900	\$39,850
2	\$17,100	\$28,500	\$45,550
3	\$19,200	\$32,050	\$51,250
4	\$21,350	\$35,600	\$56,950
5	\$23,050	\$38,450	\$61,500
6	\$24,800	\$41,300	\$66,050
7	\$26,500	\$44,150	\$70,650
8	\$28,200	\$47,000	\$75,200

B-8 Change in Households Served - Income Profile by AMI (PHA by Development)

PROGRAM	INCOME RANGES												Totals		
	< 30% of AMI			30-50% of AMI			50-80% of AMI			> 80% of AMI					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
High-Rise															
Antoine Graves	204	203	-0.49%	5	6	20.00%	0	0	0.00%	0	0	0.00%	209	209	0.00%
Antoine Graves Annex	98	97	-1.02%	1	2	100.00%	1	1	0.00%	0	0	0.00%	100	100	0.00%
Barge Road	115	117	1.74%	12	11	-8.33%	1	2	100.00%	0	0	0.00%	128	130	1.56%
Cheshire Bridge Road	152	152	0.00%	8	10	25.00%	2	0	-100.00%	0	0	0.00%	162	162	0.00%
Cosby Spears Towers	269	275	2.23%	5	8	60.00%	1	0	-100.00%	0	0	0.00%	275	283	2.91%
East Lake Towers	138	137	-0.72%	10	10	0.00%	0	1	N/A	0	0	0.00%	148	148	0.00%
Georgia Avenue	77	77	0.00%	1	3	200.00%	1	0	-100.00%	0	0	0.00%	79	80	1.27%
Hightower Manor	115	120	4.35%	9	7	-22.22%	2	2	0.00%	0	1	N/A	126	130	3.17%
John O. Chiles	234	234	0.00%	14	15	7.14%	2	1	-50.00%	0	0	0.00%	250	250	0.00%
Juniper - 10th St.	140	142	1.43%	6	6	0.00%	0	0	0.00%	0	0	0.00%	146	148	1.37%
Marian Apartments	233	233	0.00%	6	6	0.00%	0	0	0.00%	0	0	0.00%	239	239	0.00%
Marietta Road	114	118	3.51%	11	11	0.00%	3	1	-66.67%	0	0	0.00%	128	130	1.56%
Martin Luther King Towers	146	149	2.05%	6	5	-16.67%	0	0	0.00%	0	0	0.00%	152	154	1.32%
Palmer House	237	241	1.69%	7	7	0.00%	0	0	0.00%	0	0	0.00%	244	248	1.64%
Peachtree Road	182	178	-2.20%	12	16	33.33%	3	2	-33.33%	0	0	0.00%	197	196	-0.51%
Piedmont Road	198	195	-1.52%	9	12	33.33%	1	1	0.00%	0	0	0.00%	208	208	0.00%
Roosevelt House	249	249	0.00%	5	5	0.00%	1	3	200.00%	0	0	0.00%	255	257	0.78%
High-Rise Total	2,901	2,917	0.55%	127	140	10.24%	18	14	-22.22%	0	1	N/A	3,046	3,072	0.85%
Family															
Bankhead Courts	349	358	2.58%	13	13	0.00%	4	4	0.00%	6	6	0.00%	372	381	2.42%
Bowen Homes	586	583	-0.51%	36	32	-11.11%	2	4	100.00%	6	7	16.67%	630	626	-0.63%
Englewood Manor	275	286	4.00%	11	12	9.09%	0	0	0.00%	1	2	100.00%	287	300	4.53%
Gilbert Gardens	179	-	N/A	7	-	N/A	1	-	N/A	1	-	N/A	188	-	N/A
Grady Homes	443	404	-8.80%	40	42	5.00%	6	6	0.00%	1	1	0.00%	490	453	-7.55%
Herndon Homes	259	260	0.39%	15	14	-6.67%	3	3	0.00%	0	1	N/A	277	278	0.36%
Hollywood Courts	188	195	3.72%	7	6	-14.29%	1	1	0.00%	0	0	0.00%	196	202	3.06%
John Hope	5	5	0.00%	1	1	0.00%	0	0	0.00%	0	0	0.00%	6	6	0.00%
Jonesboro North	91	94	3.30%	5	4	-20.00%	0	0	0.00%	0	0	0.00%	96	98	2.08%
Jonesboro South	152	140	-7.89%	3	5	66.67%	0	0	0.00%	1	2	100.00%	156	147	-5.77%
Leila Valley	107	109	1.87%	6	7	16.67%	3	1	-66.67%	1	1	0.00%	117	118	0.85%
Martin Street Plaza	47	47	0.00%	7	12	71.43%	3	0	-100.00%	1	1	0.00%	58	60	3.45%
McDaniel Glenn	389	408	4.88%	13	18	38.46%	0	0	0.00%	0	0	0.00%	402	426	5.97%
Thomasville Heights	320	335	4.69%	10	7	-30.00%	1	1	0.00%	7	6	-14.29%	338	349	3.25%
University Homes	472	476	0.85%	17	20	17.65%	1	2	100.00%	0	0	0.00%	490	498	1.63%
U-Rescue Villa	62	63	1.61%	5	4	-20.00%	1	1	0.00%	0	1	N/A	68	69	1.47%
Westminster	27	26	-3.70%	3	6	100.00%	1	0	-100.00%	0	0	0.00%	31	32	3.23%
Family Total	3,951	3,789	-4.10%	199	203	2.01%	27	23	-14.81%	25	28	12.00%	4,202	4,049	-3.78%

PROGRAM	INCOME RANGES												Totals		
	< 30% of AMI			30-50% of AMI			50-80% of AMI			> 80% of AMI					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
Mixed-Income															
Ashley Court at Cascade I & II	66	68	3.03%	16	10	-37.50%	1	4	300.00%	0	0	0.00%	83	82	-1.20%
Ashley Terrace at West End I	22	30	36.36%	11	3	-72.73%	0	0	0.00%	0	0	0.00%	33	33	0.00%
Centennial Place I-IV	196	142	-27.55%	87	113	29.89%	12	46	283.33%	1	0	-100.00%	296	301	1.69%
Columbia Village	22	20	-9.09%	7	10	42.86%	1	0	-100.00%	0	0	0.00%	30	30	0.00%
Magnolia Park I & II	121	140	15.70%	32	20	-37.50%	3	0	-100.00%	0	0	0.00%	156	160	2.56%
Summerdale Commons I & II	62	63	1.61%	11	11	0.00%	0	0	0.00%	0	0	0.00%	73	74	1.37%
Village at Castleberry Hill I & II	142	175	23.24%	31	0	-100.00%	5	5	0.00%	0	0	0.00%	178	180	1.12%
Villages at Carver I & III	84	132	57.14%	25	54	116.00%	1	17	1600.00%	0	0	0.00%	110	203	84.55%
Villages of East Lake I & II	193	192	-0.52%	70	75	7.14%	4	4	0.00%	0	0	0.00%	267	271	1.50%
Mixed-Income Total	908	962	5.95%	290	296	2.07%	27	76	181.48%	1	0	-100.00%	1,226	1,334	8.81%
PHA Total	7,760	7,668	-1.19%	616	639	3.73%	72	113	56.94%	26	29	11.54%	8,474	8,449	-0.30%
Housing Choice															
MTW	8,521	8,067	-5.33%	1,631	1,581	-3.07%	81	90	11.11%	0	0	0.00%	10,233	9,738	-4.84%
Non-MTW	878	1,154	31.44%	85	139	63.53%	0	5	N/A	0	0	0.00%	963	1,298	34.79%
Housing Choice Total	9,399	9,221	-1.89%	1,716	1,720	0.23%	81	95	17.28%	0	0	0.00%	11,196	11,036	-1.43%
Grand Total	17,159	16,889	-1.57%	2,332	2,359	1.16%	153	208	35.95%	26	29	11.54%	19,670	19,485	-0.94%

*Public Housing Assisted.

- Gilbert Gardens was sold to the City of Atlanta under the Airport Mitigation Program on June 22, 2004. Therefore, AHA is not including demographic information for residents who remained at the site and whose housing is currently funded by the airport. AHA will include demographic information on these residents as they are relocated to other AHA housing programs.
- The Housing Choice voucher split is based on AHA projections in that a HUD approved voucher split was not available at the time of this report. Future reports will reflect the HUD approved voucher split.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- The decrease reflected in the number of Housing Choice vouchers from 12/03 to 6/04 is due to attrition to support upcoming project-based commitments of 766 units.

B-9 Change in Public Housing Assisted Waiting List Data - Bedroom Profile

PROGRAM	UNIT SIZE															Total Units		
	Studio			1BR			2BR			3BR			4+BR					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*																		
High-Rise	1,160	881	-24.05%	1,645	1,455	-11.55%	9	7	-22.22%	3	2	-33.33%	0	0	0.00%	2,817	2,345	-16.76%
Family	104	107	2.88%	4,820	3,780	-21.58%	3,990	3,165	-20.68%	1,602	1,523	-4.93%	354	333	-5.93%	10,870	8,908	-18.05%
Mixed-Income	49	0	-100.00%	602	2,509	316.78%	886	2,880	225.06%	878	1,501	70.96%	54	228	322.22%	2,469	7,118	188.29%
PHA Total	1,313	988	-24.75%	7,067	7,744	9.58%	4,885	6,052	23.89%	2,483	3,026	21.87%	408	561	37.50%	16,156	18,371	13.71%

Note: Housing Choice does not currently maintain Bedroom Profile data for waiting list applicants.

*Public Housing Assisted.

B-10 Change in Public Housing Assisted and Housing Choice Waiting List Data - Racial Profile

PROGRAM	RACE												Totals		
	Caucasian			African American			American Indian			Asian					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
High-Rise	289	240	-16.96%	2,509	2,092	-16.62%	14	3	-78.57%	5	10	100.00%	2,817	2,345	-16.76%
Family	56	44	-21.43%	10,806	8,859	-18.02%	2	4	100.00%	6	1	-83.33%	10,870	8,908	-18.05%
Mixed-Income	39	23	-41.03%	2,430	7,055	190.33%	0	30	N/A	0	10	N/A	2,469	7,118	188.29%
PHA Total	384	307	-20.05%	15,745	18,006	14.36%	16	37	131.25%	11	21	90.91%	16,156	18,371	13.71%
Housing Choice	1,006	1,006	0.00%	20,129	20,135	0.03%	194	194	0.00%	58	58	0.00%	21,387	21,393	0.03%
HC Total	1,006	1,006	0.00%	20,129	20,135	0.03%	194	194	0.00%	58	58	0.00%	21,387	21,393	0.03%
Total	1,390	1,313	-5.54%	35,874	38,141	6.32%	210	231	10.00%	69	79	14.49%	37,543	39,764	5.92%

*Public Housing Assisted.

B-11 Change in Public Housing Assisted and Housing Choice Waiting List Data - Income Profile

PROGRAM	INCOME RANGES												Totals		
	< 30% of AMI			30-50% of AMI			50-80% of AMI			> 80% of AMI					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
High-Rise	2,735	2,270	-17.00%	70	61	-12.86%	8	11	37.50%	4	3	-25.00%	2,817	2,345	-16.76%
Family	10,547	8,386	-20.49%	309	481	55.66%	14	36	157.14%	0	5	N/A	10,870	8,908	-18.05%
Mixed-Income	623	5,058	711.88%	1,296	1,823	40.66%	394	235	-40.36%	156	2	-98.72%	2,469	7,118	188.29%
PHA Total	13,905	15,714	13.01%	1,675	2,365	41.19%	416	282	-32.21%	160	10	-93.75%	16,156	18,371	13.71%
Housing Choice	19,733	19,737	0.02%	1,478	1,480	0.14%	176	176	0.00%	0	0	0.00%	21,387	21,393	0.03%
HC Total	19,733	19,737	0.02%	1,478	1,480	0.14%	176	176	0.00%	0	0	0.00%	21,387	21,393	0.03%
Total	33,638	35,451	5.39%	3,153	3,845	21.95%	592	458	-22.64%	160	10	-93.75%	37,543	39,764	5.92%

*Public Housing Assisted.

B-12 Change in Public Housing Assisted and Housing Choice Waiting List Data - Racial Profile (PHA by Development)

PROGRAM	RACE												Totals		
	Caucasian			African American			American Indian			Asian					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
High-Rise															
Antoine Graves	6	1	-83.33%	245	132	-46.12%	0	0	0.00%	1	0	-100.00%	252	133	-47.22%
Antoine Graves Annex	6	3	-50.00%	182	161	-11.54%	0	0	0.00%	0	0	0.00%	188	164	-12.77%
Barge Road	1	2	100.00%	96	116	20.83%	0	1	N/A	0	1	N/A	97	120	23.71%
Cheshire Bridge Road	43	28	-34.88%	104	86	-17.31%	8	0	-100.00%	0	6	N/A	155	120	-22.58%
Cosby Spears Towers	23	9	-60.87%	211	131	-37.91%	0	0	0.00%	0	0	0.00%	234	140	-40.17%
East Lake Towers	3	1	-66.67%	224	144	-35.71%	0	0	0.00%	0	0	0.00%	227	145	-36.12%
Georgia Avenue	1	2	100.00%	65	93	43.08%	0	0	0.00%	0	0	0.00%	66	95	43.94%
Hightower Manor	1	0	-100.00%	169	138	-18.34%	0	0	0.00%	0	0	0.00%	170	138	-18.82%
John O. Chiles	3	3	0.00%	165	235	42.42%	0	0	0.00%	0	0	0.00%	168	238	41.67%
Juniper - 10th St.	47	56	19.15%	254	243	-4.33%	2	1	-50.00%	2	2	0.00%	305	302	-0.98%
Marian Apartments	50	44	-12.00%	107	98	-8.41%	2	1	-50.00%	1	1	0.00%	160	144	-10.00%
Marietta Road	11	3	-72.73%	48	18	-62.50%	0	0	0.00%	0	0	0.00%	59	21	-64.41%
Martin Luther King Towers	0	0	0.00%	55	64	16.36%	0	0	0.00%	0	0	0.00%	55	64	16.36%
Palmer House	4	6	50.00%	155	142	-8.39%	1	0	-100.00%	0	0	0.00%	160	148	-7.50%
Peachtree Road	62	63	1.61%	218	178	-18.35%	1	0	-100.00%	1	0	-100.00%	282	241	-14.54%
Piedmont Road	25	18	-28.00%	72	24	-66.67%	0	0	0.00%	0	0	0.00%	97	42	-56.70%
Roosevelt House	3	1	-66.67%	139	89	-35.97%	0	0	0.00%	0	0	0.00%	142	90	-36.62%
High-Rise Total	289	240	-16.96%	2,509	2,092	-16.62%	14	3	-78.57%	5	10	100.00%	2,817	2,345	-16.76%
Family															
Bankhead Courts	0	0	0.00%	1,032	501	-51.45%	0	0	0.00%	0	0	0.00%	1,032	501	-51.45%
Bowen Homes	4	1	-75.00%	1,351	1,055	-21.91%	0	1	N/A	1	0	-100.00%	1,356	1,057	-22.05%
Englewood Manor	3	2	-33.33%	359	439	22.28%	0	0	0.00%	0	0	0.00%	362	441	21.82%
Gilbert Gardens**	2	-	N/A	514	-	N/A	0	-	N/A	0	-	N/A	516	-	N/A
Grady Homes	6	5	-16.67%	1,912	1,559	-18.46%	1	0	-100.00%	0	1	N/A	1,919	1,565	-18.45%
Herndon Homes	8	4	-50.00%	829	730	-11.94%	0	1	N/A	1	0	-100.00%	838	735	-12.29%
Hollywood Courts	1	0	-100.00%	147	205	39.46%	0	0	0.00%	0	0	0.00%	148	205	38.51%
John Hope Model Building	-	-	N/A	-	-	N/A	-	-	N/A	-	-	N/A	-	-	N/A
Jonesboro North	2	0	-100.00%	239	183	-23.43%	0	1	N/A	1	0	-100.00%	242	184	-23.97%
Jonesboro South	0	0	0.00%	307	267	-13.03%	0	0	0.00%	0	0	0.00%	307	267	-13.03%
Leila Valley	1	0	-100.00%	474	395	-16.67%	0	0	0.00%	1	0	-100.00%	476	395	-17.02%
Martin Street Plaza	1	1	0.00%	479	481	0.42%	0	0	0.00%	0	0	0.00%	480	482	0.42%
McDaniel Glenn	6	4	-33.33%	1,140	859	-24.65%	0	0	0.00%	0	0	0.00%	1,146	863	-24.69%
Thomasville Heights	3	5	66.67%	701	882	25.82%	0	0	0.00%	0	0	0.00%	704	887	25.99%
University Homes	4	7	75.00%	835	892	6.83%	0	0	0.00%	0	0	0.00%	839	899	7.15%
U-Rescue Villa	8	7	-12.50%	310	249	-19.68%	1	0	-100.00%	1	0	-100.00%	320	256	-20.00%
Westminster	7	8	14.29%	177	162	-8.47%	0	1	N/A	1	0	-100.00%	185	171	-7.57%
Family Total	56	44	-21.43%	10,806	8,859	-18.02%	2	4	100.00%	6	1	-83.33%	10,870	8,908	-18.05%

PROGRAM	RACE												Totals		
	Caucasian			African American			American Indian			Asian					
	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg	12/03	6/04	Chg
PHA*															
Mixed-Income															
Ashley Court at Cascade I & II	0	3	N/A	124	490	295.16%	0	0	0.00%	0	5	N/A	124	498	301.61%
Ashley Terrace at West End I	0	2	N/A	34	139	308.82%	0	1	N/A	0	0	0.00%	34	142	317.65%
Centennial Place I-IV	3	0	-100.00%	225	747	232.00%	0	0	0.00%	0	0	0.00%	228	747	227.63%
Columbia Village	0	2	N/A	120	140	16.67%	0	0	0.00%	0	0	0.00%	120	142	18.33%
Magnolia Park I & II	0	8	N/A	41	1,774	4226.83%	0	26	N/A	0	1	N/A	41	1,809	4312.20%
Summerdale Commons I & II	1	1	0.00%	202	202	0.00%	0	0	0.00%	0	0	0.00%	203	203	0.00%
Village at Castleberry Hill I & II	0	2	N/A	113	536	374.34%	0	0	0.00%	0	2	N/A	113	540	377.88%
Villages at Carver I & III	35	2	-94.29%	1,047	145	-86.15%	0	0	0.00%	0	0	0.00%	1,082	147	-86.41%
Villages of East Lake I & II	0	3	N/A	524	2,882	450.00%	0	3	N/A	0	2	N/A	524	2,890	451.53%
Mixed-Income Total	39	23	-41.03%	2,430	7,055	190.33%	0	30	N/A	0	10	N/A	2,469	7,118	188.29%
PHA Totals	384	307	-20.05%	15,745	18,006	14.36%	16	37	131.25%	11	21	90.91%	16,156	18,371	13.71%
Housing Choice															
Housing Choice	1,006	1,006	0.00%	20,129	20,135	0.03%	194	194	0.00%	58	58	0.00%	21,387	21,393	0.03%
Housing Choice Totals	1,006	1,006	0.00%	20,129	20,135	0.03%	194	194	0.00%	58	58	0.00%	21,387	21,393	0.03%
Grand Total	1,390	1,313	-5.54%	35,874	38,141	6.32%	210	231	10.00%	69	79	14.49%	37,543	39,764	5.92%
*Public Housing Assisted															

*Public Housing Assisted.

- The increase in the waiting list numbers is primarily due to the Mixed-Income properties. Ashley Courts at Cascade, Magnolia Park, Villages of East Lake, Castleberry and Centennial all opened their waiting lists to the public during this period and as a result had huge increases to the numbers on their waiting list.

APPENDIX C

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Public Housing Inventory Information

Public Housing Inventory Information

C-1 Change in Number of units in Inventory

PROGRAM	BEDROOM SIZE															Total Units		
	Studio			1BR			2BR			3BR			4+BR					
	6/03	6/04	Chg	6/03	6/04	Chg	6/03	6/04	Chg	6/03	6/04	Chg	6/03	6/04	Chg	6/03	6/04	Chg
PHA*																		
High-Rise	764	764	0.00%	2,302	2,302	0.00%	15	15	0.00%	1	1	0.00%	0	0	0.00%	3,082	3,082	0.00%
Family	54	54	0.00%	778	750	-3.60%	1,614	1,530	-5.20%	1,293	1,213	-6.19%	657	629	-4.26%	4,396	4,176	-5.00%
Mixed-Income	0	0	0.00%	213	238	11.74%	676	805	19.08%	319	398	24.76%	39	45	15.38%	1,247	1,486	19.17%
PHA Total	818	818	0.00%	3,293	3,290	-0.09%	2,305	2350	1.95%	1,613	1612	-0.06%	696	674	-3.16%	8,725	8,744	0.22%

**Public Housing Assisted.*

- o A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- o Gilbert Gardens was sold to the City of Atlanta under the Airport Noise Mitigation Program on June 22, 2004. Therefore, AHA is not including demographic information for residents who remained at the site and whose housing is currently funded by the airport. AHA will include demographic information on these residents as they are relocated to other AHA housing programs.

C-2 Public Housing Assisted Communities - Occupancy Levels as of 6/30/04

Development Number	Development	2004 Adjusted %*
High-Rise		
GA006011	Antoine Graves	100.00%
GA006026	Antoine Graves Annex	99.00%
GA006054	Barge Road	99.00%
GA006047	Cheshire Bridge Road	100.00%
GA006024	Cosby Spears Towers	99.00%
GA006030	East Lake Towers	100.00%
GA006025	Georgia Avenue	98.00%
GA006053	Hightower Manor	99.00%
GA006013	John O. Chiles	100.00%
GA006043	Juniper - 10th St.	97.00%
GA006052	Marian Apartments	100.00%
GA006058	Marietta Road	99.00%
GA006016	Martin Luther King Towers	99.00%
GA006014	Palmer House	100.00%
GA006045	Peachtree Road	100.00%
GA006048	Piedmont Road	100.00%
GA006027	Roosevelt House	100.00%
Family		
GA006028	Bankhead Courts	98.00%
GA006012	Bowen Homes	97.00%
GA006023	Englewood Manor	100.00%
GA006021	Gilbert Gardens	N/A
GA006004	Grady Homes	100.00%
GA006005R2	Herndon Homes	99.00%
GA006020	Hollywood Courts	97.00%
GA006002	John Hope Model Building	100.00%
GA006032	Jonesboro North	98.00%
GA006031	Jonesboro South	99.00%
GA006029	Leila Valley	96.00%
GA006056	Martin Street Plaza	100.00%
GA006016	McDaniel Glenn	100.00%
GA006017	Thomasville Heights	97.00%
GA006010	University Homes	99.00%
GA006024	U-Rescue Villa	98.00%
GA006044	Westminster	93.00%

Development Number	Development	2004 Adjusted %*
Mixed Income**		
GA006083	Ashley Court at Cascade I & II	94.50%
GA006084	Ashley Terrace at West End I	97.00%
GA006077 GA006077A GA006077B GA006077C	Centennial Place I Centennial Place II Centennial Place III Centennial Place IV	100.00%
GA006081	Columbia Village	100.00%
GA006069 GA006086	Magnolia Park I Magnolia Park II	100.00%
GA006070 GA006079	Summerdale Commons I Summerdale Commons II	100.00%
GA006061 GA006080	Village at Castleberry Hill I Village at Castleberry Hill II	100.00%
GA006085 GA006088	Villages at Carver I Villages at Carver III	94.30%
GA006065 GA006078	Villages of East Lake I Villages of East Lake II	100.00%
June 30, 2004 Average		98.7%
FY04 MTW Benchmark		>98%

- o The Adjusted Occupancy Rate takes into account units that are excepted from the occupancy calculation for the following reasons: essential employee units, units approved for being kept out of occupancy because they are being used for resident service providers or resident associations, units assigned to a police officer that lives in the community, vacant units that are a part of communities that are approved for demolition or disposition, fire damaged units that are waiting for the insurance settlements, units that are part of an approved modernization project or units that are vacant due to litigation.
- o A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- o Gilbert Gardens was sold to the City of Atlanta under the Airport Noise Mitigation Program on June 22, 2004. Therefore, AHA is not including demographic information for residents who remained at the site and whose housing is currently funded by the airport. AHA will include demographic information on these residents as they are relocated to other AHA housing programs.
- o John Hope Model Building is a six-unit residential building remaining from the revitalized John Hope Homes.

C-3 Public Housing Assisted Communities - Rent Collection Levels as of 6/30/04

Development Number	Development	2004 % of Rents Uncollected
Family		
GA006011	Antoine Graves	0.15%
GA006026	Antoine Graves Annex	0.59%
GA006054	Barge Road	0.11%
GA006047	Cheshire Bridge Road	0.87%
GA006024	Cosby Spears Towers	1.25%
GA006030	East Lake Towers	0.23%
GA006025	Georgia Avenue*	-0.06%
GA006053	Hightower Manor	0.12%
GA006013	John O. Chiles	0.17%
GA006043	Juniper - 10th St.	0.59%
GA006052	Marian Apartments*	-0.01%
GA006058	Marietta Road	0.05%
GA006016	Martin Luther King Towers	0.24%
GA006014	Palmer House	0.40%
GA006045	Peachtree Road*	-0.12%
GA006048	Piedmont Road	0.40%
GA006027	Roosevelt House	0.50%
Family		
GA006028	Bankhead Courts	3.14%
GA006012	Bowen Homes	1.92%
GA006023	Englewood Manor	2.78%
GA006021	Gilbert Gardens	N/A
GA006004	Grady Homes	0.42%
GA006005R2	Herndon Homes	1.78%
GA006020	Hollywood Courts	3.34%
GA006002	John Hope Model Building	0.00%
GA006032	Jonesboro North	1.26%
GA006031	Jonesboro South	2.86%
GA006029	Leila Valley	1.32%
GA006056	Martin Street Plaza	0.74%
GA006016	McDaniel Glenn	0.88%
GA006017	Thomasville Heights	1.74%
GA006010	University Homes	0.68%
GA006024	U-Rescue Villa	1.62%
GA006044	Westminster	0.57%

*Includes rents paid in advance of due date and/or credits reimbursed to tenants.

Development Number	Development	2004 % of Rents Uncollected
Mixed-Income****		
GA006083	Ashley Court at Cascade I & II	3.00%
GA006084	Ashley Terrace at West End I	0.00%
GA006077	Centennial Place I	3.00%
GA006077A	Centennial Place II	
GA006077B	Centennial Place III	
GA006077C	Centennial Place IV	
GA006081	Columbia Village	3.00%
GA006069	Magnolia Park I	2.00%
GA006086	Magnolia Park II	
GA006070	Summerdale Commons I	1.50%
GA006079	Summerdale Commons II	
GA006061	Village at Castleberry Hill I	0.00%
GA006080	Village at Castleberry Hill II	
GA006085	Villages at Carver I	1.50%
GA006088	Villages at Carver III	
GA006065	Villages of East Lake I	1.00%
GA006078	Villages of East Lake II	
<i>June 30, 2004 Average</i>		<i>1.08%</i>
FY04 MTW Benchmark		≤2%

- The Adjusted Occupancy Rate takes into account units that are excepted from the occupancy calculation for the following reasons: essential employee units, units approved for being kept out of occupancy because they are being used for resident service providers or resident associations, units assigned to a police officer that lives in the community, vacant units that are a part of communities that are approved for demolition or disposition, fire damaged units that are waiting for the insurance settlements, units that are part of an approved modernization project or units that are vacant due to litigation.
- A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
- Gilbert Gardens was sold to the City of Atlanta under the Airport Noise Mitigation Program on June 22, 2004. Therefore, AHA is not including demographic information for residents who remained at the site and whose housing is currently funded by the airport. AHA will include demographic information on these residents as they are relocated to other AHA housing programs.
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C-4 Public Housing Assisted Community Work Order Responses as of 6/30/04

Development	Development	Emergency	Non-Emergency
		% Abated Under 24 Hrs	Avg. Days to Complete
High Rise			
GA006011	Antoine Graves	100.00%	0.18
GA006026	Antoine Graves Annex	100.00%	0.04
GA006054	Barge Road	100.00%	0.00*
GA006047	Cheshire Bridge Road	100.00%	0.12
GA006024	Cosby Spears Towers	100.00%	0.99
GA006030	East Lake Towers	100.00%	0.03
GA006025	Georgia Avenue	100.00%	0.33
GA006053	Hightower Manor	100.00%	0.98
GA006013	John O. Chiles	100.00%	0.04
GA006043	Juniper - 10th St.	100.00%	1.16
GA006052	Marian Apartments	100.00%	0.31
GA006058	Marietta Road	100.00%	0.06
GA006016	Martin Luther King Towers	100.00%	0.00*
GA006014	Palmer House	100.00%	0.47
GA006045	Peachtree Road	100.00%	0.13
GA006048	Piedmont Road	100.00%	0.00*
GA006027	Roosevelt House	100.00%	0.93
Family			
GA006028	Bankhead Courts	100.00%	4.00
GA006012	Bowen Homes	100.00%	0.02
GA006023	Englewood Manor	100.00%	15.46
GA006021	Gilbert Gardens	N/A	N/A
GA006004	Grady Homes	100.00%	0.20
GA006005R2	Herndon Homes	100.00%	2.60
GA006020	Hollywood Courts	100.00%	0.44
GA006002	John Hope Model Building	100.00%	0.80
GA006032	Jonesboro North	100.00%	0.09
GA006031	Jonesboro South	100.00%	0.05
GA006029	Leila Valley	99.5%	1.31
GA006056	Martin Street Plaza	100.00%	0.87
GA006016	McDaniel Glenn	100.00%	0.19
GA006017	Thomasville Heights	100.00%	5.27
GA006010	University Homes	100.00%	3.78
GA006024	U-Rescue Villa	100.00%	0.74
GA006044	Westminster	100.00%	1.62

* Abated non-emergency work orders in less than 1 day.

Development	Development	Emergency	Non-Emergency
		% Abated Under 24 Hrs	Avg. Days to Complete
Mixed-Income			
GA006083	Ashley Court at Cascade I & II	100.00%	1.00
GA006084	Ashley Terrace at West End I	100.00%	2.00
GA006077	Centennial Place I	95.75%	3.25
GA006077A	Centennial Place II		
GA006077B	Centennial Place III		
GA006077C	Centennial Place IV		
GA006081	Columbia Village	100.00%	4.00
GA006069	Magnolia Park I	100.00%	1.50
GA006086	Magnolia Park II		
GA006070	Summerdale Commons I	100.00%	2.00
GA006079	Summerdale Commons II		
GA006061	Village at Castleberry Hill I	100.00%	1.30
GA006080	Village at Castleberry Hill II		
GA006085	Villages at Carver I	100.00%	1.66
GA006088	Villages at Carver III		
GA006065	Villages of East Lake I	100.00%	2.00
GA006078	Villages of East Lake II		
June 30, 2004 Total/Average		99.89% (Total)	1.47 (Average)
FY04 Benchmark		>99%	≤7

- o The Adjusted Occupancy Rate takes into account units that are excepted from the occupancy calculation for the following reasons: essential employee units, units approved for being kept out of occupancy because they are being used for resident service providers or resident associations, units assigned to a police officer that lives in the community, vacant units that are a part of communities that are approved for demolition or disposition, fire damaged units that are waiting for the insurance settlements, units that are part of an approved modernization project or units that are vacant due to litigation.
- o A total of 131 Public Housing units at Columbia Commons, Columbia Estates, and Villages at Carver II reached EIOP on 6/30/2004. In that these units reached EIOP on 6/30/2004, AHA felt it more appropriate to account for the demographics beginning FY 2005. For the purpose of the MTW Annual Report, AHA is including the 131 units in the Public Housing Inventory chart (C-1) however is not currently including these units in the overall demographics or benchmarks for year-end FY 2004. AHA will include these breakouts in future demographics and benchmarks reports.
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- o John Hope Model Building is a six-unit residential building remaining from the revitalized John Hope Homes.

APPENDIX D

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Revised Housing Choice Administrative Plan

The Housing Authority of the City of Atlanta, Georgia

Administrative Plan Governing the Housing Choice Voucher Program

PREAMBLE

This Administrative Plan Governing the Housing Choice Voucher Program ("Administrative Plan") forms the broad basis of and authorizes the establishment of administrative policies and practices that govern the Housing Choice Voucher Program of The Housing Authority of the City of Atlanta, Georgia ("Atlanta Housing Authority").

This Administrative Plan is organized around the guiding principles of Atlanta Housing Authority's continuing success as a provider or sponsor of quality affordable housing in its role as a leader in community building initiatives that create vibrant and safe environments for seniors, families, and persons with disabilities.

This Administrative Plan envisions the creative design and eventual implementation of several initiatives designed to enhance the quality of life of program participants and promote participant economic and lifestyle self-sufficiency. Such initiatives include, but are not limited to: using housing choice vouchers to provide income-eligible families with access to communities of opportunity and implementing policies that support building healthy communities.

This Administrative Plan supersedes all prior versions of AHA's Housing Choice administrative plan and takes precedence over all administrative procedures and management practices that may conflict with this document.

This Administrative Plan is aligned with the Moving to Work Demonstration Program Agreement ("Agreement") executed on September 25, 2003, by and between the U.S. Department of Housing and Urban Development and Atlanta Housing Authority. The Agreement governs and supersedes, as appropriate, applicable Federal laws, rules, regulations, contracts, and agreements that have been waived and / or modified by the Agreement.

This Administrative Plan shall be effective on October 1, 2004, pursuant to the resolution passed by the Board of Commissioners of Atlanta Housing Authority on August 25, 2004.

This Administrative Plan may be amended or modified by the President and Chief Executive Officer at any time without a vote of the Board of Commissioners, provided that such amendments and modifications do not materially change the intent of these Policies.

The Housing Authority of the City of Atlanta, Georgia

Administrative Plan Governing the Housing Choice Voucher Program

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PART I – INTRODUCTION

ARTICLE ONE. PROFILE

1. Atlanta Housing Authority was created by the City of Atlanta on June 11, 1938, under provisions set forth in the Housing Authorities Law of Georgia.
2. The Atlanta Housing Authority is the fifth largest public housing agency in the United States, and is one of Georgia's largest landlords, providing housing assistance to approximately 8,600 families in the affordable housing program and more than 12,000 families through the Housing Choice Voucher Program.

ARTICLE TWO. MOVING TO WORK DEMONSTRATION PROGRAM

1. As a Moving To Work Demonstration Program agency, Atlanta Housing Authority will establish, implement and evaluate innovative affordable housing strategies that are designed to achieve greater success in helping move low income families to achieve economic independence.
2. This Administrative Plan describes Atlanta Housing Authority's overarching vision for using housing choice vouchers to provide income-eligible families with access to communities of opportunity and implementing policies that support building healthy communities. The Administrative Plan uses a two-prong approach which provides a comprehensive overview of the administration of the Housing Choice Voucher Program, while recognizing that implementation of the various initiatives may be immediate, progressive, or refined through various demonstration programs. The Administrative Plan recognizes the interconnectiveness of vibrant communities and neighborhoods, thorough criminal background checks, participant responsibility, and commitment to participant economic and lifestyle independence. Specific implementation strategies for any given year not already provided in the Administrative Plan may be referenced in Atlanta Housing Authority's Moving To Work (MTW) Annual Plan.
3. This Administrative Plan may be amended or modified by the President and Chief Executive Officer at any time without a vote of the Board of Commissioners, provided that such amendments and modifications do not materially change the intent of these Policies.

ARTICLE THREE. FAIR HOUSING AND EQUAL OPPORTUNITY

1. Atlanta Housing Authority supports all applicable Federal and State nondiscrimination and fair housing laws and applicable HUD regulations.

ARTICLE FOUR. FRAUD AND MISREPRESENTATION

1. The terms Applicant and Participant are defined to include all family / household members with respect to their compliance with the policies set forth in the Administrative Plan.

2. Applicants and Participants are required to provide truthful, complete information relating to all income, family composition, and all family background information to qualify for initial eligibility and continued participation in the Housing Choice Program.
3. Applicants and Participants who engage in acts of fraud and misrepresentation are subject to loss of Housing Choice Program benefits and prosecution under State and Federal laws, and where appropriate, will be referred for prosecution by Atlanta Housing Authority.
4. An Applicant or Participant who has made any misrepresentation or engaged in acts of fraud at the time of admission, during any subsequent recertification, or at any other time shall be denied admission or be subject to termination, as applicable.

PART II – WAITING LIST

ARTICLE ONE: NOTIFICATION

1. Atlanta Housing Authority will comply with all applicable notice requirements as they pertain to public notices regarding the opening and closing of the Housing Choice Program waiting list(s). Atlanta Housing Authority will ensure broad outreach to eligible families throughout the greater Atlanta community by issuing written notice in at least two (2) publications of general public circulation. Public notices will announce opening and closing dates of the waiting list(s). Atlanta Housing Authority will ensure that the open application period is long enough to recruit an adequate pool of applicants to fill slots for anticipated funding as well as meet projected turnover of program participants for an eighteen (18) to twenty-four (24) month period.
2. The Housing Choice Program may accept applications at any time from families displaced, by demolition, repositioning, or disposition of Atlanta Housing Authority properties, or by other government or Atlanta Housing Authority initiated action, who have received a ninety (90) day relocation notice.
3. In addition, Atlanta Housing Authority reserves the right to open the waiting list(s) and / or maintain separate waiting list(s) for special admissions as needed to build a waiting list pool for funding set asides or to address an urgent local need. Atlanta Housing Authority will announce the limited opening of the waiting list(s) for these purposes in accordance with all applicable rules and regulations.

ARTICLE TWO: APPLICATION

1. AHA uses a preliminary application process to identify persons interested in receiving housing assistance from the Housing Choice Program. Applicants must complete a preliminary application and mail the completed preliminary application to the designated address within the deadline specified in the public announcement.
2. Upon receipt of preliminary applications, Atlanta Housing Authority staff will date and time-stamp each application in order to verify that the preliminary application was received during the designated time period. Preliminary applications are then reviewed for completeness and best efforts are made to notify applicants if there is missing information.

Applicants will be given deadlines to provide missing information. If the applicant fails to provide the missing information within a designated time frame, the applicant will be denied placement on the waiting list.

3. Information supplied by the applicant on the preliminary application is not verified until the applicant has been selected from the waiting list(s) for final eligibility processing. The preliminary application is retained as part of the applicant's permanent file

ARTICLE THREE: ORGANIZATION AND MAINTENANCE

1. After staff review, complete preliminary applications are randomly assigned a computer generated lottery number. After lottery ranking number is determined, Atlanta Housing Authority provides a written confirmation of lottery ranking number to each applicant. A written notice also explains that waiting list selections, with the exceptions as outlined herein, will be made according to ranking number and preference status.
2. Families are advised in writing that changes in family preference status, household composition, mailing address, or other applicable circumstances, must be reported to Atlanta Housing Authority in writing. Applicants are cautioned that failure to provide updated mailing information may result in the applicant being removed from the waiting list(s) due to inability to receive and respond to Atlanta Housing Authority notifications and requests.
3. Atlanta Housing Authority will maintain current waiting list(s). If an applicant has been on the waiting list(s) for at least twenty-four (24) months and it is unlikely that the family will be selected for final eligibility determinations within the next six (6) months, Atlanta Housing Authority will contact the applicant to determine their continued interest in the Housing Choice Program. The applicant will have fifteen (15) business days from the date of the request to respond in writing to the update interest notice request. If the applicant fails to respond, or if the update interest notice request is returned undeliverable, the applicant will be removed from the waiting list. In addition, once an applicant is pulled from an Atlanta Housing Authority waiting list, for any program, and offered subsidy, that applicant's name will be purged from the Housing Choice Program's waiting list(s) in order to provide subsidy for as many low income families as possible.

ARTICLE FOUR: SELECTION

1. Selection (other than for Special Admission programs) from the Atlanta Housing Authority waiting list(s) will be made according to lottery ranking in the following order:
 - A. Full-time Working Applicants, defined as (i) families earning more than 30% of Median Income for the Atlanta Georgia Metropolitan Statistical Area where all adult members are (a) either legally employed on a full-time basis for at least 30 hours per week and have been employed for at least 12 consecutive months at that level; (b) a full-time student at an AHA recognized institution; (c) employed on a part-time basis and participating in an approved training program for at least 30 hours per week; (d) elderly; or (e) disabled; or (ii) disabled families (defined as households where the head and spouse, if any, or sole member is a person with a disability) or (iii) elderly families (defined as households where the head and spouse, if any, or sole member is age 62 or older). For purposes of this Article Four, "adult" is defined as being any family member who is age 18-61 and also includes youth who are 16 and 17 years old who are not enrolled in school.
 - B. Full-time Working Applicants defined as (i) families earning less than 30% of Median Income for the Atlanta Georgia Metropolitan Statistical Area where all adult members are (a) either legally employed on a full-time basis for at least 30 hours per week and have been employed for at least 12 consecutive months at that level, (b) a full-time student at an AHA recognized institution; (c) employed on a part-time basis and participating in an approved training program for at least 30 hours per week; (d) elderly or (e) disabled.
 - C. All other Applicants who meet the requirements in Part III, Article One of this Administrative Plan.
2. Selection from the Atlanta Housing Authority waiting list(s) may be made for special admissions for funding set asides, special use funding, or to address an urgent local need, including but not limited to: demolition; repositioning; or disposition of Atlanta Housing Authority properties; or by other government action; as determined by Atlanta Housing Authority, without considering the applicant's position on the waiting list(s).
3. Atlanta Housing Authority will provide written notification for an eligibility interview day and time to applicants when their names reach the top of the waiting list(s) or when funding becomes available. The written notice will provide applicants with a date and time to attend an eligibility interview and a method for contacting staff if special accommodations are needed to conduct the eligibility interview. Failure to attend scheduled appointments with Atlanta Housing Authority staff may result in ineligibility for housing subsidy benefits.

PART III – ELIGIBILITY

ARTICLE ONE: DETERMINATION AND VERIFICATION

1. An applicant family desiring to participate in the Housing Choice Voucher Program must first demonstrate that (i) the applicant family is an eligible low income family based on total annual household income pursuant to and verified according to U.S. Department of Housing and Urban Development (HUD) rules and regulations; (ii) that each adult member of the applicant family's household is either (a) legally employed on a full-time basis for at least 30 hours per week; (b) a full-time student at an AHA recognized institution; (c) employed on a part-time basis and participating in an approved training program for at least 30 hours per week; (d) elderly; or (e) disabled; (iii) that the applicant family satisfies HUD's statutory and regulatory requirements for citizenship / eligible immigrant status; and (iv) that the applicant family would be a suitable participant based on a satisfactory criminal history screening, an acceptable record as a law-abiding member of society, and a commitment to abide by the rules and obligations of the Housing Choice Voucher Program. For purposes of this Article One, "adult" is defined as being any family member who is age 18-61 and also includes youth who are 16 and 17 years old who are not enrolled in school.
2. Prior to the issuance of a Housing Choice Voucher, all applicants must attend a final eligibility interview. At this interview, the applicant will complete a full application, provide requested documents, complete various third party verification and authorization forms in order for staff to verify amounts and sources of income, assets, expenses, household composition, etc.
3. It is the policy of the Atlanta Housing Authority to perform a Department of Labor computer comparison to verify income information provided by the participant on all adult members of the household.
4. Atlanta Housing Authority will seek to enter cooperative agreements with other agencies to perform similar income information verifications, including but not limited to the Social Security Assessment Subsystem to verify social security and supplemental security income information and SUCCESS, the welfare system comparison.
5. It is the policy of Atlanta Housing Authority to verify household income, household composition, status of students, value of assets, applicable deductions, and other factors, as appropriate, relating to the determination and verification of eligibility for participation in the Housing Choice Program.

ARTICLE TWO: MINIMUM RENT

1. Effective October 1, 2004, participants must pay a minimum rent of \$125, or such lesser or greater amount as Atlanta Housing Authority may set from time to time.
 - A. The minimum rent requirement does not apply to Participants, in which all household members are either elderly and / or disabled, and whose sole source of

income is Social Security, Supplemental Security Income, or other fixed annuity pension or retirement plans.

2. Generally, Atlanta Housing Authority does not expect that the establishment of a new minimum rent will create a hardship since no such rent initiatives will go into effect without providing advance notice. Even so, a participant who has previously paid one or more months of rent but is unable to pay the minimum rent, due to extraordinary financial distress, may request hardship consideration.
 - A. A hardship may exist when any one of the following circumstances is present: (i) the family has lost eligibility for (through no fault of the family) or is waiting eligibility determination for a Federal, State or local assistance program; (ii) the income of the family has decreased because of extraordinary changed circumstances, including loss of employment (through no fault of the family); (iii) although the family is diligently seeking to increase the family's income, the increase is not yet sufficient to fully pay the minimum rent; or (iv) such other extraordinary circumstances as Atlanta Housing Authority may determine.
 - B. Atlanta Housing Authority shall promptly investigate any request for hardship and take appropriate actions based on whether a hardship is established and the family is otherwise complying with its obligations under an approved economic independence program and the planning documents formulated for the family. Such actions may include, but not be limited to:
 - (i) Temporary suspension of the entire minimum rent under such terms as Atlanta Housing Authority shall direct. Such suspensions shall not last greater than ninety (90) days and will require the repayment of the arrearages within a time frame established by Atlanta Housing Authority.
 - (ii) Accelerated enrollment in one of Atlanta Housing Authority's approved economic independence program components;
 - (iii) Referral to third party agencies who assist participants with the payment of rent; and
 - (iv) Such other actions as Atlanta Housing Authority shall direct.

ARTICLE THREE: PARTICIPANT OBLIGATIONS AND RESPONSIBILITIES

1. Participants are to reside in their assisted unit in such a manner so as to not adversely impact the quiet, peaceful enjoyment of the premises by other community residents while meeting all the obligations set forth in this Administrative Plan, including, but not limited to those obligations relating to housekeeping, other health and safety concerns, criminal activity prohibitions, and economic independence initiatives.
2. Atlanta Housing Authority will enforce higher health and safety standards in how Chousing Choice Program participants maintain their housing units. Atlanta Housing Authority

recognizes that the maintenance and upkeep of assisted housing units has a direct effect on the health and safety of families and their neighbors. For example, poor maintenance and upkeep of housing units can create fire hazards and endanger the lives of families and their neighbors. Violations such as disabling carbon monoxide and smoke detectors, tampering with electrical or other wiring, improper use of appliance (i.e. placing clothing and other objects on top of equipment and appliances which are not intended to hold such objects), and failing to clean stoves and other appliances so that the appliances malfunction, will not be tolerated. Atlanta Housing Authority will implement more aggressive enforcement of higher standards among Housing Choice participants. Atlanta Housing Authority will make meeting these higher standards a requirement of families receiving and maintaining their vouchers.

3. Each Participant (18 years or older) is required to be gainfully employed on a fulltime basis (i.e., at least thirty [30] hours per week) unless the resident is Elderly or Disabled (i.e., verifiably not able to work due to the disability). Atlanta Housing Authority desires that all children are in school full-time; however, where 16 and 17 year old youth may have dropped out of school, Atlanta Housing Authority will also require these individuals to be employed as a condition of their head of household members receiving and maintaining housing subsidy assistance.
4. Participants who are not working full-time will be required to enroll and satisfactorily participate in an independence program approved by Atlanta Housing Authority, and may be required to have part-time employment (see paragraph 5 and 6 below). Any member of the Participant's household who is sixteen (16) years of age or older and not attending a public or private secondary school full-time is also subject to this work requirement.
5. Participants, regardless of the participant's work status (full or part-time employment), may be required to participate in an approved economic and life-style training which charts out a path for the participant towards economic, and life-style independence and devise strategies to address any barriers confronting the Participant. If referred, participants will be required to attend and actively participate as a condition of receiving and maintaining subsidy.
6. Each adult participant (18 years or older), who is enrolled in and attending a training component of an approved economic independence program, or attending school, but is not in training or class at least 30 hours per week, must work the required number of hours to achieve at a minimum a combination of training / schooling and work hours of 30 hours per week. This requirement does not apply to a participant, who is elderly or disabled (i.e., verifiably not able to work due to the disability). Any member of the participant's household who is 16 years of age or older and not attending a public or private secondary school is also subject to this 30-hour requirement. A participant may use participation in an AHA-approved training program a maximum of 3 times as a partial exemption from fulltime work of 30 hours during her / his tenure on the program.
7. Each participant is responsible for ensuring that all school age children attend school on a regular basis in accordance with local school board policies and state law. Participants shall provide Atlanta Housing Authority with such information, release and authority so that

Atlanta Housing Authority can inquire into the attendance status of any school age child residing in the assisted unit.

8. Each participant shall be responsible for the actions and activities of family members, visitors, guests, and invitees while those persons are either a member of the household, or visiting the household.
9. Applicants/participants must have left a previous tenancy under the Housing Choice Program in good standing without being in violation of a family obligation.
10. Applicants/participants must not have committed fraud in connection with any federal housing program.
11. Applicants/participants must not have been evicted from other subsidized housing for lease violations.
12. Applicants/participants must have paid any outstanding debt owed to Atlanta Housing Authority or another housing authority arising out of previous tenancy in public housing or Housing Choice.
13. Applicants/participants must not engage in criminal activity as detailed in Part XI of this Administrative Plan.
14. All participants will be required to attend the Good Neighbor Program. Failure to attend the training program, as scheduled, may result in loss of Housing Choice Program benefits.

ARTICLE FOUR: SUITABILITY

1. It is the responsibility of the Owner / Landlord to screen Housing Choice Voucher holders as to suitability and acceptability. Pursuant to federal regulations, Atlanta Housing Authority will provide the Owner / Landlord, the applicant / participant's current address (as shown on Atlanta Housing Authority records) and the name and contact information (if known) of the landlord at the applicant / participant's current address and prior address.

ARTICLE FIVE: INELIGIBILITY DETERMINATION

1. Applicants who are determined ineligible to receive Housing Choice Program assistance will receive a notice of ineligibility that sets forth the reasons for denial and provides instructions regarding requesting a review of the determination.

PART IV – SUBSIDY STANDARDS

ARTICLE ONE: OCCUPANCY STANDARDS

1. To avoid overcrowding and the conditions that may arise from overcrowding, participants will be issued vouchers so that generally no more than two adults occupy a bedroom. Additional consideration may be given to families with small children or families with other significant circumstances, who may request a larger bedroom size voucher.
2. A Live-in Aide that is essential for the care and support of an elderly or disabled participant, the need for which having been certified by a medical professional, may reside in the assisted unit with the elderly or disabled participant. Atlanta Housing Authority has the sole authority to determine within reasonable limits the status of a Live-in Aide, a Live-in Aide must demonstrate her / his suitability pursuant to Part XI, Article 2, of this Administrative Plan prior to occupancy, and continue to demonstrate her / his suitability and status as a Live-in Aide for as long as the Live-in Aide resides in the assisted unit.

ARTICLE TWO: PAYMENT STANDARDS

1. Atlanta Housing Authority adopts payment standards at ninety percent (90%) of the HUD-established Fair Market Rents for the Atlanta Metropolitan Statistical Area. Exceptions may be granted up to one hundred ten percent (110%) of the HUD-established Fair Market Rents on a case by case basis in order to further the goals of the Housing Choice Program or as a reasonable accommodation for a disabled participant.

PART V – VOUCHER ISSUANCE

ARTICLE ONE: FAMILY BRIEFINGS

1. Participants are required to attend a family information briefing session (Briefing) in order to receive a Housing Choice Program voucher. The purpose of the Briefing is to inform and educate participants regarding the rules and regulations of the Housing Choice Program in order for them to successfully and fully participate in the Program. The Briefing may include a discussion of the Housing Choice Program family obligations, a review of key program documents, and program updates to include Moving To Work Program initiatives.
2. Housing Choice Program vouchers will be issued to participants during the Briefing. Failure to attend a scheduled Briefing may result in loss of eligibility for or termination of housing subsidy benefits.

ARTICLE TWO: TERM OF VOUCHER ISSUANCE

1. Housing Choice Program vouchers are issued for one hundred twenty (120) days. Extensions may be granted for good cause on a case by case basis.

ARTICLE THREE: THE GOOD NEIGHBOR PROGRAM

1. In an effort to promote family self-sufficiency and healthy communities, Atlanta Housing Authority has developed The Good Neighbor Program. Housing Choice Program applicants will be required to participate in The Good Neighbor Program prior to voucher issuance. Housing Choice Program participants will also be required to attend The Good Neighbor Program from time to time, as circumstances may require and as AHA determines to be necessary.
2. Failure to attend The Good Neighbor Program as scheduled may result in loss of eligibility for or termination of housing subsidy benefits.

PART VI – PORTABILITY

ARTICLE ONE: OUTGOING PORTABILITY

1. Housing Choice Program participants may choose to receive housing subsidy benefits in areas outside Atlanta Housing Authority's jurisdiction. Depending on the location chosen, a participant may "port" to another housing authority ("Receiving Housing Authority"). Atlanta Housing Authority will impose certain conditions for out-going families on Receiving Housing Authorities. These conditions may include, but not be limited to: minimum rent requirement, family compliance with a work requirement; periodic criminal background checks; participation in self-sufficiency and The Good Neighbor Program; and setting a maximum payment standard, etc. Atlanta Housing Authority will administer participant compliance with program conditions.
2. Based on the specific conditions required of the Receiving Housing Authority, it will have the option of accepting or rejecting the porting participant.
3. Atlanta Housing Authority voucher holders will be required to adhere to all Atlanta Housing Authority rules and family obligations, including but not limited to, the work requirement, training program participation, periodic criminal background screenings, participation in self-sufficiency and The Good Neighbor programs. Atlanta Housing Authority may, at its discretion, waive such conditions on a case by case basis, for participants that port to geographic areas where Atlanta Housing Authority determines that it is unfeasible to administer program compliance for porting families.
4. Atlanta Housing Authority will seek to enter into cooperative agreements with other local housing authorities regarding portability conditions and will educate program participants and local landlords regarding the modified outgoing portability.

ARTICLE TWO: INCOMING PORTABILITY

1. Atlanta Housing Authority will either absorb an incoming porting family, arrange a voucher "swap" with the Initial Housing Authority, or bill the Initial Housing Authority for administering the incoming portable voucher.

ARTICLE THREE: TERMINATION

1. If a porting participant's income exceeds Atlanta Housing Authority's income limit, as the Receiving Housing Authority, Atlanta Housing Authority may refuse to accept the participant and return the port to the Initial Housing Authority.
2. Atlanta Housing Authority will notify the Initial Housing Authority in writing of any termination of assistance.

PART VII – MARKET RENTS

ARTICLE ONE: SETTING MARKET RENTS

1. Atlanta Housing Authority will periodically explore different rent structures / computations to further align the Housing Choice Program with private sector practices as well as to maximize the use of the subsidy resource.
2. Participants are required to pay rent to their Landlord according to the computation of "total tenant payment" by Housing Choice staff. Total tenant payment may be established by using one or a combination of an income adjusted rent or an affordable flat rent based on program-related factors.
3. Atlanta Housing Authority will establish new standards to determine rents that will be paid to Owners / Landlords. These standards will be used in place of the Fair Market Rents (FMR's) published annually in the Federal Register. Atlanta Housing Authority will no longer use HUD's "rent reasonableness test". In place of the HUD mandated rent levels and tests, Atlanta Housing Authority will use a market study which will take into account site, unit, and neighborhood conditions, local market conditions, location, poverty levels, and other relevant factors in determining fair private market rents.
4. Atlanta Housing Authority has created an Elderly Income Disregard program. If an Elderly participant, whose sole source of income is Social Security, SSI, or other fixed annuity pension and retirement plan income (Annual Fixed Income), becomes employed on a temporary, part-time, or other limited basis which does not result in the discontinuance of the Elderly participant's Annual Fixed Income, the Elderly participant's employment income will not be utilized in calculating annual income, and will be permanently disregarded thereafter. Such Elderly participants will still be expected to pay the Income Adjusted Rent based on the Annual Fixed Income and any adjustments to the Annual Fixed Income.

ARTICLE TWO: DECONCENTRATION

1. Atlanta Housing Authority supports HUD's goal for deconcentration of families in high poverty areas and the furtherance of meaningful fair housing choice for low-income families.
2. In seeking to achieve the goal of deconcentration, Atlanta Housing Authority will refuse to enter into a Housing Assistance Payments Contract with any Owner / Landlord if more

than forty percent (40%) of the units in a multifamily development will be assisted under either Section 8 or Section 9 of the United States Housing Act of 1937, as amended, unless (i) the development has been designated as housing for the elderly or for the disabled; or (ii) the development was built or rehabilitated under the Project-Based Certificate Program.

3. Atlanta Housing Authority will develop a deconcentration plan that will define and, in some cases, may limit absorption of Housing Choice Vouchers in Atlanta's neighborhoods, with the goal and intent of reducing and ultimately eliminating assisted-housing concentrations of poverty in neighborhoods in the City of Atlanta. Atlanta Housing Authority will work with other housing authorities in metropolitan Atlanta to facilitate moves in the Atlanta area that would provide program participants a greater range of employment and better education opportunities.

ARTICLE THREE: PROGRAM MARKETING AND OUTREACH

1. Atlanta Housing Authority will continue to make a concerted effort to educate the public about the Housing Choice Program and to foster successful relationships throughout human services organizations, local and state governments, and the business community in order to ensure the availability of quality affordable housing units and family self-sufficiency opportunities for Housing Choice Program participants.

ARTICLE FOUR: LANDLORD CERTIFICATION PROGRAM

1. Atlanta Housing Authority will develop a mandatory Landlord Certification Training Program through which Atlanta Housing Authority will educate private Landlords as to the requirements to place and maintain properties on the Housing Choice Voucher Program and their responsibilities as Landlords. This Certification Training Program should result in higher quality units, fewer inspections and better relations between Atlanta Housing Authority and Housing Choice Program Landlords. A fee will be charged to the Landlord for the costs of providing the Landlord Certification Training Program. Such certification training will be in addition to the Landlord Briefing required by Atlanta Housing Authority for prospective Housing Choice Program landlords.

PART VIII – INSPECTIONS

ARTICLE ONE: QUALITY UNITS

1. Atlanta Housing Authority will ensure that all assisted units under the Housing Choice Program are decent, safe, and sanitary according to federal Housing Quality Standards (HQS). In addition to meeting HQS, Atlanta Housing Authority will adopt enhanced local standards to ensure that assisted units offer Housing Choice participants excellent quality housing in healthy communities with good quality of life infrastructure. Factors such as levels of concentrated poverty, neighborhood crime, proximity to good neighborhood schools, access to public transportation, and access to retail businesses, among other

factors, will be considered. Unit, site, and neighborhood conditions must continue to meet HQS and Atlanta Housing Authority local standards for as long as the assisted unit remains on the Housing Choice Program. It is the goal of the Housing Choice Program to provide opportunities for all participants to reside in units in neighborhoods that promote the furtherance of educational and employment goals, good citizenship, and peaceful and cooperative community living.

2. It is an Atlanta Housing Authority policy to recruit Owners / Landlords with quality housing units to participate in the Housing Choice Program. Conversely, it is also the policy of Atlanta Housing Authority to disapprove marginal housing units for participation in the Housing Choice Program.

ARTICE TWO: TYPES OF INSPECTIONS

1. To ensure compliance with program goals and objectives, Atlanta Housing Authority will conduct the following types of unit inspections:
 - A. Pre-Contract Inspections. Upon request by the Owner / Landlord, Atlanta Housing Authority will conduct a Pre-Contract Inspection. The Pre-Contract Inspection is designed to provide feedback to prospective Owners / Landlords as to the acceptability of their unit for participation in the Housing Choice Program. A nominal fee may be charged for a Pre-Contract Inspection. By conducting a Pre-Contract Inspection, Atlanta Housing Authority makes no representation as to participant family selection of the unit or that the unit in question will be accepted on the Housing Choice Program at the time of any Initial Inspection.
 - B. Initial Inspections. Upon receipt of a signed Request for Tenancy Approval Form (RTA) Atlanta Housing Authority will schedule an initial inspection. Initial Inspections are designed to occur prior to a participant's move into a unit. A standardized list of defects or repairs required in order for the unit to "pass" inspection will be provided to the Owner / Landlord. No more than thirty (30) days will be allowed for completion of defects or repairs. A second Initial Inspection can be requested by the Owner / Landlord. If the unit fails to "pass" the second "Initial Inspection", a fee may be charged for additional "Initial Inspections" to cover the administrative costs incurred as a result of multiple inspections.
 - C. Reexamination Inspections. Atlanta Housing Authority will reinspect assisted units annually, on an interim basis, or over some longer interval of time based on standardized inspection procedures and the Moving To Work Demonstration Program initiatives. Atlanta Housing Authority will provide no less than ten (10) days written notice to participants and Owners / Landlords of the scheduled "Reexamination Inspection". A standardized list of defects or repairs required in order for the unit to "pass" inspection will be provided to the Owner / Landlord. Defects and repairs will also be designated as the responsibility of the Owner / Landlord or of the Participant. Generally, no more than thirty (30) days will be allowed for completion of defects or repairs. In some instances defects or repairs involving health and safety issues may be designated as "24 hour violations" which

require immediate repair, i.e. within twenty-four (24) hours. A follow-up Reexamination Inspection will be scheduled to confirm that repairs have been completed. If the unit fails to "pass" the second "Reexamination Inspection", a fee may be charged for additional "Reexamination Inspections" to the party responsible, i.e. the Owner / Landlord or the participant to cover the administrative costs incurred as a result of multiple inspections.

- D. Special Inspections. Atlanta Housing Authority will conduct "Special Inspections" on selected units as it deems necessary. "Special Inspections" may be originated as a result of complaints from the community, reports from the participant or the Owner / Landlord, etc. The "Special Inspection" will be conducted according to the Atlanta Housing Authority standardized procedure for inspections. A fee may be charged for "Special Inspections" to the party responsible, i.e. the Owner / Landlord or the participant to cover the administrative costs for such an inspection.
- E. Quality Control Inspections. In order to ensure consistent and accurate application of HQS and Atlanta Housing Authority's enhanced local standards, Atlanta Housing Authority will perform quality control inspections on a minimum of five percent (5%) of all units approved. Units that receive Quality Control Inspections will be randomly selected.

ARTICLE THREE. INSPECTION PROCEDURES

- 1. Atlanta Housing Authority will establish written standardized procedures for all Inspection types. Atlanta Housing Authority will adhere to HQS, federal, state, county, city and/or local housing codes and the Atlanta Housing Authorities local standards.
- 2. Deficiencies that present an immediate danger or threat to the health and /or safety of the participant will be noted as twenty-four (24) hour violations and must be corrected or abated within twenty-four (24) hours. Examples of such violations include but are not limited to, gas leaks, flooding in the unit, mold contamination, missing or inoperable smoke detectors, etc.
- 3. As a result of an inspection, if all repairs designated as the responsibility of the Owner / Landlord are not completed within the specified time period, the Housing Assistance Payments to the Owner / Landlord will be abated and the contract terminated, as appropriate.
- 4. As a result of an inspection, if all repairs designated as the responsibility of the participant are not completed within the specified time period, the participant may be terminated from participation in the Program.

PART IX – HAP CONTRACTS

ARTICLE ONE: LANDLORD ELIGIBILITY

1. In order to establish eligibility as a Housing Choice Program Landlord, the Landlord must attend a Landlord Briefing conducted by Atlanta Housing Authority staff. The Landlord Briefing is designed to provide an overview of the Housing Choice Program including tenant / Landlord rights and responsibilities.
2. In addition, Atlanta Housing Authority will develop a mandatory Landlord Certification Training Program through which Atlanta Housing Authority will educate private Landlords as to the requirements to place and maintain properties on the Housing Choice Program and their responsibility as Landlords.
3. Landlords that make misrepresentations, commit fraud, violate program rules, or fail to reimburse outstanding amounts to Atlanta Housing Authority upon demand, shall be debarred from participating in the Housing Choice Program.
4. Landlords must evidence ownership of property to be leased to Atlanta Housing Authority's satisfaction in order to participate as a Housing Choice Landlord.

ARTICLE TWO: HAP CONTRACT EXECUTION

1. Following successful lease approval, unit inspection, and rent determination, Atlanta Housing Authority will compute the participant's total tenant payment, participant's share of the rent and the utility reimbursement amount. The HAP Contract is then prepared and presented to the Landlord for signature.
2. Atlanta Housing Authority will advise participants and Landlords that side payments for additional rent or for items normally included in the rent for other unassisted families are illegal and strictly prohibited.
3. Upon the proper approval and execution of the HAP Contract, Atlanta Housing Authority Will issue payment to the Landlord via direct deposit.

PART X – REEXAMINATIONS

ARTICLE ONE: FREQUENCY

1. All applicants and participants must certify at application that they have the ability to comply with all requirements of the Housing Choice Program. In addition, participants must certify at each reexamination that they have the ability to comply with all Housing Choice Program requirements.
2. Atlanta Housing Authority will reexamine the income, family composition, and program compliance of each Participant annually, on an interim basis (if deemed necessary for

verification purposes), or over some longer interval of time based on Moving to Work Demonstration Program initiatives.

3. Applicants and participants are required to provide their written consent to Atlanta Housing Authority to conduct any examination or third-party verification required under the re-examination process.

ARTICLE TWO: NOTIFICATION OF CHANGE

1. Based upon the results of any reexamination, Atlanta Housing Authority will notify the Participant and the Landlord, as appropriate, of applicable changes (30) days prior to the effective date of any such change.
2. Based upon the results of any reexamination, Atlanta Housing Authority will notify participants of ineligibility based upon a zero Housing Assistance Payment in excess of one hundred eighty (180) days.

ARTICLE THREE: FAILURE TO ATTEND

1. Participant's failure to attend scheduled reexamination appointments may be the basis for termination of housing subsidy benefits.

PART XI -- TERMINATIONS

ARTICLE ONE: LEASE TERMINATION

1. The Landlord may terminate his / her lease with the Participant based upon applicable Program rules and regulations or according to terms contained in the lease. The Landlord is required to provide Atlanta Housing Authority with a copy of any notice or correspondence given to the participant terminating tenancy.
2. The participant must provide at least a thirty (30) day notice to Landlord and Atlanta Housing Authority, after the first annual anniversary of the assisted lease in order to vacate the unit. In addition, the participant must also comply with lease requirements regarding notice and terminating tenancy.
3. The Landlord and the participant may mutually rescind the lease prior to the end of the first term of lease. The participant is required to provide a signed copy of lease rescission to Atlanta Housing Authority at least sixty (60) days prior to lease termination. The lease termination must be signed by both the participant and the Landlord.
4. Atlanta Housing Authority will terminate the HAP Contract on the agreed lease termination date. Atlanta Housing Authority will make no future subsidy payments after the HAP Contract has been terminated. If the participant continues to reside in unit after the HAP

Contract has been terminated, the participant will be solely responsible for the full amount of rent. The HAP contract terminates automatically when a family moves from a unit.

ARTICLE TWO: DENIAL AND TERMINATION OF ASSISTANCE

1. The policies related to criminal history screening are designed to provide a clear, straightforward, structured, and standardized approach to criminal history screening which ensures the continued stability of the community while offering Housing Choice program assistance to the best qualified low income families.
2. LEVEL 1 OFFENSES REQUIRING PERMANENT DENIAL OF ADMISSION AND TERMINATION OF ASSISTANCE

Applicants or participants, or any member of their households, convicted of, arrested or under an outstanding warrant for, or reasonably believed to be engaged in any Level 1 Offense listed below shall be denied admission or subject to termination of assistance permanently from the later of the date of first written documentation of the offense, date of arrest, conviction, or end of period of confinement. The following offenses are deemed Level 1 Offenses:

- A. Conviction Related to the Manufacture or Production of Methamphetamine on the Premises of Federally Assisted Housing.
- B. Previous Eviction from Federally Assisted Housing for Drug-Related Criminal Activity.
- C. Current Illegal Use of a Drug (to the extent such use is reasonably believed to be continuing).
- D. Lifetime Registration under a State Sex Offender Registration Program.
- E. Homicide, Murder, Voluntary Manslaughter
- F. Aggravated Stalking
- G. Rape, Sexual Battery, Aggravated Sexual Battery, other Aggravated Sex-Related Crimes.
- H. Aggravated Assault, Aggravated Battery
- I. Child Molestation, Aggravated Child Molestation, Child Sexual Exploitation
- J. Burglary
- K. Robbery
- L. Trafficking, Distribution, Manufacture, Sale, Use, or Possession of Illegal Drugs
- M. Trafficking, Distribution, Manufacture, Sale, Use, or Possession of Illegal Firearms
- N. Kidnapping, False Imprisonment
- O. Hate Crimes
- P. Terrorism
- Q. Arson
- R. Possessing, Transporting or Receiving Explosives or Destructive Devices with the Intent to Kill, Injure, Intimidate or Destroy.
- S. Other Violent of Drug-Related Offenses that may pose a Threat to Public Health and Safety.

3. LEVEL 2 OFFENSES REQUIRING 20-YEAR DENIAL OF ADMISSION AND TERMINATION OF ASSISTANCE

Applicants or participants, or any member of their households, convicted of, arrested or under an outstanding warrant for, or reasonably believed to be engaged in any Level 2 Offense listed below shall be denied admission or subject to termination of assistance, as applicable, for a period of 20 years from the later of the date of first written documentation of the offense, date of arrest, conviction, or end of period of confinement. The following offenses are deemed Level 2 Offenses:

- A. Motor Vehicle Theft, "Carjacking"
- B. Criminal Damage to Property Endangering Life, Health and Safety
- C. Assault and Battery
- D. Aiding and Abetting in the Commission of a Crime Involving Violence
- E. Stalking
- F. Larceny
- G. Other Offenses involving the Threat of Foreseeability of Violence or Drugs that may Pose a Threat to Public Health and Safety

4. LEVEL 3 OFFENSES REQUIRING 5-YEAR DENIAL OF ADMISSION AND TERMINATION OF ASSISTANCE

Applicants or participants, or any member of their households, convicted of, arrested or under an outstanding warrant for, or reasonably believed to be engaged in any Level 3 Offense listed below shall be denied admission or subject to termination of assistance, as applicable, for a period of 5 years from the later of the date of first written documentation of the offense, date of arrest, conviction, or end of period of confinement. The following offenses are deemed Level 3 Offenses

- A. Gross Child Neglect
- B. Disorderly Conduct
- C. Abuse or Pattern of Abuse of Alcohol (to the extent such abuse poses a threat to the health, safety, or peaceful enjoyment of the premises by other residents)
- D. Prostitution and Solicitation of Prostitution
- E. Harassment
- F. Vandalism
- G. Receiving Stolen Goods
- H. Other Misdemeanor or minor Offenses that may Pose a Threat to Public Health and Safety

5. OTHER CRIMINAL ACTIVITY

Atlanta Housing Authority may deny admission to applicants or terminate assistance of participants: (i) whose criminal activity or other habits and practices reasonably may be expected to have a detrimental effect on the community environment; and/or (ii) whose

past criminal activity if repeated could reasonably be expected to adversely affect the health, safety or welfare of the community environment.

6. APPLICANT/PARTICIPANT RESPONSE TO ADVERSE CRIMINAL HISTORY INFORMATION DECISIONS

Based on adverse criminal history information gathered during the screening process, Paragraphs 2, 3, 4, and 5 of this Article set forth the presumptions that Atlanta Housing Authority is entitled to rely upon when denying admission to applicants and terminating the contracts of participants who fall within the scope of this Article. Applicants and participants will be afforded the opportunity to prove, with the burden of proof resting with the applicant or participant that the provisions under Paragraphs 2, 3, 4 and/or 5 do not apply to the subject applicant/participant.

7. OTHER DENIAL OF ASSISTANCE –APPLICANTS/PARTICIPANTS

- A. An applicant or participant that owes rent or other amounts to Atlanta Housing Authority or to another housing agency in connection with Housing Choice Voucher Program.
- B. An applicant or household member (as previous participants in the Housing Choice Voucher Program) have not reimbursed Atlanta Housing Authority, or another housing agency, for any amounts paid to the owner under a HAP Contract for rent or other amounts owed by the family under its lease or for a vacated unit.
- C. Any member of the family has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal Housing program.

ARTICLE THREE: OTHER TERMINATIONS OF HAP CONTRACTS & ASSISTANCE

- 1. Atlanta Housing Authority may terminate HAP Contract if the Landlord is not in compliance with the terms of the HAP Contract or if the Landlord has committed fraud.
- 2. Atlanta Housing Authority may deny or terminate assistance if Atlanta Housing Authority has reason to believe that a participant family member has failed to abide by Housing Choice Program rules, regulations, or family obligations, regardless of whether the family member has been arrested or convicted. Atlanta Housing Authority shall have the discretion to consider all of the circumstances in each case, including the seriousness of the offense, if the violation is a first offense or a pattern of behavior, the extent of participation by family members, and the effects that denial or termination would have on family members not involved in the prescribed activity.

ARTICLE FOUR: TERMINATION OF ASSISTANCE NOTIFICATION

- 1. If Atlanta Housing Authority deems it necessary to terminate assistance to a participant, Atlanta Housing Authority will give both the participant and the Landlord a thirty (30) day written termination notice.

ARTICLE FIVE: INFORMAL REVIEWS / INFORMAL HEARINGS

1. Applicants may exercise the right to an Informal Review regarding certain adverse actions that may result in the denial, significant reduction or termination of housing subsidy benefits. Requests for an Informal Review must be made in writing within ten (10) business days from the date of the notice of ineligibility or denial of assistance from the Atlanta Housing Authority. The Informal Review will be conducted by a person appointed by Atlanta Housing Authority who is neither the person who made or approved the decision under review nor the subordinate of such person. Both the applicant and Atlanta Housing Authority will have the opportunity to present evidence at the Informal Review.

An Informal Review decision shall be provided in writing to the applicant within fifteen (15) working days from the date of the Informal Review. Requests for Informal Reviews, supporting documentation, and a copy of the final decision shall be retained in the applicant's file.

2. Participants may exercise the right to an Informal Hearing regarding certain adverse actions that may result in a denial, significant reduction or termination of housing subsidy benefits. Requests for an Informal Hearing must be made in writing within ten (10) business days from the date of the notice of denial or termination of assistance from the Atlanta Housing Authority. The Informal Hearing will be conducted by a person appointed by Atlanta Housing Authority who is neither the person who made or approved the decision under review nor the subordinate of such person. Both the participant and Atlanta Housing Authority will have the opportunity to present evidence at the Informal Hearing.

An Informal Hearing decision shall be provided in writing to the participant within fifteen (15) working days from the date of the Informal hearing. Requests for Informal Hearings, supporting documentation, and a copy of the final decision shall be retained in the participant's file.

PART XII – SPECIAL PROGRAMS

ARTICLE ONE: SHARED HOUSING PROGRAM

1. Atlanta Housing Authority has determined that a Shared Housing Program component, as defined by HUD, would benefit Housing Choice Program participants with disabilities and elderly persons 62 years of age and older. All requests for Shared Housing must be submitted to the Senior Vice President of the Housing Choice Programs, or his / her designee, for review and approval prior to the approval of the Assisted Lease and the execution of the Housing Assistance Payments Contract for the Shared Housing unit.

ARTICLE TWO: MAINSTREAMING PERSONS WITH DISABILITIES

1. Atlanta Housing Authority regularly seeks vouchers for the Mainstream For Persons with Disabilities Program. Applicants with disabilities may apply for assistance under this

program at the time of solicitation of applications. Atlanta Housing Authority will verify the disability status of applicants at the time of selection from the waiting list(s).

ARTICLE THREE: FAMILY UNIFICATION PROGRAM

1. The Family Unification Program is being phased-out based on HUD initial notification in March 2004. Atlanta Housing Authority will no longer issue Family Unification Program vouchers.

ARTICLE FOUR: WELFARE TO WORK PROGRAM

1. The Welfare to Work Program is being phased-out based on HUD initial notification in March 2004. Atlanta Housing Authority will no longer issue Welfare to Work Program vouchers.

ARTICLE FIVE: FAMILY SELF-SUFFICIENCY PROGRAM

1. Atlanta Housing Authority maintains a Family Self-Sufficiency Program (FSS) which program escrows dollars into an account for limited purposes, such as homeownership. Participants in the FSS Program agree to interim financial goals and actively work toward the completion of a FSS Contract of Participation.

ARTICLE SIX: MISCELLANEOUS

1. From time to time, Atlanta Housing Authority may participate in other special housing programs. In addition, Atlanta Housing Authority may establish special waiting lists designed to address participant economic or life-style sufficiency programs, Moving to Work Demonstration program initiatives, and homeownership opportunities.

PART XIII – PROJECT-BASED VOUCHERS

ARTICLE ONE: CONVERSION OF TENANT-BASED VOUCHERS

1. Atlanta Housing Authority will use Project-Based Vouchers as a development tool working with private sector partners to aggressively identify, and in some cases develop, appropriate housing opportunities for income-eligible families in the city of Atlanta and around the metropolitan Atlanta area. AHA may convert tenant-based vouchers to Project-Based Vouchers as needed to meet commitments for Project-Based units, i.e. the turn-over tenant vouchers will “stick” to the Project-Based apartments.
2. Atlanta Housing Authority may attach Project-Based Vouchers to existing, new construction, or substantially rehabilitated housing, as each is defined by HUD.
3. Participants may choose to relocate from an Atlanta Housing Authority affordable community that is being demolished or revitalized to a Project-Based apartment. This relocation is considered to be a permanent relocation, and the participant will not be eligible to return to the revitalized community.

4. A Project-Based Voucher will not convert to a tenant-based voucher if a participant vacates a Project-Based apartment unit. Likewise, a Project-Based Voucher will not convert to a tenant-based voucher if a participant family becomes over-housed or under-houses and is required to vacate a Project-Based apartment unit.

ARTICLE TWO: APPLICANT / PARTICIPANT ELIGIBILITY

1. Project-Based Voucher applicants and participants must meet all applicable screening and eligibility criteria for participation in the Housing Choice Program.
2. Applicants for Project-Based Assistance may be selected from the waiting list(s) as described in Part II of this Administrative Plan, or pulled directly from the Project-Based Development's own waiting list once applicant eligibility has been confirmed.

ARTICLE THREE: DEVELOPMENT ELIGIBILITY

1. Atlanta Housing Authority will periodically solicit proposals from Owners and Developers for Project-Based apartment units. Proposals are rated and ranked on important management and property characteristics including management capacity, physical property characteristics, site and neighborhood characteristics and site Conditions. In determining the owner and manager's capacity to manage the property, Atlanta Housing Authority will consider the management's experience and the developer's previous success or difficulties with other affordable housing programs.

ARTICLE FOUR: ADMINISTRATION

1. Atlanta Housing Authority may enter into agreements with the owners of Project-Based apartment units that allow for assisted unit inspection self-certification, administration of a site-based waiting list, periodic participant reexaminations, and other general administrative tasks associated with Project-Based vouchers.

PART XIV – REPAYMENT AGREEMENTS

ARTICLE ONE: OVERPAYMENTS OF ASSISTANCE

1. Applicants and participants are required to provide Atlanta Housing Authority truthful and complete information relating to all income, family composition, and other relevant information to qualify for Housing Choice Program assistance. Atlanta Housing Authority will require repayment of any overpayment of assistance, according to such terms as Atlanta Housing Authority shall determine to be appropriate under the circumstances. Applicants and participants who engage in acts of fraud and misrepresentation may be referred for prosecution by Atlanta Housing Authority and such acts may be the basis for termination of housing subsidy benefits.

2. Under appropriate circumstances, as solely determined by Atlanta Housing Authority, if a participant is unable to repay an overpayment of assistance in its entirety, the participant may be afforded the opportunity to enter into a repayment agreement with Atlanta Housing Authority. Should a participant fail to abide by the terms of any executed repayment agreement, such failure may be the basis for termination of housing subsidy benefits. In addition, Atlanta Housing Authority will refer the unpaid balance of a repayment agreement for collection or prosecution as appropriate.

ARTICLE TWO: UNPAID RENTS AND OTHER CHARGES

1. Applicants to the Housing Choice Program must pay all monies owed to Atlanta Housing Authority, including but not limited to unpaid rents or other charges, reimbursement for relocation deposits, etc. to be eligible to participate in the Housing Choice Program. At the sole discretion of Atlanta Housing Authority an applicant may be afforded the opportunity to enter into a repayment agreement. Should the applicant fail to abide by the terms of any executed repayment agreement, such failure may be the basis for loss of eligibility and / or termination of housing subsidy benefits. In addition, Atlanta Housing Authority will refer the unpaid balance of a repayment agreement for collection or prosecution as appropriate.

PART XV HOMEOWNERSHIP PROGRAM

ARTICLE ONE: ELIGIBILITY QUALIFICATIONS

1. Atlanta Housing Authority will provide tenant based assistance to eligible participants that qualify for the Housing Choice Homeownership Program. Homeownership Program size will be determined by Atlanta Housing Authority's comprehensive Moving To Work homeownership objectives and the availability of funding. Only single family existing homes are eligible for purchase in the Homeownership Program.
2. Housing Choice Homeownership Program eligibility qualifications shall include, but not be limited to (a) participation in the Housing Choice Family Self-Sufficiency Program, or any successor program; (b) full-time, continuous employment for twelve (12) months; (c) participation in the Housing Choice Program for two (2) years; (d) first-time homebuyer; (e) full compliance with all Housing Choice Program requirements; (f) no prior mortgage default history; and (g) successful completion of an approved pre-purchase counseling program. Disabled or elderly households may be exempted from certain requirements as appropriate. In addition, the Senior Vice-President of the Housing Choice Program may waive one or more of the qualifications, on a case by case basis, for good cause dependent upon individual circumstances.
3. Housing Choice Homeownership Program minimum income requirement is twenty-two thousand dollars (\$22,000) per year per household. Minimum income requirements do not apply to elderly or disabled participants. The Senior Vice-President of the Housing Choice Program may waive the minimum income requirement, on a case by case basis, for good cause dependent upon individual circumstances.

ARTICLE TWO: FINANCING

1. Homeownership Program participants are required to secure their own financing, which must be approved by Atlanta Housing Authority. Atlanta Housing Authority will require a minimum down payment of three percent (3%), from which at least one percent (1%) must come from the participant's personal resources.
2. Atlanta Housing Authority will have the right to approve or disapprove lenders and all financing or refinancing of participant's home. If Atlanta Housing Authority determines that the lender or loan terms do not meet Homeownership Program requirements or are not in the best interests of the Homeownership participant such lender or terms will be disapproved.
3. Atlanta Housing Authority will prohibit any financing that includes: (a) financing with balloon payment; (b) variable interest financing; and (c) private seller financing.

ARTICLE THREE: CONTRACT OF SALE REQUIREMENTS

1. The Homeownership Program Contract of Sale must: (a) specify the price and other terms of sale by the seller to the purchaser; (b) provide that the purchaser arrange a pre-purchase inspection by an independent inspector selected by the purchaser; (c) provide that the purchaser arrange a Housing Quality Standards inspection by Atlanta Housing Authority; (d) provide that the purchaser is not obligated to purchase the home unless both inspections are satisfactory to the purchaser and Atlanta Housing Authority; (e) provide that the purchaser is not obligated to pay for any necessary repairs; and (f) require that the seller certify that he has not been debarred, suspended, or subject to a limited denial of participation by HUD.

ARTICLE FOUR: INSPECTION REQUIREMENTS

1. Prior to purchase, the Homeownership Program participant must arrange for the home to be inspected by Atlanta Housing Authority to ensure that it meets or exceeds Housing Quality Standards and Atlanta Housing Authority local standards. Secondly, an independent inspection must be obtained to inspect major building systems and components, including foundation and structure, housing interior and exterior, roofing, plumbing, electrical, and heating systems.

ARTICLE FIVE: TERM OF HOMEOWNERSHIP ASSISTANCE

1. The maximum term of homeownership assistance is fifteen (15) years, if the mortgage term is twenty (20) years or longer. If the mortgage term is less than twenty (20) years, the maximum term of homeownership assistance is ten (10) years.
2. Elderly families are exempt from the maximum term of homeownership assistance if the family was an elderly family at commencement of homeownership assistance.

3. Disabled families are exempt from the maximum term of homeownership assistance if at any time during receipt of homeownership assistance the family qualifies as a disabled family. In the event that a family ceases to qualify as a disabled family, the maximum term requirement applies from the date homeownership assistance commenced.


ARTICLE SIX: TERMINATION OF HOMEOWNERSHIP ASSISTANCE

1. Homeownership assistance automatically terminates one hundred eighty (180) calendar days after the last housing assistance payment is paid on behalf of the participant.
2. Participation in the Housing Choice Homeownership Program is dependent upon a participant's initial eligibility qualification and continued compliance with all program rules, regulations, and family obligations.
3. In addition, Atlanta Housing Authority will terminate homeownership assistance for any participant dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage securing a debt incurred to purchase the home, or in any refinancing of such debt.

APPENDIX E

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Results of Independent PHAS Inspections



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REAL ESTATE ASSESSMENT CENTER
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

reac home | systems menu
August 6, 2004

individual reports

PHAS Score Report for Fiscal Year 2003

PHA Information

PHA Code:	GA006	PHA Name:	Housing Authority of the City of ATLANTA Georgia	Fiscal Year End:	06/30
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PHAS Score: 93 **Designation Status:** *High Performer* **PHAS Status:** *Released*

Select a PHAS indicator to view details relating to the composite score.


PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
Physical (PASS Incentive)	26	30	Explanation
Financial	29	30	Explanation
Management	29	30	Explanation
Resident	9	10	Explanation
PHAS Total Score	93	100	

Last Updated: 04/28/2004


[PHAS Score Report](#)

[PHAS Scoring Packet \(printable version\)](#)

The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.

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Comments or Questions? Contact the [REAC Technical Assistance Center](#).



integrated assessment subsystem (nass)

REAL ESTATE ASSESSMENT CENTER
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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August C

individual reports

PHAS Physical Report for Fiscal Year 2003

PHA Information

PHA Code:	GA006	PHA Name:	Housing Authority of the City of ATLANTA, Georgia	Fiscal Year End:	06/30
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Physical Score 26 (PASS Incentive)
(rounded)

Number of Projects: 43

Systemic Deficiencies(not available)

[View all Physical Condition Credits](#)

Project ID	Inspection Number	Unit Count	Property (Development)	Overall Score				Inspection Reason
				100 - Point Basis	30 - Point Basis	Physical Condition Credit	Point Total - 30pt Basis	
GA06P006002	161440	6	JOHN HOPE-ELDERLY	99b	29.8	--	29.8	N/A
GA06P006003	161441	510	CAPITOL HOMES	81c*	24.2	--	24.2	N/A
GA06P006003A	163986	185	CAPITOL HOMES	45c	13.4	--	13.4	N/A
GA06P006004	161442	496	GRADY HOMES	87b	26.2	1.0	27.2	N/A
GA06P006005R2	161444	283	HERNDON HOMES	92b	27.7	--	27.7	N/A
GA06P006010	161445	496	UNIVERSITY HOMES	90b	27.0	--	27.0	N/A
GA06P006011	161446	209	ANTOINE GRAVES*	93b	27.9	--	27.9	N/A
GA06P006012	161447	644	BOWEN HOMES	83c	24.9	2.0	26.9	N/A
GA06P006013	161436	250	JOHN O. CHILES*-ELDERLY	91c*	27.4	--	27.4	N/A
GA06P006014	161448	250	PALMER HOUSE*	91c	27.3	--	27.3	N/A
GA06P006016	161437	584	MCDANIEL GLENN*	93a	28.0	1.1	29.1	N/A
GA06P006017	161449	350	THOMASVILLE HEIGHTS	78c*	23.5	1.3	24.8	N/A
GA06P006020	161450	202	HOLLYWOOD COURTS	69c*	20.6	--	20.6	N/A
GA06P006021	161451	221	GILBERT GARDENS	80c	24.1	1.1	25.2	N/A
GA06P006023	161452	324	ENGLEWOOD MANOR	73c*	21.9	1.2	23.1	N/A
GA06P006024	161453	350	COSBY SPEAR/U-RESCUE VILLA*	98b	29.5	--	29.5	N/A
GA06P006025	161454	81	GEORGIA AVE APTS*	97a	29.2	--	29.2	N/A

<u>GA06P006026</u>	163988	100	ANTOINE GRAVES ANNEX*	87b	26.2	--	26.2	N/A
<u>GA06P006027</u>	161455	255	ROOSEVELT HOUSE*	88b	26.3	--	26.3	N/A
<u>GA06P006028</u>	161456	386	BANKHEAD COURTS	77c*	23.2	--	23.2	N/A
<u>GA06P006029</u>	161457	124	LEILA VALLEY	79c	23.7	2.2	25.9	N/A
<u>GA06P006030</u>	161458	147	EAST LAKE	95b	28.4	--	28.4	N/A
<u>GA06P006031</u>	161459	158	JONESBORO SOUTH	72c	21.5	1.0	22.5	N/A
<u>GA06P006032</u>	163991	100	JONESBORO NORTH	74c*	22.3	2.1	24.4	N/A
<u>GA06P006038</u>	161460	1	WAITS DRIVE	90a	26.9	--	26.9	N/A
<u>GA06P006039</u>	161461	12	WILDWOOD LAKES	77c	23.0	--	23.0	N/A
<u>GA06P006040</u>	161438	4	MODEL CITIES I	31c	9.2	--	9.2	N/A
<u>GA06P006043</u>	161462	150	JUNIPER TENTH*	78c	23.3	--	23.3	N/A
<u>GA06P006044</u>	161463	32	WESTMINISTER APTS	94b	28.1	--	28.1	N/A
<u>GA06P006045</u>	161464	197	PEACHTREE HIGHRISE	99a	29.9	--	29.9	N/A
<u>GA06P006046</u>	161439	6	FHA SCATTERED SITES	77a	23.2	--	23.2	N/A
<u>GA06P006047</u>	161465	162	CHESHIRE BRIDGE ROAD*	80b	24.1	--	24.1	N/A
<u>GA06P006048</u>	161466	209	3601 PIEDMONT ROAD*	95c	28.5	--	28.5	N/A
<u>GA06P006052</u>	161467	240	MARIAN APTS*	99a	29.6	--	29.6	N/A
<u>GA06P006053</u>	161468	130	HIGHTOWER MANOR*	97b	29.1	--	29.1	N/A
<u>GA06P006054</u>	161469	130	BARGE ROAD*	99a	29.7	--	29.7	N/A
<u>GA06P006056</u>	161470	59	MARTIN STREET PLAZA	93b	27.8	--	27.8	N/A
<u>GA06P006058</u>	161471	130	MARIETTA ROAD HIGHRISE*	95b	28.5	--	28.5	N/A
<u>GA06P006065</u>	163989	91	The Village at East Lake - Phase I	92c*	27.7	--	27.7	N/A
<u>GA06P006069</u>	163987	87	Magnolia Park - Phase I	96b	28.9	--	28.9	N/A
<u>GA06P006070</u>	161472	33	SUMMERDALE COMMONS PHASE II	93b	27.8	--	27.8	N/A
<u>GA06P006079</u>	163992	41	SUMMERDALE COMMONS - PHASE I	95b	28.6	--	28.6	N/A
<u>GA06P006080</u>	164135	66	John Hope Homes - (Castleberry Phase I)	90c	27.0	--	27.0	N/A

Last Updated: 08/27/2003

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors. The

letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.
The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.



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APPENDIX F

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Financial Analysis

**ATLANTA HOUSING AUTHORITY
BOARD LEVEL ANNUAL REVIEW PACKAGE
STATEMENTS OF NET ASSETS (\$000'S)
CONSOLIDATED (UNAUDITED)**

Years ended June 30, 2004 and 2003

	<u>2004</u>	<u>2003</u>
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 14,773	\$ 31,192
Restricted Cash	18,692	16,484
Tenant Accounts Receivable net of allowance of \$149K for 2004 and \$186K for 2003	189	175
Notes and Other Receivables	31,097	15,848
Prepays and Deferred Charges	373	166
Total Current Assets	65,124	63,865
Non-Current Assets		
Fixed Assets:		
Operating properties net of accumulated depreciation of \$172,516K in 2004 and \$165,775K in 2003	154,999	170,522
Capital Improvements in Progress	39,931	26,145
Total Fixed Assets	194,930	196,667
Notes Receivable	91,466	78,986
Other Non-Current Assets	10,100	9,605
Total Non-Current Assets	296,496	285,258
Total Assets	<u>\$ 361,620</u>	<u>\$ 349,123</u>
LIABILITIES		
Current Liabilities		
Accounts Payable	8,185	18,340
Accrued Liabilities	1,919	1,931
Current Portion - Long-term debt	559	786
Deferred Revenue and Other Credits	12,770	9,346
Total Current Liabilities	23,432	30,403
Non-Current Liabilities		
Security Deposit	1,549	1,681
Long-term Debt	16,699	17,336
Other Non-Current Liabilities	1,376	1,382
Total Long-term Debt	19,623	20,399
Total Liabilities	43,056	50,802
NET ASSETS		
Total Net Assets	318,564	298,321
Total Liabilities & Net Assets	<u>\$ 361,620</u>	<u>\$ 349,123</u>

**ATLANTA HOUSING AUTHORITY
BOARD LEVEL ANNUAL REVIEW PACKAGE
INCOME STATEMENT SUMMARY (\$ 000'S)
CONSOLIDATED (UNAUDITED)**

Year Ended June 30, 2004

	Actual (\$000'S)	Budget (\$000'S)	Actual +/-) Budget	% Variance
REVENUE:				
Funding				
Low Income Operating subsidy	\$ 26,594	\$ 25,715	\$ 880	3.4%
Housing Choice Operating Subsidy	117,871	118,488	(617)	-0.5%
Capital Funds Program	14,052	14,052	0	0.0%
Development and Hope VI	8,360	8,360	(0)	0.0%
Others	5,478	5,383	95	1.8%
	172,356	171,998	357	0.2%
Rental Property Revenue	17,053	15,350	1,703	11.1%
Development Fees	1,494	1,497	(3)	-0.2%
Management Fees	856	555	301	54.3%
TOTAL REVENUE	191,758	189,400	2,358	1.2%
OPERATING EXPENSES and COSTS:				
Administrative	33,878	34,797	919	2.6%
Housing Assistance Payments	105,000	101,879	(3,121)	-3.1%
Tenant Services	5,943	6,316	373	5.9%
Utilities	15,529	13,436	(2,093)	-15.6%
Ordinary Maintenance and Operations	12,755	12,995	240	1.8%
Security Services	6,516	6,815	300	4.4%
General Expenses	3,788	4,068	280	6.9%
Depreciation and Amortization Expense	13,308	13,057	(251)	-1.9%
TOTAL OPERATING EXPENSES AND COSTS	196,716	193,363	(3,353)	-1.7%
OPERATING INCOME (LOSS)	(4,958)	(3,963)	(995)	25.1%
NON-OPERATING REVENUE & (EXPENSES)				
Capital Funding - Capital Funds Program	11,947	11,947	0	0.0%
Capital Funding - Development and Hope VI	14,673	14,673	(0)	0.0%
Interest Income	1,142	1,066	76	7.1%
Extraordinary maintenance & Demolition	(5,800)	(5,771)	(29)	0.5%
Interest Expense	(724)	(378)	(346)	91.7%
Gain on sale of assets	3,955	4,145	(190)	-4.6%
Other non-operating Expenses	1	1	(0)	-0.2%
TOTAL NON-OPERATING REVENUE & (EXPENSES)	25,194	25,683	490	1.9%
CHANGE IN NET ASSETS	\$ 20,235	\$ 21,720	\$ (1,485)	-6.8%

**ATLANTA HOUSING AUTHORITY
BOARD LEVEL ANNUAL REVIEW PACKAGE
STATEMENTS OF NET ASSETS (\$000'S)
Moving to Work**

Year Ended June 30, 2004

	<u>2004</u>
ASSETS	
Current Assets	
Cash and Cash Equivalents	\$ 6,116
Restricted Cash	1,156
Tenant Accounts Receivable net of allowance of \$149K for 2004 and \$186K for 2003	164
Notes and Other Receivables	25,023
Prepays and Deferred Charges	314
Total Current Assets	<u>32,772</u>
Non-Current Assets	
Fixed Assets:	
Operating properties net of accumulated depreciation of \$171,469K	135,650
Capital Improvements in Progress	24,268
Total Fixed Assets	<u>159,918</u>
Notes Receivable	0
Other Non-Current Assets	0
Total Non-Current Assets	<u>159,918</u>
Total Assets	<u><u>\$ 192,690</u></u>
LIABILITIES	
Current Liabilities	
Accounts Payable	4,299
Accrued Liabilities	1,776
Current Portion - Long-term debt	382
Deferred Revenue and Other Credits	(160)
Total Current Liabilities	<u>6,296</u>
Non-Current Liabilities	
Security Deposit	1,501
Long-term Debt	2,120
Other Non-Current Liabilities	1,289
Total Long-term Debt	<u>4,910</u>
Total Liabilities	<u>11,206</u>
NET ASSETS	
Total Net Assets	<u>181,484</u>
Total Liabilities & Net Assets	<u><u>\$ 192,690</u></u>

**ATLANTA HOUSING AUTHORITY
BOARD LEVEL ANNUAL REVIEW PACKAGE
INCOME STATEMENT SUMMARY (\$ 000'S)
Moving to Work**

Year Ended June 30, 2004

	Actual (\$000'S)	Budget (\$000'S)	Actual + / (-) Budget	% Variance
REVENUE:				
Funding				
Low Income Operating subsidy	\$ 26,596	\$ 25,715	\$ 882	3.4%
Housing Choice Operating Subsidy	112,484	112,484	(0)	0.0%
Capital Funds Program	11,080	11,080	0	0.0%
Development and Hope VI	-	-	-	0.0%
Others	33	33	0	0.3%
	<hr/>	<hr/>	<hr/>	
	150,194	149,312	882	0.6%
Rental Property Revenue	15,418	15,350	68	0.4%
Development Fees	-	-	-	0.0%
Management Fees	-	-	-	0.0%
	<hr/>	<hr/>	<hr/>	
TOTAL REVENUE	165,612	164,662	951	0.6%
OPERATING EXPENSES and COSTS:				
Administrative	29,987	31,007	1,020	3.3%
Housing Assistance Payments	90,500	96,918	6,418	6.6%
Tenant Services	2,508	2,957	449	15.2%
Utilities	15,160	13,371	(1,789)	-13.4%
Ordinary Maintenance and Operations	11,528	12,750	1,222	9.6%
Security Services	6,256	6,791	535	7.9%
General Expenses	3,083	3,292	209	6.3%
Depreciation and Amortization Expense	12,887	12,887	(0)	0.0%
	<hr/>	<hr/>	<hr/>	
TOTAL OPERATING EXPENSES AND COSTS	171,910	179,973	8,063	4.5%
OPERATING INCOME (LOSS)	<hr/>	<hr/>	<hr/>	
	(6,298)	(15,311)	9,014	-58.9%
NON-OPERATING REVENUE & (EXPENSES)				
Capital Funding - Capital Funds Program	11,146	11,146	(0)	0.0%
Capital Funding - Development and Hope VI	-	-	-	0.0%
Interest Income	193	250	(57)	-22.7%
Extraordinary maintenance & Demolition	(1,751)	(2,971)	1,220	-41.1%
Interest Expense	(99)	(99)	(0)	0.3%
Gain on sale of assets	3,955	4,145	(190)	-4.6%
Other non-operating Expenses	1	1	(0)	-0.1%
	<hr/>	<hr/>	<hr/>	
TOTAL NON-OPERATING REVENUE & (EXPENSES)	13,444	12,472	(973)	-7.8%
CHANGE IN NET ASSETS	<hr/>	<hr/>	<hr/>	
	\$ 7,147	\$ (2,840)	\$ 9,986	-351.7%

**ATLANTA HOUSING AUTHORITY
BOARD LEVEL ANNUAL REVIEW PACKAGE
WORKING CAPITAL (\$000'S)
Moving to Work**

Year Ended June 30, 2004

	<u>2004</u>
ASSETS	
Current Assets	
Cash and Cash Equivalents	\$ 6,116
Restricted Cash	435
Tenant Accounts Receivable net of allowance of \$149K for 2004 and \$186K for 2003	164
Notes and Other Receivables	21,989
Prepays and Deferred Charges	314
	<hr/>
Total Current Assets	29,017 <hr/>
 LIABILITIES	
Current Liabilities	
Accounts Payable	4,299
Accrued Liabilities	1,776
Current Portion - Long-term debt	382
Deferred Revenue and Other Credits	1,341
	<hr/>
Total Current Liabilities	7,797 <hr/>
WORKING CAPITAL	<hr/> \$ 21,220.06 <hr/>
 WORKING CAPITAL RATIO	 <hr/> 3.72 <hr/>

FY2004 Capital Projects

Site Name	Project Description	Original Budget	Revised Budget	Expenditures through 6/30/04	Balance for Future Period
Antoine Graves	ADA Upgrades	\$39,600	\$1,045	\$1,045	\$0
Antoine Graves	Backflow Preventers	\$0	\$13,200	\$419	\$12,781
Antoine Graves	Boiler Replacement	\$132,000	\$175,785	\$175,785	\$0
Antoine Graves	Domestic Water System Replacement	\$0	\$68,923	\$7,409	\$61,514
Antoine Graves Total		\$171,600	\$258,954	\$184,659	\$74,295
Antoine Graves Annex	ADA Upgrades	\$39,600	\$875	\$875	\$0
Antoine Graves Annex	Backflow Preventers	\$0	\$13,530	\$419	\$13,111
Antoine Graves Annex Total		\$39,600	\$14,405	\$1,294	\$13,111
Bankhead Courts	Furnace/Water Heater Replacement	\$0	\$1,074,095	\$32,521	\$1,041,574
Bankhead Courts Total		\$0	\$1,074,095	\$32,521	\$1,041,574
Barge Road	ADA Upgrades	\$25,300	\$0	\$0	\$0
Barge Road	Lobby Upgrades	\$13,011	\$16,713	\$16,713	\$0
Barge Road Total		\$38,311	\$16,713	\$16,713	\$0
Bowen Homes	Camera Call Down System	\$137,500	\$440,923	\$15,699	\$425,224
Bowen Homes	Furnace/Water Heater Replacement	\$0	\$1,692,428	\$1,258,729	\$433,698
Bowen Homes	Site Improvements	\$615,232	\$615,232	\$615,232	\$0
Bowen Homes Total		\$752,732	\$2,748,583	\$1,889,661	\$858,922
Capitol Homes	Demolition	\$1,843,410	\$2,027,751	\$1,762,734	\$265,017
Capitol Homes Total		\$1,843,410	\$2,027,751	\$1,762,734	\$265,017
Cheshire Bridge	ADA Upgrades	\$75,900	\$255	\$255	\$0
Cheshire Bridge	Backflow Preventers	\$0	\$30,277	\$552	\$29,725
Cheshire Bridge	Exterior Painting	\$0	\$98,512	\$98,512	\$0
Cheshire Bridge	Ga Power Lighting Project	\$0	\$1,328	\$1,328	\$0
Cheshire Bridge	Site Improvements	\$121,000	\$0	\$0	\$0
Cheshire Bridge Total		\$196,900	\$130,372	\$100,647	\$29,725
Cosby Spears	ADA Upgrades	\$108,900	\$1,160	\$1,160	\$0
Cosby Spears	Balcony/Parapet	\$907,500	\$520,344	\$209,101	\$311,243
Cosby Spears	Ga Power Lighting Project	\$0	\$4,127	\$4,127	\$0
Cosby Spears	In-Line Water Meters	\$27,500	\$0	\$0	\$0
Cosby Spears	Landscaping	\$3,637	\$3,673	\$3,637	\$36
Cosby Spears	Roof Parapet	\$266	\$266	\$266	\$0
Cosby Spears	Site Improvements	\$99,000	\$0	\$0	\$0
Cosby Spears Total		\$1,146,803	\$529,570	\$218,291	\$311,279
Eastlake Towers	ADA Upgrades	\$39,600	\$0	\$0	\$0
Eastlake Towers Total		\$39,600	\$0	\$0	\$0
Englewood Manor	ADA Upgrades	\$0	\$373	\$373	\$0
Englewood Manor	Backflow Preventers	\$0	\$22,873	\$419	\$22,454
Englewood Manor	Cabinet Installation	\$0	\$42,625	\$41,462	\$1,163
Englewood Manor	Camera Call Down System	\$110,000	\$344,146	\$3,847	\$340,299
Englewood Manor	Emergency HVAC Project	\$0	\$193,901	\$186,456	\$7,445
Englewood Manor	Gas Fired Appliance	\$0	\$481,506	\$129,675	\$351,832
Englewood Manor	Modernization Units	\$0	\$117,381	\$3,917	\$113,464
Englewood Manor Total		\$110,000	\$1,202,806	\$366,150	\$836,656

Site Name	Project Description	Original Budget	Revised Budget	Expenditures through 6/30/04	Balance for Future Period
Georgia Avenue	ADA Upgrades	\$69,300	\$0	\$0	\$0
Georgia Avenue	Lobby Upgrades	\$306,900	\$24,691	\$16,623	\$8,068
Georgia Avenue Total		\$376,200	\$24,691	\$16,623	\$8,068
Grady Homes	Camera Call Down System	\$55,000	\$0	\$0	\$0
Grady Homes Total		\$55,000	\$0	\$0	\$0
Herndon Homes	Furnace/Water Heater Replacement	\$0	\$17,908	\$10,648	\$7,261
Herndon Homes	Site Improvements	\$13,220	\$13,220	\$13,220	\$0
Herndon Homes Total		\$13,220	\$31,128	\$23,868	\$7,260
Hightower Manor	Multi-Site ADA	\$80,300	\$8,151	\$8,151	\$0
Hightower Manor	Resurface Parking and Driveway	\$0	\$50,733	\$50,733	\$0
Hightower Manor Total		\$80,300	\$58,884	\$58,884	\$0
Hollywood Courts	ADA Upgrades	\$0	\$1,400	\$1,400	\$0
Hollywood Courts	Erosion Control	\$0	\$94,963	\$94,963	\$0
Hollywood Courts	Furnace/Water Heater Replacement	\$0	\$270,325	\$20,611	\$249,714
Hollywood Courts Total		\$0	\$366,688	\$116,974	\$249,714
John O. Chiles	Boiler Design	\$60,500	\$20,790	\$8,375	\$12,415
John O. Chiles Total		\$60,500	\$20,790	\$8,375	\$12,415
Jonesboro North	Camera Call Down System	\$110,000	\$115,733	\$2,086	\$113,646
Jonesboro North	Emergency HVAC Project	\$0	\$6,405	\$6,405	\$0
Jonesboro North	Fire Restoration - Unit Rehab	\$0	\$122,445	\$75,297	\$47,148
Jonesboro North	Furnace/Water Heater Replacement	\$0	\$88,726	\$62,467	\$26,259
Jonesboro North	Interior Repairs	\$0	\$143,118	\$86,336	\$56,782
Jonesboro North Total		\$110,000	\$476,427	\$232,590	\$243,837
Jonesboro South	Camera Call Down System	\$55,000	\$126,961	\$2,853	\$124,108
Jonesboro South	Emergency HVAC Project	\$0	\$11,022	\$10,020	\$1,002
Jonesboro South	Furnace/Water Heater Replacement	\$0	\$146,758	\$139,459	\$7,299
Jonesboro South	Interior Repairs	\$0	\$143,118	\$135,888	\$7,230
Jonesboro South	Management Office Renovations	\$102,859	\$106,905	\$106,905	\$0
Jonesboro South Total		\$157,859	\$534,763	\$395,124	\$139,639
Juniper and 10th	ADA Upgrades	\$66,000	\$0	\$0	\$0
Juniper and 10th	Fence Removal	\$0	\$11,000	\$3,050	\$7,950
Juniper and 10th	Ga Power Lighting Project	\$0	\$1,430	\$1,430	\$0
Juniper and 10th	Site Improvements	\$104,500	\$0	\$0	\$0
Juniper and 10th Total		\$170,500	\$12,430	\$4,480	\$7,950
Leila Valley	Asphalt Repairs	\$0	\$29,484	\$29,484	\$0
Leila Valley	Emergency HVAC Project	\$0	\$269,600	\$188,884	\$80,716
Leila Valley	Fire Restoration - Unit Rehab	\$0	\$51,690	\$51,690	\$0
Leila Valley Total		\$0	\$350,774	\$270,058	\$80,716
Marian Road	ADA Upgrades	\$66,000	\$443	\$443	\$0
Marian Road	Ga Power Lighting Project	\$0	\$1,941	\$1,941	\$0
Marian Road	Landscaping	\$8,984	\$8,984	\$8,984	\$0
Marian Road	Site Improvements	\$126,500	\$0	\$0	\$0
Marian Road Total		\$201,484	\$11,368	\$11,368	\$0

Site Name	Project Description	Original Budget	Revised Budget	Expenditures through 6/30/04	Balance for Future Period
Marietta Road	Building Envelope - Coping Wall	\$55,000	\$45,870	\$45,870	\$0
Marietta Road	Lobby Upgrades	\$15,332	\$17,237	\$17,237	\$0
Marietta Road	Multi-Site ADA	\$80,300	\$12,749	\$12,749	\$0
Marietta Road Total		\$150,632	\$75,856	\$75,856	\$0
Martin Luther King	ADA Upgrades	\$39,600	\$0	\$0	\$0
Martin Luther King Total		\$39,600	\$0	\$0	\$0
Martin Street Plaza	Emergency HVAC Project	\$0	\$2,067	\$2,067	\$0
Martin Street Plaza	Exterior Repairs	\$841,500	\$275,000	\$181,555	\$93,445
Martin Street Plaza	Lobby Upgrades	\$0	\$10,796	\$10,796	\$0
Martin Street Plaza	Roof Replacement	\$0	\$97,204	\$87,723	\$9,480
Martin Street Plaza	Site Improvements	\$242,000	\$12,493	\$6,025	\$6,468
Martin Street Plaza Total		\$1,083,500	\$397,559	\$288,166	\$109,393
McDaniel Glenn	ADA Upgrades	\$11,126	\$11,126	\$11,126	\$0
McDaniel Glenn	Camera Call Down System	\$165,000	\$0	\$0	\$0
McDaniel Glenn	Dwelling Units	\$440,000	\$610,672	\$609,223	\$1,449
McDaniel Glenn	Emergency HVAC Project	\$0	\$33,532	\$30,483	\$3,048
McDaniel Glenn	Fire Restoration - Unit Rehab	\$0	\$11,993	\$11,993	\$0
McDaniel Glenn	Furnace/Water Heater Replacement	\$0	\$109,635	\$5,158	\$104,477
McDaniel Glenn	Unit Rehab	\$0	\$42,195	\$42,195	\$0
McDaniel Glenn Total		\$616,126	\$819,152	\$710,178	\$108,975
McDaniel Glenn Annex	Camera Call Down System	\$55,000	\$0	\$0	\$0
McDaniel Glenn Annex	Site Improvements	\$336,050	\$426,950	\$426,950	\$0
McDaniel Glenn Annex Total		\$391,050	\$426,950	\$426,950	\$0
Palmer House	ADA Upgrades	\$66,000	\$7,491	\$6,334	\$1,157
Palmer House	Backflow Preventers	\$0	\$22,873	\$419	\$22,454
Palmer House	Camera Call Down System	\$55,000	\$0	\$0	\$0
Palmer House	Common Area Design	\$0	\$32,175	\$9,304	\$22,871
Palmer House	Dwelling Units	\$55,000	\$0	\$0	\$0
Palmer House	In-Line Water Meters	\$22,000	\$3,300	\$0	\$3,300
Palmer House	Lobby Upgrades	\$275,000	\$164,582	\$0	\$164,582
Palmer House Total		\$473,000	\$230,421	\$16,057	\$214,364
Peachtree Road	ADA Upgrades	\$39,600	\$0	\$0	\$0
Peachtree Road	Backflow Preventers	\$0	\$31,101	\$579	\$30,523
Peachtree Road	Camera Call Down System	\$27,500	\$0	\$0	\$0
Peachtree Road	Common Area Renovations	\$0	\$26,952	\$1,283	\$25,669
Peachtree Road	Domestic Water System Replacement	\$0	\$20,152	\$19,533	\$620
Peachtree Road	Emergency Generator	\$82,500	\$31,880	\$29,788	\$2,092
Peachtree Road	Fire Alarm Design	\$0	\$5,505	\$3,472	\$2,033
Peachtree Road	Fire Alarm Upgrade	\$220,000	\$114,870	\$107,559	\$7,311
Peachtree Road	Ga Power Lighting Project	\$0	\$736	\$736	\$0
Peachtree Road	HVAC	\$33,000	\$40,414	\$40,344	\$70
Peachtree Road	Landscaping	\$1,195	\$1,195	\$1,195	\$0
Peachtree Road	Lobby Upgrades	\$366,300	\$26,952	\$0	\$26,952
Peachtree Road	Quality of Life Dwelling Modifications	\$55,000	\$317,478	\$35,503	\$281,974
Peachtree Road	Site Improvements	\$121,000	\$6,600	\$0	\$6,600
Peachtree Road Total		\$946,095	\$623,836	\$239,992	\$383,844

Site Name	Project Description	Original Budget	Revised Budget	Expenditures through 6/30/04	Balance for Future Period
Piedmont Road	ADA Upgrades	\$39,600	\$0	\$0	\$0
Piedmont Road	Emergency HVAC Project	\$0	\$8,826	\$8,826	\$0
Piedmont Road	Exterior Sealing	\$55,000	\$55,200	\$55,200	\$0
Piedmont Road	Lobby Upgrades	\$0	\$14,349	\$14,349	\$0
Piedmont Road Total		\$94,600	\$78,375	\$78,375	\$0
Roosevelt House	ADA Upgrades	\$66,000	\$0	\$0	\$0
Roosevelt House	Backflow Preventers	\$0	\$28,160	\$484	\$27,675
Roosevelt House	Boiler Replacement	\$137,500	\$132,363	\$132,363	\$0
Roosevelt House	Camera Call Down System	\$55,000	\$0	\$0	\$0
Roosevelt House	Common Area Design	\$275,000	\$32,175	\$9,304	\$22,871
Roosevelt House	Corridor Improvements	\$0	\$237,706	\$4,342	\$233,364
Roosevelt House	Dwelling Units	\$55,000	\$0	\$0	\$0
Roosevelt House Total		\$588,500	\$430,404	\$146,493	\$283,911
Thomasville Heights	ADA Upgrades	\$0	\$382	\$382	\$0
Thomasville Heights	Backflow Preventers	\$0	\$315,238	\$5,712	\$309,526
Thomasville Heights	Camera Call Down System	\$110,000	\$305,631	\$6,257	\$299,373
Thomasville Heights	Emergency HVAC Project	\$0	\$208,060	\$199,796	\$8,263
Thomasville Heights	Gas Fired Appliance	\$0	\$289,083	\$53,710	\$235,373
Thomasville Heights Total		\$110,000	\$1,118,393	\$265,857	\$852,536
University Homes	ADA Upgrades	\$0	\$56,863	\$55,560	\$1,303
University Homes	Camera Call Down System	\$55,000	\$211,600	\$5,557	\$206,043
University Homes	Fire Restoration - Unit Rehab	\$0	\$68,586	\$64,459	\$4,128
University Homes Total		\$55,000	\$337,050	\$125,576	\$211,474
U-Rescue	Emergency HVAC Project	\$0	\$12,509	\$8,477	\$4,032
U-Rescue	Furnace/Water Heater Replacement	\$0	\$29,005	\$472	\$28,532
U-Rescue	In-Line Water Meters	\$27,500	\$0	\$0	\$0
U-Rescue	Site Improvements	\$82,500	\$0	\$0	\$0
U-Rescue Total		\$110,000	\$41,514	\$8,949	\$32,564
Westminster	Site Improvements	\$57,750	\$0	\$0	\$0
Westminster Total		\$57,750	\$0	\$0	\$0
Grand Total		\$10,279,873	\$14,470,702	\$8,093,463	\$6,377,239

APPENDIX G

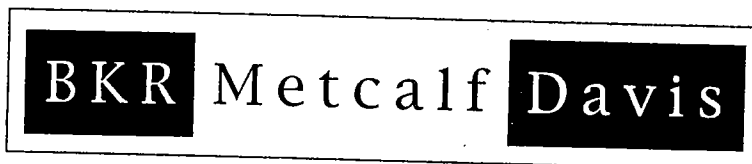
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Results of Last Completed 133 Audit

Financial Statements and Report of
Independent Certified Public Accountants

The Housing Authority of the City of
Atlanta, Georgia

June 30, 2003 and 2002



Certified Public Accountants

**FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS**

**THE HOUSING AUTHORITY OF THE CITY OF
ATLANTA, GEORGIA**

June 30, 2003 and 2002

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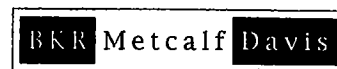
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Certified Public Accountants

Independent Auditors' Report

Board of Commissioners
The Housing Authority of the City of
Atlanta, Georgia

We have audited the accompanying basic financial statements of **The Housing Authority of the City of Atlanta, Georgia** as of and for the years ended June 30, 2003 and 2002, as listed in the table of contents. These basic financial statements are the responsibility of **The Housing Authority of the City of Atlanta, Georgia** management. Our responsibility is to express an opinion on these basic financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of **The Housing Authority of the City of Atlanta, Georgia** as of June 30, 2003 and 2002, and the results of its operations and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated February 27, 2004, on our consideration of **The Housing Authority of the City of Atlanta, Georgia's** internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audits were performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements of **The Housing Authority of the City of Atlanta, Georgia**. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "*Audits of States, Local Governments and Non-Profit Organizations*." Also, the Financial Data Schedules listed in the Table of Contents are not a required part of the basic financial statements of **The Housing Authority of the City of Atlanta, Georgia**. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

BKR Metcalf Davis

Atlanta, Georgia
February 27, 2004

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion is intended to provide a narrative overview and analysis of the financial activities of The Housing Authority of the City of Atlanta, Georgia ("AHA" or the "Authority") for the fiscal year ended June 30, 2003. The information presented in this discussion should be read in conjunction with the financial statements and the notes thereto and additional information furnished in the letter of transmittal.

OVERVIEW OF FINANCIAL STATEMENTS

Governmental accounting falls under the auspices of the Government Accounting Standards Board ("GASB"). AHA implemented a new reporting model mandated by GASB in 2002. The purpose of the new reporting model is to present financial statements that provide readers with a clear picture of the financial position of an entity, in a manner similar to a private-sector business.

AHA's basic financial statements are comprised of two components: (1) the financial statements and (2) the notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. AHA's financial statements are prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America promulgated by the GASB. AHA is a special-purpose government entity engaged only in business-type activities; therefore, AHA is structured as a single enterprise fund. AHA's revenues are recognized when earned, not when received and expenses are recognized when incurred, not when they are paid. Capital assets are capitalized and, except land, are depreciated over their useful lives. See the notes to the financial statements for a summary of AHA's significant accounting policies. AHA's financial statements now encompass and include the following:

- The Combined Statements of Net Assets provide the reader with detail about the assets of AHA as well as its outstanding liabilities. The difference between assets and liabilities is reported as Net Assets. The Net Assets presentation shows additional breakdowns, which may help the reader's understanding as to which of AHA's resources are restricted or unrestricted. The Combined Statements of Net Assets appears on page 17.
- The Combined Statements of Revenue and Expenses, found on page 18, present the revenues and expenses of the current and previous fiscal years which resulted from operations. The net of revenues less expenses when combined with other non-operating revenue such as interest income, interest expense, grants and contributions results in the net income (excess revenues over expenses) AHA generated for the fiscal year. The net income increased the Net Assets presented on the Combined Statements of Net Assets.

- The Combined Statements of Cash Flows, found on pages 20 and 21, show those items that resulted in increases or decreases to AHA's cash balance for the fiscal year. A reconciliation of the change in cash position to the operating income of AHA's Combined Statements of Revenue and Expenses is included as a part of the Statements of Cash Flows.
- The Notes to the Financial Statements provide background information that is essential to a full understanding of the data provided in the financial statements. These notes give the reader additional information on items that may not be seen on the actual statements such as details on capital assets, disclosure of contingent liabilities, retirement plan and benefit information, details on leases, disclosure of conduit debt instruments and information regarding transactions with related mixed-finance, mixed-income developments. The Notes to the Financial Statements begin on page 22 and are an integral part of the financial statements.
- Supplementary Information presents additional information that may be of interest to the reader. This section includes the Financial Data Schedules as required by the U.S. Department of Housing and Urban Development (HUD), the Reconciliation of Advances, Costs and Budget for HUD Funded Programs and Statements of Certification on Grant Programs which were closed during the current year. Supplementary Information begins on page 60.

FINANCIAL HIGHLIGHTS

- The assets of AHA exceeded its liabilities at the close of the most recent fiscal year by \$298.3 million (net assets). Of this amount, \$31.1 million (unrestricted net assets) may be used to meet AHA's ongoing obligations.
- Operating Revenues increased by 9.4 percent from \$158.4 million in fiscal year 2002 to \$173.4 million in fiscal year 2003. Operating Expenses increased by 5.7 percent from \$172.1 million in fiscal year 2002 to \$181.9 million in fiscal year 2003.
- Operating Expenditures in Excess of Operating Revenues (Net Operating Deficit), decreased by 37.4 percent from (\$13.6 million) in fiscal year 2002 to (\$8.5 million) in fiscal year 2003.

FINANCIAL POSITION SUMMARY

Total net assets serve as a useful indicator of the Authority's financial position. As shown in the following table, AHA's total net assets increased about \$11.9 million over the previous year. Please see Combined Statements of Changes in Net Assets, page 19.

Condensed Statements of Net Assets

	<u>2003</u>	<u>2002</u>	<u>Total Percent Change</u>
ASSETS:			
Current and Other Assets	\$ 152,455,265	\$ 139,184,191	9.5%
Capital Assets	196,666,662	183,798,946	7.0%
Total Assets	<u>\$ 349,121,927</u>	<u>\$ 322,983,137</u>	8.1%
LIABILITIES:			
Current and Other Liabilities	\$ 33,465,952	\$ 28,063,829	19.2%
Long-term Debt Outstanding	17,335,501	8,462,920	104.8%
Total Liabilities	<u>\$ 50,801,453</u>	<u>\$ 36,526,749</u>	39.1%
NET ASSETS:			
Invested in Capital Assets, Net of Debt	\$ 178,545,501	\$ 174,593,465	2.3%
Restricted for			
Related Development Projects	78,881,653	72,538,194	8.7%
Related Partnership Operating Reserve	6,444,272	5,701,719	13.0%
Other	3,340,121	48,938	N/A
Unrestricted	31,108,927	33,574,072	-7.3%
Total Net Assets	<u>298,320,474</u>	<u>286,456,388</u>	4.1%
Total Liabilities and Net Assets	<u>\$ 349,121,927</u>	<u>\$ 322,983,137</u>	8.1%

TOTAL NET ASSETS

The largest portion of the Authority's net assets in fiscal year 2003 represented its investment in capital assets (e.g., land, buildings, improvements and equipment), less the related debt outstanding used to acquire those capital assets. AHA uses these assets primarily to provide affordable housing to qualified income eligible families. Although AHA's investment in its capital assets is reported net of related debt, it is noted that the assets reflected generally represent land and buildings that carry a restricted use and cannot be used to liquidate liabilities. An additional \$83.7 million (28.1 percent) of net assets represents loans made to related mixed-finance, mixed-income developments made in support of AHA's ongoing development and revitalization program. An additional \$6.4 million (2.2 percent) of net assets represents reserves which are restricted, pursuant to Authority Reserve Agreements entered into by AHA and its development partners, in order to provide a source of operating subsidy for the public housing assisted units in mixed-income, mixed-finance communities under certain specified events. The Other Net Assets of \$3.3 million (1.1 percent) represents an investment held as additional collateral in conjunction with the purchase of Gates Park Crossing Apartments. The remaining unrestricted assets of \$31.1 million (10.4 percent) may be used in support of AHA's general operations and corporate charter for low income housing purposes.

FINANCIAL OPERATIONS SUMMARY

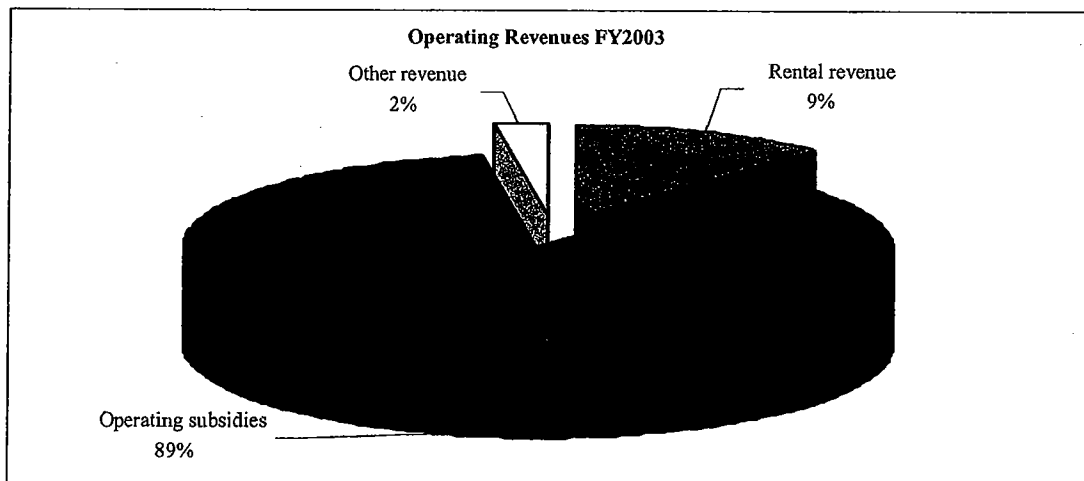
- Operating Revenues increased by 9.4 percent from \$158.4 million to \$173.4 million principally due to an increase in the number of vouchers administered by AHA and increased average Housing Assistance Payment per voucher under AHA's Housing Choice Voucher Program. Rental revenue under the Low Rent Program decreased by \$408,727 primarily as a result of operating fewer AHA-owned units, and Other Revenue remained relatively constant.
- Operating Expenses increased by 5.7 percent from \$172.1 million in fiscal year 2002 to \$181.9 million in fiscal year 2003 primarily as a result of an increase in Housing Assistance Payments associated with the Housing Choice Voucher Program due to higher fair market rents for higher quality units in less impacted neighborhoods. Also, the other Operating Expenses decreased as a result of operating fewer AHA-owned units.
- As a result of the above, Net Operating Deficit (excess operating expenses over operating revenues) for fiscal year 2003 decreased by 37.4 percent from \$13.6 million to \$8.5 million.
- Income from other activities was \$20.3 million for fiscal year 2003 versus \$15.8 million income in fiscal year 2002. Revenue from capital grants and investments decreased from \$29.1 million in fiscal year 2002 to \$25.6 million in fiscal year 2003 primarily due to a reduction in capital grants activity during fiscal year 2003. Other expenses charged to Non-Operating Expense decreased in the amount of \$12.6 million due to a valuation allowance on notes receivable during fiscal year 2002. Also, expenses related to extraordinary maintenance, demolition and interest increased from \$2.3 million for fiscal year 2002 to \$6.7 million for fiscal year 2003.
- As a result of the above, the Change in Net Assets for fiscal year 2003 was \$11.9 million versus \$2.2 million in fiscal year 2002. The establishment of a valuation allowance for certain notes receivables and the charge of certain grants to non-operating expense in 2002 reduced the change in net assets for that year. The amount of the valuation allowance and related expense charge is determined based on a periodic review of the performance of the related mixed-finance, mixed-income developments. Also, the Net Assets reflects a lower level of modernization and development activity for fiscal year 2003. Please see Combined Statements of Revenue and Expenses, page 18.

Condensed Statement of Revenues, Expenses and Changes in Net Assets

	FY2003	FY2002	Total Percent Change
REVENUES			
Operating Revenue	\$173,425,474	\$158,455,492	9.4%
Non-operating Revenues	27,121,553	30,710,285	-11.7%
TOTAL REVENUES	\$200,547,027	\$189,165,777	6.0%
EXPENSES			
Operating Expenses	\$181,941,207	\$172,066,855	5.7%
Non-operating Expenses	6,741,734	14,879,617	-54.7%
TOTAL EXPENSES	\$188,682,941	\$186,946,472	0.9%
CHANGE IN NET ASSETS	\$11,864,086	\$2,219,305	434.6%
BEGINNING NET ASSETS	286,456,388	284,237,083	0.8%
ENDING NET ASSETS	\$298,320,474	\$286,456,388	4.1%

REVENUES

The following chart shows the major sources and the percentages of Operating Revenues¹ for the year ended June 30, 2003.



¹ Operating Revenues consists of rental revenue, operating subsidy from both the Housing Choice Voucher and Low Rent Programs and other grant related programs and contract administration fees.

Again, Operating Revenues increased by 9.4 percent from \$158.5 million to \$173.4 million principally due to an increase in the number of vouchers administered by AHA and increased average Housing Assistance Payment per voucher under AHA's Housing Choice Voucher Program. Rental revenue under the Low Rent Program decreased by \$408,727 primarily as a result of a decrease in AHA-owned units, and Other Revenue remained relatively constant between years.

In an effort to substantially improve the quality of life for the families served by AHA, to improve the quality of its properties and improve the communities, AHA made the strategic determination, in the winter of 1994, to reposition its distressed public housing through a comprehensive revitalization program which involves demolition and the creation of mixed-income, mixed-finance communities through public/private partnerships. This decision continues to have an impact on AHA's financial position.

The development strategy used the legal, regulatory and financial model developed in connection with the revitalization of Techwood/Clark Howell, using the 1993 HOPE VI grant. The revitalization of Techwood/Clark Howell, East Lake Meadows, John Hope Homes and John Eagan Homes became known as the "Olympic Legacy Program." This determination has had a dramatically favorable impact on the quality of housing offered through AHA-sponsored programs, and has had a major impact on the mix of housing resources offered by AHA. In 1996, the number of units under an Annual Contributions Contract was 14,308 units under the public housing program and 5,890 Section 8 Certificates and Vouchers. At June 30, 2003, the mix of housing resources included 7,484 units of conventional AHA-owned public housing units, 1,247 public housing eligible units in mixed-income, mixed-finance communities and 11,261 Housing Choice vouchers. This change in the mix of housing resources reflects a one percent net increase in the amount of housing resources in 1996. As a result of (1) bringing viable units back on line, (2) development production activity and (3) an increase in the size of and the utilization rate under the Housing Choice Program, AHA is serving approximately 20 percent more families at June 30, 2003 than at June 30, 1996.

Under the HUD rules and regulations, a local housing agency loses operating subsidy under the Low Rent Program for vacated units approved for demolition over a three year period in one-third incremental reductions, subject to further adjustment for housing choice vouchers received under certain circumstances. As part of its revitalization program, AHA has applied for and received additional Housing Choice Vouchers from HUD for families affected by the demolition and revitalization activity who need to be relocated or who elect to use the vouchers as their choice for replacement housing. AHA's operating subsidy from the Low Rent Program decreased from \$38.1 million for the fiscal year ended June 30, 1996 to \$33.6 million for the fiscal year 2003. Operating Subsidy from the Housing Choice Program (formerly Section 8) increased from \$32.8 million for the fiscal year ended June 30, 1996 to \$99 million for the fiscal year ended June 30, 2003. AHA has also earned and will earn development fees, interest on loans from related development projects and other fees in connection with its role as sponsor, lender and co-developer of the mixed-income, mixed-finance developments.

A summary of revenues for the year ended June 30, 2003 and the amount and percentage of change in relation to prior year amounts is set forth below. The table below reflects a net increase in Operating Subsidies from fiscal year 2002 to fiscal year 2003 because the Operating Subsidies line includes subsidies received under both the Low Rent and Housing Choice Voucher Programs. This net increase can be accounted for because the increase in subsidy received under the Housing Choice Program was substantially greater than the decrease in operating subsidy received under the Low Rent Program.

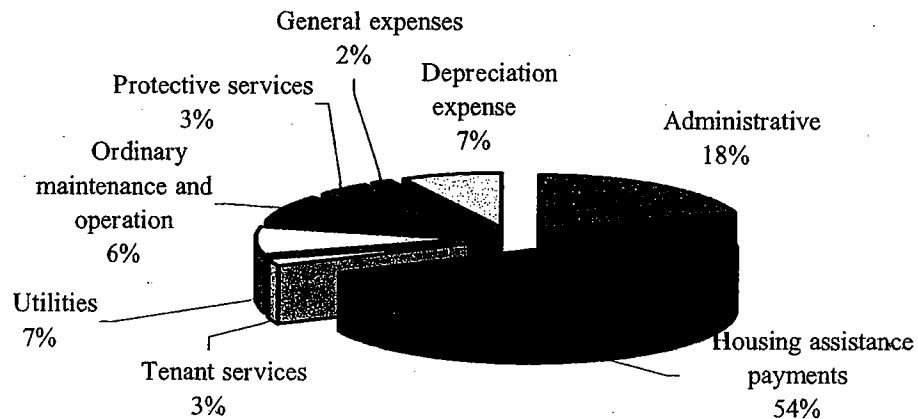
Revenue from capital grants and interest decreased from \$29.1 million in fiscal year 2002 to \$25.5 million in fiscal year 2003 primarily due to reduced capital grants activity. Because AHA uses the full accrual method, revenue from capital grants is recognized when earned (i.e. when expenses are incurred), and not when the grants are awarded to AHA. Accordingly, revenue from capital grants is directly tied to the level of modernization and development activity undertaken by AHA during the relevant period. The \$3.6 million decrease in the Capital Grants line for fiscal year 2003 reflects an overall decrease in development and modernization program activity during this period.

	FY2003	FY2002	Total Percent Change
REVENUES			
Operating revenues			
Rental revenue	\$ 15,848,502	\$ 16,247,613	-2.5%
Operating subsidies	153,332,589	138,152,226	11.0%
Other revenue	<u>4,244,383</u>	<u>4,055,653</u>	4.7%
Total Operating Revenues	\$ 173,425,474	\$ 158,455,492	9.4%
Non-operating Revenues			
Capital grants	\$ 25,501,223	\$ 29,150,919	-12.5%
Interest income	<u>1,620,330</u>	<u>1,559,366</u>	3.9%
Total Non-Operating Revenues	<u>27,121,553</u>	<u>30,710,285</u>	-11.7%
TOTAL REVENUES	<u>\$ 200,547,027</u>	<u>\$ 189,165,777</u>	6.0%

EXPENSES

The following chart shows the major Operating Expenses categories and the percentages of Operating Expenses for the year ended June 30, 2003.

Operating Expenses FY2003



Operating Expenses increased by 5.7 percent from \$172.1 million in fiscal year 2002 to \$181.9 million in fiscal year 2003 primarily as a result of an increase in Housing Assistance Payments associated with the Housing Choice Voucher Program due to higher fair market rents for higher quality units in less impacted neighborhoods (lower poverty rates). Generally, the other Operating Expense categories decreased as a result of operating fewer AHA-owned units. The decrease in maintenance contracts, protective services monitoring contracts and utilities accounted for the bulk of the savings. The increase in tenant services reflects higher levels of case management services provided to residents in conjunction with the relocation of families to support the revitalization program.

Non-Operating Expenses decreased from \$14.9 million in fiscal year 2002 to \$6.7 million in fiscal year 2003 due primarily to: (1) the establishment of a valuation allowance on notes receivable and a one-time charge to Non-Operating Expense during fiscal year 2002, and (2) increase in demolition and relocation activity during fiscal year 2003. In fiscal year 2002, AHA established a valuation allowance of \$2.4 million on certain notes receivable related to loans made to certain related mixed-finance, mixed-income developments, and incurred a one-time charge of \$10.2 million to non-operating expense for grants paid to certain related development project partnerships, in accordance with Statement of Financial Accounting Standards No. 144 *"Accounting for the Impairment of Long-Lived Assets to be Disposed of."* Extraordinary Maintenance Demolition and Relocation expense increased from \$1.9 million in fiscal year 2002 to \$6.2 million in fiscal year 2003 primarily due to higher demolition and relocation activity associated with revitalization efforts. Please see

Combined Statements of Revenues and Expenses, page 18. More detailed information about the valuation and the charge taken is presented in Notes D and S to the financial statements.

A summary of Expenses for the year ended June 30, 2003 and the amount and percentage of change in relation to prior year amounts is set forth below.

	FY2003	FY2002	Total Percent Change
EXPENSES			
Operating expenses			
Administrative	\$ 32,762,674	\$ 34,009,792	-3.7%
Housing assistance payments	97,623,892	83,284,541	17.2%
Tenant services	5,489,328	3,634,498	51.0%
Utilities	13,046,759	14,321,388	-8.9%
Ordinary maintenance and operation	11,263,215	13,481,964	-16.5%
Protective services	6,231,832	6,877,988	-9.4%
General expenses	2,695,283	3,085,337	-12.6%
Depreciation	<u>12,828,224</u>	<u>13,371,347</u>	-4.1%
Total Operating Expenses	\$181,941,207	\$172,066,855	5.7%
Non-Operating expenses			
Extraordinary maint. & demolition	\$ 6,231,432	\$ 1,863,600	234.4%
Interest expense	510,302	461,022	10.7%
Valuation allowance	<u>-</u>	<u>12,554,995</u>	-100.0%
Total Non-Operating Expenses	<u>\$ 6,741,734</u>	<u>\$ 14,879,617</u>	-54.7%
TOTAL EXPENSES	<u>\$188,682,941</u>	<u>\$186,946,472</u>	

CAPITAL ASSETS AND LONG-TERM DEBT ADMINISTRATION

CAPITAL ASSETS

During the fiscal year ended June 30, 2003, AHA invested approximately \$25.7 million in capital assets including buildings, land, equipment, leasehold improvements and modernization in progress. Net of accumulated depreciation and related debt, AHA's net capital assets at June 30, 2003 totaled approximately \$178.5 million. This amount represents a net increase (including additions and deletions, net of depreciation) of approximately \$4 million or 2.3 percent over June 30, 2002.

More detailed information about AHA's capital assets is presented in Note E to the financial statements.

LONG-TERM DEBT ADMINISTRATION

Long-term debt consists primarily of (1) the Energy Performance Contract ("EPC") capital lease (2) the J.W. Dobbs capital lease, as amended and the J. W. Dobbs note payable (collectively, the "J.W. Dobbs Payables") and (3) the Gates Park Crossing Apartments loan.

As of June 30, 2003, the EPC capital lease had an ending balance of \$2.9 million compared with \$3.4 million outstanding at June 30, 2002. Subsequent to the year ended June 30, 2003, AHA refinanced the EPC capital lease resulting in a lower interest rate but retaining the original maturity date. The J.W. Dobbs Payables had a balance outstanding of \$5.4 million as of June 30, 2003, compared with \$5.8 million as of June 30, 2002. During fiscal year 2003, an affiliate of AHA purchased Gates Park Crossing Apartments, a 332 unit apartment complex that has a note with an outstanding balance of \$9.8 million as of June 30, 2003.

As of June 30, 2003, AHA's outstanding balance for long-term debt was \$18.1 million, which reflects an increase of 96.7 percent as compared with AHA's outstanding balance of \$9.2 million as of June 30, 2002. The increase results from the loan incurred to purchase Gates Park Crossing Apartments.

More detailed information about AHA's long-term debt is presented in note I to the financial statements.

AHA also has served as the issuer of Taxable Mortgage Revenue Refunding bonds associated with six projects and has served as the issuer of Multifamily Housing Revenue bonds associated with two related mixed-finance, mixed-income developments. The bonds do not represent a debt or pledge of AHA. More detailed information about AHA's conduit debt is presented in Note R to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

In January 2001, HUD designated AHA as a Moving to Work Demonstration Program ("MTW") agency. This designation allowed AHA to participate in the MTW Demonstration Program, a program authorized by Congress to permit public housing authorities to explore more effective and efficient methods of delivering affordable housing and supportive services. As a designated MTW agency, AHA was able to negotiate a new regulatory framework with HUD. This framework is documented in AHA's MTW Agreement that was executed on September 25, 2003 with an effective date of July 1, 2003 and has a term of seven years. The impact of the MTW Agreement on AHA will be in the areas of funding under the Housing Choice Program, authorizations related to regulatory relief and revised benchmarks for assessing performance. Under the new calculation for Housing Choice, AHA estimates that it will receive \$7 million that would not have been received had AHA not executed an MTW Agreement. Additionally, the MTW Agreement will allow AHA on a one-time basis to access and hold an amount equal to one month's program costs in the Housing Choice program to support all MTW eligible (Public Housing and Housing Choice) units. AHA anticipates that this amount will be approximately \$8.4 million.

Subsequent to HUD's approval of AHA's budget for Subsidy in the Low Rent program, the City of Atlanta passed a resolution to substantially increase water and sewer rates. AHA expects the higher rates to increase water expenses by as much as \$650,000 in fiscal year 2004. HUD does not allow mid-year adjustments to the subsidy funding level to cover these expenses.

Also of significant note are local multifamily rental housing market conditions. The multifamily rental housing market continues to experience challenges due, primarily, to a softness in the rental of market rate units in the metropolitan Atlanta area. Because AHA's notes receivable are contingent upon the performance of the related development partnerships and the underlying properties, the market conditions may impact the value of those receivables as reflected on AHA's books. Notably, the softness in the multifamily housing market has also resulted in increased utilization of Housing Choice vouchers and the ability of AHA, through the Housing Choice Program, to provide higher quality units to qualified income eligible families.

CONTACTING AHA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of AHA's finances and to demonstrate AHA's accountability for the money it receives to all those with an interest in our finances, including citizens of our local jurisdiction, creditors and other interested parties. If you have questions about this report or wish to request additional financial information, contact the Chief Financial Officer, at The Housing Authority of the City of Atlanta, Georgia, 230 John Wesley Dobbs Ave., N.E., Atlanta, Georgia 30303, telephone number 404-892-4700.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF NET ASSETS

June 30,

ASSETS

CURRENT ASSETS

Cash and cash equivalents (notes A6 and B)

Unrestricted

Restricted

Receivables, net of allowance (notes A15 and C)

Investments (notes A8, A14 and B)

Prepaid expenses (note A10)

Total current assets

NONCURRENT ASSETS

Notes receivable (note D)

Capital assets, net of accumulated depreciation
(notes A16 and E)

Investments - restricted (notes A8, A14 and B)

	2003	2002 Restated
Cash and cash equivalents (notes A6 and B)		
Unrestricted	\$ 31,192,244	\$ 21,989,227
Restricted	16,483,753	15,728,484
	<u>47,675,997</u>	<u>37,717,711</u>
Receivables, net of allowance (notes A15 and C)	16,022,578	17,865,767
Investments (notes A8, A14 and B)	-	5,050,723
Prepaid expenses (note A10)	<u>165,679</u>	<u>324,796</u>
Total current assets	63,864,254	60,958,997
Notes receivable (note D)	78,986,158	72,523,475
Capital assets, net of accumulated depreciation (notes A16 and E)	196,666,662	183,798,946
Investments - restricted (notes A8, A14 and B)	<u>9,604,853</u>	<u>5,701,719</u>
	<u>285,257,673</u>	<u>262,024,140</u>
	<u>\$ 349,121,927</u>	<u>\$ 322,983,137</u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable (note F)

Accrued liabilities (note G)

Deferred revenue and other credits (note H)

Current portion of long-term debt (note I)

Total current liabilities

LONG TERM DEBT, net of current portion (note I)

OTHER NONCURRENT LIABILITIES (note J)

Total liabilities

NET ASSETS

Invested in capital assets, net of related debt

Restricted for:

Related development project partnerships

Related partnership operating reserves

Other

Unrestricted

	2003	2002 Restated
Accounts payable (note F)	\$ 18,340,134	\$ 6,038,274
Accrued liabilities (note G)	1,930,873	2,005,048
Deferred revenue and other credits (note H)	9,346,400	16,339,375
Current portion of long-term debt (note I)	<u>785,660</u>	<u>742,561</u>
Total current liabilities	30,403,067	25,125,258
LONG TERM DEBT, net of current portion (note I)	17,335,501	8,462,920
OTHER NONCURRENT LIABILITIES (note J)	<u>3,062,885</u>	<u>2,938,571</u>
Total liabilities	50,801,453	36,526,749
Invested in capital assets, net of related debt	178,545,501	174,593,465
Restricted for:		
Related development project partnerships	78,881,653	72,538,194
Related partnership operating reserves	6,444,272	5,701,719
Other	3,340,121	48,938
Unrestricted	<u>31,108,927</u>	<u>33,574,072</u>
	<u>298,320,474</u>	<u>286,456,388</u>
	<u>\$ 349,121,927</u>	<u>\$ 322,983,137</u>

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF REVENUES AND EXPENSES

Years ended June 30, 2003 and 2002

	2003	2002 Restated
Operating revenues		
Rental revenue	\$ 15,848,502	\$ 16,247,613
Operating subsidies	153,332,589	138,152,226
Other revenue	<u>4,244,383</u>	<u>4,055,653</u>
	173,425,474	158,455,492
Operating expenses		
Administrative	32,762,674	34,009,792
Housing assistance payments	97,623,892	83,284,541
Tenant services	5,489,328	3,634,498
Utilities	13,046,759	14,321,388
Ordinary maintenance and operation	11,263,215	13,481,964
Protective services	6,231,832	6,877,988
General expenses	2,695,283	3,085,337
Depreciation expense	<u>12,828,224</u>	<u>13,371,347</u>
	<u>181,941,207</u>	<u>172,066,855</u>
Net operating loss	(8,515,733)	(13,611,363)
Other income (expenses)		
Capital grants	25,501,223	29,150,919
Interest income	1,620,330	1,559,366
Extraordinary maintenance and demolition	(6,231,432)	(1,863,600)
Interest expense	(510,302)	(461,022)
Grants and valuation losses (notes D and S)	<u>-</u>	<u>(12,554,995)</u>
	<u>20,379,819</u>	<u>15,830,668</u>
Change in net assets	<u>\$ 11,864,086</u>	<u>\$ 2,219,305</u>

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF CHANGES IN NET ASSETS

Years ended June 30, 2003 and 2002

	Investment in capital assets, net of related debt	Related partnership development projects	Restricted for related partnership operating reserves	Restricted for other	Unrestricted	Total
Balance at June 30, 2001	\$ 168,836,621	\$ 74,270,814	\$ 4,791,113	\$ -	\$ 36,338,535	\$ 284,237,083
Change in net assets	<u>5,756,844</u>	<u>(1,732,620)</u>	<u>910,606</u>	<u>48,938</u>	<u>(2,764,463)</u>	<u>2,219,305</u>
Balance at June 30, 2002	174,593,465	72,538,194	5,701,719	48,938	33,574,072	286,456,388
Change in net assets	<u>3,952,036</u>	<u>6,343,459</u>	<u>742,553</u>	<u>3,291,183</u>	<u>(2,465,145)</u>	<u>11,864,086</u>
Balance at June 30, 2003	<u>\$ 178,545,501</u>	<u>\$ 78,881,653</u>	<u>\$ 6,444,272</u>	<u>\$ 3,340,121</u>	<u>\$ 31,108,927</u>	<u>\$ 298,320,474</u>

The accompanying notes are an integral part of this statement.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF CASH FLOWS

Years ended June 30, 2003 and 2002

	2003	2002 Restated
Increase (Decrease) in Cash and Cash Equivalents		
Cash flows from operating activities		
Receipts from residents	\$ 15,777,832	\$ 16,514,664
Operating subsidies	156,682,428	132,704,786
Other receipts	3,427,767	3,173,303
Payments to landlords	(97,623,892)	(83,284,541)
Payments to suppliers	(30,923,368)	(52,931,929)
Payments to/for employees	(27,727,729)	(20,731,230)
Net cash provided by (used in) operating activities	19,613,038	(4,554,947)
Cash flows from capital and related financing activities		
Capital grants	18,654,394	40,586,925
Purchases/disposals of capital assets	(31,927,373)	(21,917,175)
Loans and grants	(7,660,482)	(9,901,721)
Borrowings under capital debt	9,800,000	-
Payments under capital leases	(1,394,622)	(1,162,315)
Net cash (used in) provided by capital and related financing activities	(12,528,083)	7,605,714
Cash flows from investing activities		
Purchase of investments	(3,903,134)	(5,961,329)
Proceeds from investments	5,050,723	25,048,687
Interest and dividends	1,725,742	1,074,929
Net cash provided by investing activities	2,873,331	20,162,287
Net increase in cash and cash equivalents	9,958,286	23,213,054
Cash and cash equivalents at beginning of the year	37,717,711	14,504,657
Cash and cash equivalents at end of the year	<u>\$ 47,675,997</u>	<u>\$ 37,717,711</u>

Continued...

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF CASH FLOWS - Continued

Years ended June 30, 2003 and 2002

	<u>2003</u>	<u>2002 Restated</u>
Reconciliation of Excess Operating Loss to Net Cash Used In Operating Activities		
Excess operating expenses over operating revenues	\$ (8,515,733)	\$ (13,611,363)
Adjustments to reconcile revenues in excess of expenses to net cash used in operating activities		
Depreciation expense	12,828,224	13,371,347
Decrease in receivables	2,935,577	458,200
Decrease (increase) in prepaid assets	159,117	(31,612)
Increase (decrease) in accounts payable and accrued liabilities	12,227,685	(2,085,057)
(Decrease) increase in deferred revenue and other credits	(146,146)	(6,681,101)
Other non cash items	-	3,302,728
Increase in other noncurrent liabilities	124,314	721,911
	<u>28,128,771</u>	<u>9,056,416</u>
Net cash provided by (used in) operating activities	<u>\$ 19,613,038</u>	<u>\$ (4,554,947)</u>

The accompanying notes are an integral part of these statements..

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

1. *Organization*

The Housing Authority of the City of Atlanta, Georgia ("AHA") is a public body corporate and politic created under the Housing Authorities laws of the State of Georgia.

AHA has broad corporate powers including the power to acquire, administer and renovate housing. The primary purpose of AHA is to provide safe, decent and affordable housing assistance for low-income, elderly and disabled families in Atlanta. Many of AHA's programs are funded and regulated by the U.S. Department of Housing and Urban Development (HUD) under the provisions of the U.S. Housing Act of 1937, as amended. Approximately 89 percent of AHA's revenue is derived from HUD.

2. *Reporting Entity*

The governing body of AHA is its Board of Commissioners which is comprised of seven members appointed by the Mayor of the City of Atlanta; five members serve five year staggered terms, and two resident members serve one-year terms. The Board appoints a President and Chief Executive Officer to administer the business of AHA. AHA is not considered a component unit of the City, as the Board independently oversees AHA's operations.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the "Codification of Governmental Accounting and Financial Reporting Standards and Statement No. 14 of the Governmental Accounting Standards Board, The Financial Reporting Entity." These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

To manage its business and financial affairs more effectively, AHA has several affiliates to support its various product lines and ventures. While the parent entity of AHA manages Federal programs, the following affiliates support the various functions necessary to effectively meet AHA's mission of providing quality affordable housing to the betterment of the community. The reporting entity includes the following blended component units:

- a. Atlanta Housing Development Corporation ("AHDC") is a not-for-profit organization, organized solely to serve as an "instrumentality" of AHA for the purpose of issuing tax exempt bonds for the financing of the construction, acquisition and rehabilitation of low income housing pursuant to Section 11(b) of the Housing Act of 1937, (42 U.S.C. Section 1437i).
- b. Atlanta Affordable Housing for the Future, Inc. ("AAHFI") is a 501(c)(3) corporation created at the direction of the AHA Board of Commissioners in order to assist AHA in the revitalization of its communities. AAHFI participates in the revitalization of AHA communities by holding partnership and financial interests in certain mixed-income, mixed-financed developments.
- c. East Lake Affordable Housing for the Future, Inc. ("ELAHFI") is a Georgia not-for-profit corporation created at the direction of the AHA Board of Commissioners formed to hold partnership and financial interests in Phase I of The Villages of East Lake, a mixed-income, mixed-financed development.
- d. Special Housing and Homeownership, Inc. ("SHHI") is a 501(c)(3) corporation created to develop, maintain and implement programs to assist low-income individuals in achieving the goal of homeownership.
- e. 230 John Wesley Dobbs Boulevard Ventures, Inc. ("JWD") is a 501(c)(3) corporation created at the direction of the AHA Board of Commissioners in order to lessen the burdens of government by acquiring and holding title to real property and improvements, and by providing such real property and improvement to government agencies and tax exempt organizations at a cost. JWD owns and operates the 230 John Wesley Dobbs Avenue property.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

- f. Renaissance Affordable Housing, Inc. ("RAH") is a Georgia not-for-profit corporation created at the direction of the AHA Board of Commissioners in order to enhance the ability of AHA to reach its goals and objectives, including participating in the acquisition and development of certain properties to support the overall revitalization program near AHA communities or other appropriate locations in metropolitan Atlanta. RAH is the sole member of Renaissance Gates, LLC, a Georgia Limited Liability Company, that acquired Gates Park Crossing Apartments, an apartment community consisting of approximately 16.89 acres containing 332 apartment units, in fiscal year 2003.
- g. Westside Affordable Housing, Inc. ("WAH") is a Georgia not-for-profit corporation and was created at the direction of the AHA Board of Commissioners in order to enhance the ability of AHA to reach its goals and objectives, including participating in the acquisition and development of certain properties to support the overall revitalization program near AHA communities or other appropriate locations in metropolitan Atlanta. WAH is the sole member of Carver Leasing Facility, LLC and Centennial Place Holdings, LLC, Georgia Limited Liability Companies.
- h. Strategic Resource Development Corporation, ("SRDC") is a Georgia not-for-profit corporation created at the direction of the AHA Board of Commissioners to solicit and accept charitable donations to fund AHA initiatives.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

In addition to the component units, the financial statements of AHA include the following programs:

Public Housing

Subsidy for operating costs, including utilities, for public housing assisted families is provided to AHA pursuant to Section 9 of the Housing Act of 1937, as amended, under HUD's Annual Contributions Contract A-3107 (Section 9 Operating Subsidy), which is funded based on annual appropriations by Congress. AHA owns and operated 34 multi-family apartment communities which are reserved for public housing assisted families (Conventional Public Housing Communities). Public housing assisted families pay either 30 percent of their adjusted income or a flat fixed rent, based on the market. Most of the families pay 30 percent of their adjusted income. Rental income and Section 9 Operating Subsidy are the principal sources of funding for the operation of the Public Housing Program. Capital improvements to the Conventional Public Housing Communities are funded under the Capital Fund Program, using a needs based planning and allocation process, subject to annual appropriations by Congress.

AHA also provides Section 9 Operating Subsidy to various Owner Entities in the form of Housing Assistance Payments (Section 9 Housing Assistance Payments) for public housing assisted families who reside in 17 mixed-income, mixed-finance communities (Mixed-Income Communities) which were developed as a result of the revitalization of 12 distressed public housing communities under AHA's strategic development program (Olympic Legacy Program). The amount of the Section 9 Housing Assistance Payments to the Owner Entities is calculated to cover the operating costs of the reserved public housing assisted units, together with rental income, on a break-even basis. These communities are owned by separate public/private partnerships (Owner Entities), in which AHA owns a non-controlling interest. AHA has a number of legal and financial relationships with each Owner Entity, which govern AHA's financial participation and legal interests. A fixed percentage (ranging from 30 percent to 50 percent) of the apartments in each of the Mixed-Income Communities is reserved for public housing assisted families. The Regulatory and Operating Agreement sets forth HUD's and AHA's requirements of the Owner Entity with respect to the apartments set aside for public housing assisted families.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The development budgets for Mixed-Income Communities are comprised of several sources of public and private resources, including, without limitation, HOPE VI funds, Development funds, Replacement Housing Factor funds and other Capital Funds, low income housing tax credit equity, private activity bonds, conventional debt, and or Affordable Housing Program funds. The City of Atlanta has provided funding to cover the costs of public improvements and infrastructure in the public right of way.

The Housing Choice Voucher Program, a/k/a the Section Eight Voucher Program operates under HUD's Annual Contributions Contract A-3910 and consists of 11,261 and 10,939 vouchers provided by AHA for 2003 and 2002, respectively. The purpose of the program is to provide decent and affordable housing to low-income families, elderly, and handicapped persons wherein rental assistance is provided by HUD. The associated units are maintained and managed by private landlords. AHA earns fees for administering this program which cover the cost of program operations. In 2002 this program was combined with the Section Eight Certificate Program to form the new Housing Choice Voucher Program.

The Turnkey III Homebuyers Program operates under HUD's Annual Contribution Contract A-3107 for the purpose of leasing and selling single-family homes to qualified participants.

The Public Housing Drug Elimination Programs ("PHDEP") funds are provided by HUD and are used to develop a comprehensive approach to counteract the drug problems facing residents of public housing in targeted communities through capital improvements, hiring security forces to patrol communities and establishing drug awareness and education programs. This program was discontinued in the 2001 fiscal year.

The Comprehensive Grant Program ("CGP") / Capital Fund Program ("CFP") funds are provided by HUD and are used for management improvements, security, resident services, professional fees, modernization, demolition and redevelopment of public housing. CFP has recently replaced the CGP. These are multi-year grant awards.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The HOPE VI and Development Programs funds are provided by HUD and partially fund the development of mixed-financed, mixed-income communities and the acquisition of property. These programs provide a portion of the funds for demolition of obsolete dwelling and non-dwelling structures, development through public-private partnerships of dwelling and non-dwelling structures, site improvements and resident services.

The Atlanta Center for Homeownership program provides comprehensive home ownership counseling for families including residents of the Empowerment Zone. This center was closed in July 2003.

Georgia HAP Administrators, Inc. Atlanta Housing Authority is one of the eleven founding members of Georgia HAP Administrators, Inc. (Georgia HAP). Georgia HAP, a Georgia not-for-profit 501(c)(4) corporation, performs contract administration services on project based Section 8 properties for the U.S. Department of Housing and Urban Development (HUD) on an unrestricted fee basis. Georgia HAP has a central office that administers the HUD contract through a contractual relationship with each of its members. This contractual relationship is in the form of a subcontract agreement and each member is a Georgia HAP field office. Atlanta Housing Authority provides oversight for 73 Housing Assistance Contracts with a total of 7,209 units.

3. *Basis of Presentation and Accounting*

The accounting policies and financial reporting practices of AHA have been prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") as applicable to units of government as issued by the *Governmental Accounting Standards*. AHA and its component units maintain their accounts in accordance with the chart of accounts prescribed by HUD. For financial reporting purposes, AHA reports all of its operations in a single enterprise fund. The accounting principles used are those applicable to similar businesses in the private sector, therefore, these funds are maintained on the accrual basis of accounting.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Enterprise funds are proprietary funds. Proprietary funds apply Financial Accounting Standards Board (“FASB”) pronouncements and Accounting Principles Board (“APB”) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case GASB prevails. Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

4. *Accounting Changes - New Accounting Pronouncements*

In fiscal year 2002, AHA implemented the following new accounting standards issued by GASB:

Statement 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*;

Statement 37, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments: Omnibus*; and

Statement 38, *Certain Financial Statement Note Disclosures*.

Statement 34, as amended by Statement 37, establishes new financial reporting requirements for state and local governments. It requires new information and restructures much of the information that governments have presented in the past. Statement 38 requires certain note disclosures when Statement 34 is implemented.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

5. *Budgets*

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a work item basis. Budgets are not required for financial statement presentation.

6. *Cash and Cash Equivalents*

Cash and cash equivalents consist principally of cash in checking accounts and money market accounts and other investments maturing within three months or less of the date acquired. They are stated at cost, which approximates market value. All funds on deposit are federal treasury accounts or are fully collateralized in accordance with requirements of HUD.

7. *Interfund Receivables and Payables*

Interfund receivables/payables are all current, and are the result of the use of the Public Housing Program as the common paymaster for shared costs of AHA. Cash settlements are made periodically and all interfund balances net zero, and are eliminated for presentation purposes in the combined balance sheet.

8. *Investments*

Investments are recorded at fair value. Investment instruments consist of items specifically approved for public housing agencies by HUD. It is AHA's policy that all funds on deposit are collateralized in accordance with HUD requirements.

9. *Inventories*

AHA maintains no inventory of expendable items. All supplies are expensed when purchased. Supplies on hand are minimal.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

10. Prepaid Expenses

Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid expenses. Prepaid expenses at June 30, 2003 and 2002 consists of prepaid insurance premiums.

11. Restricted Assets

Certain assets may be classified as restricted assets on the balance sheet because their use is restricted for specific purposes.

12. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts. Accounting estimates for such items as depreciation, valuation of notes receivable including provision for uncollectible interest, and contingent liabilities are all reflected in AHA's financial statements and disclosed in the notes to financial statements.

13. Risk Management

AHA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and injuries to employees. AHA carries commercial insurance deemed sufficient to meet current requirements.

14. Fair Value of Financial Instruments

The carrying amount of AHA's financial instruments at June 30, 2003 and 2002, including cash, investments, accounts receivable, notes receivable, accounts payable and long-term debt closely approximates fair value due to the relatively short maturity of these instruments.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

15. *Allowance for Doubtful Accounts*

AHA has established an allowance for doubtful accounts based on the greater of receivables from vacated tenants or aging of tenant accounts receivable greater than sixty days.

16. *Capital assets*

Capital assets include land, buildings, equipment, and modernization in progress. Capital assets are defined by AHA as assets with an initial cost of more than \$2,500 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Extraordinary maintenance and repairs are expensed as a non-operating item.

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	30 years
Building modernization and improvements	10-20 years
Land Improvements	10-20 years
Leasehold Improvements	5-20 years
Automobiles	5 years
Equipment	5 years
Computer equipment	5 years

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

AHA is the owner of several paintings of historical significance. These works of art were commissioned in the 1940s by AHA at minimal cost, and management estimates a value of \$550,000; however, the value of these works of art have not been recorded. These paintings are protected, cared for and preserved for future uses which are educational purposes and exhibition to the public.

AHA has been and is currently involved in various demolition activities in conjunction with its revitalization and development programs. In accordance with Statement of Financial Accounting Standards No. 144, "*Accounting for the Impairment or Disposal of Long-Lived Assets*," AHA recognized the impact of the demolition activities in the accompanying financial statements at June 30, 2003 and 2002. Long-lived assets are to be reviewed for impairment under the provisions of the statement. If the sum of the expected future cash flows is less than the carrying value amount of the asset, an impairment loss should be recognized.

17. Compensated Absences

Compensated absences are those absences for which employees will be paid, such as vacation. A liability for compensated absences that are attributable to services already rendered and that are not contingent on a specific event that is outside the control of AHA and its employees, is accrued as employees earn the right to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of AHA and its employees, are accounted for in the period in which such services are rendered or in which such services take place.

18. Self-insurance and Litigation Losses

AHA recognizes estimated losses related to self-insured workmens' compensation claims and litigation claims in the period in which the occasion giving rise to the loss occurred when the loss is probable and the loss is reasonably estimable.

19. Annual Contribution Contracts

Annual Contribution Contracts provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of AHA's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by AHA.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

20. Change in Presentation

Certain reclassifications have been made to the prior year's financial statements to conform to the current year's presentation. Significant reclassifications are disclosed elsewhere in this report.

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS

1. HUD requires housing authorities to invest excess funds in obligations of the United States, certificates of deposit or any other federally insured investments.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by AHA or with an unaffiliated bank or trust company for the account of AHA.

It is AHA's policy to maintain collateralization in accordance with HUD requirements.

2. There are three credit risk categories defined as follows:
 - a. Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve Bank) in the entity's name.
 - b. Collateralized with securities held by the pledging financial institution trust department or agent in the entity's name.
 - c. Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent but not in the entity's name.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS – Continued

3. At June 30, 2003, cash and temporary cash investments consist of the following:

	Credit risk category			Market value	Carrying amount
	1	2	3		
Demand deposits	\$ 51,988,799	\$ -	\$ -	\$ 51,988,799	\$ 51,988,799
U.S. Treasury					
Instruments	9,604,606	-	-	9,604,606	9,604,606
Other	<u>247</u>	<u>-</u>	<u>-</u>	<u>247</u>	<u>247</u>
Total in banks	<u>\$ 61,593,652</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 61,593,652</u>	61,593,652
Cash on hand					750
Outstanding checks					<u>(4,313,552)</u>
Total cash on hand and investments					<u>\$ 57,280,850</u>
<u>Reconciliation of detail to statement of net assets</u>					
Total cash					\$ 47,675,997
Investments - restricted					9,604,606
Investments - unrestricted					<u>247</u>
					<u>\$ 57,280,850</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS – Continued

4. At June 30, 2002, cash and temporary cash investments consist of the following:

	Credit risk category			Market value	Carrying amount
	1	2	3		
Demand deposits	\$ 42,839,589	\$ -	\$ -	\$ 42,839,589	\$ 42,839,589
Certificate of deposits and escrow	5,050,723	-	-	5,050,723	5,050,723
U.S. Treasury Instruments	<u>5,701,719</u>	<u>-</u>	<u>-</u>	<u>5,701,719</u>	<u>5,701,719</u>
Total in banks	<u>\$ 53,592,031</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 53,592,031</u>	53,592,031
Cash on hand					7,120
Outstanding checks					<u>(5,128,998)</u>
Total cash on hand and investments					<u>\$ 48,470,153</u>
<u>Reconciliation of detail to statement of net assets</u>					
Total cash					\$ 37,717,711
Investments - restricted					5,701,719
Investments - unrestricted					<u>5,050,723</u>
					<u>\$ 48,470,153</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE C – RECEIVABLES

Receivables at June 30, 2003 and 2002 consist of the following:

	2003	2002 Restated
U.S. Department of HUD	\$ 7,458,824	\$ 11,053,706
Notes and mortgages - current (note D)	4,707,556	3,509,757
Development fees	1,426,762	985,280
Predevelopment loans	1,002,792	1,022,271
Private management firms	166,355	787,849
Dwelling rents (net allowance of \$186,669 for 2003 and \$296,666 for 2002)	175,391	104,721
Other governments	19,530	11,198
Incentive fees	197,517	239,117
Interest receivable	6,884	112,296
Other	860,967	39,572
	<u>\$ 16,022,578</u>	<u>\$ 17,865,767</u>

The following reclassifications, as further explained in note Q, were made in 2003 related to the 2002 receivables:

	Restated	Original	Change
Notes and mortgages - current	\$ 3,509,757	\$ 1,003,500	\$ 2,506,257
Development fees	985,280	210,038	775,242
Predevelopment loans	1,022,271	528,125	494,146
Other governments	11,198	295,305	(284,107)
Other	39,572	36,072	3,500

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE D – NOTES RECEIVABLE

Notes receivable at June 30, 2003 and 2002 consist of the following:

	<u>2003</u>	<u>2002</u>
Developer loans	\$ 81,377,925	\$ 74,914,971
Accrued interest on loans	4,668,983	3,495,037
Relocation loans	<u>23,582</u>	<u>-</u>
	86,070,490	78,410,008
Valuation loss allowance on impaired loans	<u>(2,376,776)</u>	<u>(2,376,776)</u>
	<u>\$ 83,693,714</u>	<u>\$ 76,033,232</u>
Current portion	\$ 4,707,556	\$ 3,509,757
Long-term portion	<u>78,986,158</u>	<u>72,523,475</u>
	<u>\$ 83,693,714</u>	<u>\$ 76,033,232</u>

The following reclassifications as further explained in note Q were made in 2003 related to the 2002 notes receivable:

	<u>Restated</u>	<u>Original</u>	<u>Change</u>
Other fees	\$ -	\$ 988,781	\$ (988,781)
Current portion	3,509,757	1,003,500	2,506,257
Long-term portion	72,523,475	76,018,513	(3,495,038)

Developer loans (i.e., loans to related development project partnerships) are paid from net cash flow, net project proceeds and condemnation proceeds, as defined in the respective notes and loan agreements, of the developed projects supported by the loans. The loans are amortized over periods up to 55 years at various interest rates ranging from zero percent to 7.99 percent as agreed to by AHA and the developer and are approved by HUD. The Development and HOPE VI programs of AHA funded the loans in accordance with the Statement of Financial Accounting Standards ("SFAS") No. 144 "*Accounting for the Impairment of Long-Lived Assets to be Disposed of.*" A valuation charge in the fiscal year 2002 year, in the amount of \$12,554,995, is reflected in these financial statements. A detail of the charge follows:

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE D – NOTES RECEIVABLE - Continued

- ♦ AHA reclassified \$8,480,200 of non-interest bearing notes receivable made to certain related development project partnerships in prior years as grants, to be consistent with the related development project partnership's accounting treatment of such funds. AHA has expensed the amounts paid to these partnerships as a non-operating expense for purposes of these financial statements. However, it is AHA's expectation and intent, as well as the expectation and intent of the related development project partnerships, that these grants will be repaid to AHA from net cash flow, net project proceeds or condemnation proceeds, after the repayment of first priority debt, to the extent that proceeds are available, consistent with the terms of the respective notes and loan agreements.
- ♦ AHA wrote off \$1,500,000 of grants previously made by AHA to certain related development project partnerships to cover costs for additional blasting and site work. The \$1,500,000 was previously classified as investment in partnerships. AHA does not expect that these grants will be repaid. See note S for further explanation.
- ♦ AHA established an allowance of \$2,376,776 with respect to loans to four of the related development project partnerships. This allowance reflects the contingent nature of the repayment of the AHA loans which are payable from net cash flow, net project proceeds or condemnation proceeds, to the extent such proceeds are available. Again, it is AHA's expectation and intent, as well as the expectation and intent of the related development project partnerships that these loans will be repaid to AHA from net cash flow, net project proceeds or condemnation proceeds, to the extent such proceeds are available, consistent with the terms of the respective notes and loan agreements. See note S for further explanation.

Because interest on the AHA loans is payable from net cash flow, net proceeds or condemnation proceeds, as defined in the respective loan agreements and notes, interest income is recognized only when payments are received and totaled \$901,345 in 2003 and \$284,361 in 2002. Accrued but unpaid interest is recorded as deferred income and amounted to \$2,848,721 and \$1,500,000 at June 30, 2003 and 2002, respectively. Of these amounts \$1,348,721 and \$848,755 were deferred during the fiscal years 2003 and 2002, respectively. See note S for further explanation.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE E – CAPITAL ASSETS

Changes in capital assets consist of the following at June 30, 2003:

	Balance at June 30, 2002	Additions and reclassifications	Deletions and reclassifications	Balance at June 30, 2003
Land	\$ 31,597,595	\$ 4,489,498	\$ (2,979,252)	\$ 33,107,841
Buildings	275,919,708	10,940,574	-	286,860,282
Equipment - administration	6,510,768	702,137	-	7,212,905
Leasehold improvements	10,685,374	799,018	(2,368,382)	9,116,010
Modernization in process	<u>12,032,703</u>	<u>15,711,199</u>	<u>(1,598,852)</u>	<u>26,145,050</u>
Total	336,746,148	32,642,426	(6,946,486)	362,442,088
Less accumulated depreciation				
Buildings	(148,601,707)	(11,499,528)	-	(160,101,235)
Equipment - administration	(2,028,517)	(1,097,674)	-	(3,126,191)
Leasehold improvements	<u>(2,316,978)</u>	<u>(231,022)</u>	<u>-</u>	<u>(2,548,000)</u>
	<u>(152,947,202)</u>	<u>(12,828,224)</u>	<u>-</u>	<u>(165,775,426)</u>
Total, net	<u>\$ 183,798,946</u>	<u>\$ 19,814,202</u>	<u>\$ (6,946,486)</u>	<u>\$ 196,666,662</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE E – CAPITAL ASSETS - Continued

Changes in capital assets consist of the following at June 30, 2002:

	Balance at June 30, 2001	Additions and reclassifications	Deletions and reclassifications	Balance at June 30, 2002
Land	\$ 32,999,308	\$ 1,445,301	\$ (2,847,014)	\$ 31,597,595
Buildings	254,392,321	21,556,707	(29,320)	275,919,708
Equipment - administration	7,976,205	2,722,297	(4,187,734)	6,510,768
Leasehold improvements	6,294,006	8,093,269	(3,701,901)	10,685,374
Modernization in process	16,663,287	6,968,181	(11,598,765)	12,032,703
	318,325,127	40,785,755	(22,364,734)	336,746,148
Less accumulated depreciation				
Buildings	(138,188,650)	(10,413,057)	-	(148,601,707)
Equipment - administration	(1,195,488)	(833,029)	-	(2,028,517)
Leasehold improvements	(191,717)	(2,125,261)	-	(2,316,978)
Total accumulated depreciation	(139,575,855)	(13,371,347)	-	(152,947,202)
Total, net	<u>\$ 178,749,272</u>	<u>\$ 27,414,408</u>	<u>\$ (22,364,734)</u>	<u>\$ 183,798,946</u>

NOTE F – ACCOUNTS PAYABLE

Accounts payable at June 30, 2003 and 2002 consist of the following:

	2003	2002
Vendors payable	\$ 9,486,007	\$ 4,976,889
U.S. Department of HUD	<u>8,854,127</u>	<u>1,061,385</u>
	<u>\$ 18,340,134</u>	<u>\$ 6,038,274</u>

AHA has reclassified \$2,241,229 of utilities as explained in note Q at June 30, 2002 from accrued expenses to accounts payable in these financial statements.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE G – ACCRUED LIABILITIES

Accrued liabilities at June 30, 2003 and 2002, consist of the following:

	<u>2003</u>	<u>2002</u>
Compensated absences	\$ 284,850	\$ 150,771
Wages payable	667,020	558,865
Contract retainage and other	314,480	381,729
Claims payable (note L)	241,565	419,175
Contingencies and uncertainties (note M)	328,435	450,000
Interest payable	<u>94,523</u>	<u>44,508</u>
	<u>\$ 1,930,873</u>	<u>\$ 2,005,048</u>

AHA has reclassified \$2,421,229 of utilities as explained in note Q at June 30, 2002 from accrued expenses to accounts payable in these financial statements.

NOTE H – DEFERRED REVENUE AND OTHER CREDITS

Deferred revenue and other credits at June 30, 2003 and 2002 consist of the following:

	<u>2003</u>	<u>2002</u>
Funds held in escrow for other governments	\$ 4,437,391	\$ 5,610,923
Capital projects unexpended revenue	1,710,981	8,777,854
Interest	3,104,153	1,815,346
Other	<u>93,875</u>	<u>135,252</u>
	<u>\$ 9,346,400</u>	<u>\$ 16,339,375</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE I – LONG-TERM DEBT

Long-term debt at June 30, 2003 consists of the following:

	Beginning balance	Additions	Reductions	Ending balance	Amount due within one year
EPC capital lease	\$3,386,045	\$ -	\$(493,502)	\$ 2,892,543	\$ 372,496
JW Dobbs capital leases	720,779	-	(114,259)	606,520	121,209
JW Dobbs note payable	5,098,657	-	(276,559)	4,822,098	291,955
Renaissance Gates note payable	-	9,800,000	-	9,800,000	-
Total principal	<u>\$9,205,481</u>	<u>\$9,800,000</u>	<u>\$(884,320)</u>	<u>\$18,121,161</u>	<u>\$ 785,660</u>

Long-term debt at June 30, 2002 consists of the following:

	Beginning balance	Additions	Reductions	Ending balance	Amount due within one year
EPC capital lease	\$3,723,470	\$ -	\$(337,425)	\$3,386,045	\$ 441,914
JW Dobbs capital lease	5,360,696	-	(262,039)	5,098,657	196,170
JW Dobbs note payable	828,485	-	(107,706)	720,779	104,477
	<u>\$9,912,651</u>	<u>\$ -</u>	<u>\$(707,170)</u>	<u>\$9,205,481</u>	<u>\$ 742,561</u>

EPC Capital Lease

The Energy Performance Contract capital lease consists of an Equipment Lease and Option Agreement which had an original balance of \$4,623,000 between Bank of America and AHA to finance water and energy conservation improvements. Generally, improvements under a Energy Performance Contract create lower energy consumption resulting in savings in utility expenses. The savings are used to repay the debt under the capital lease. The improvements are included as leasehold improvements and have a net book value of \$3,511,125 and \$3,717,495 at June 30, 2003 and 2002, respectively.

Repayment commenced March 31, 2000 with quarterly payments of approximately \$121,697, consisting of principal and interest. Final payment is due on June 30, 2010.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE I – LONG-TERM DEBT - Continued

Annual lease payments for the next seven years and in the aggregate are as follows:

	Principal	Interest	Total
2004	\$ 372,496	\$ 114,293	\$ 486,789
2005	388,198	98,593	486,791
2006	404,560	82,229	486,789
2007	421,612	65,167	486,779
2008	439,383	47,407	486,790
2009-2010	<u>866,294</u>	<u>38,472</u>	<u>904,766</u>
	<u>\$ 2,892,543</u>	<u>\$ 446,161</u>	<u>\$ 3,338,704</u>

J.W. Dobbs Capital Leases

This liability consists of the following two agreements:

- J.W. Dobbs Capital Leases

Capital lease agreement dated August 27, 1999 assigned to Bank of America with an original principal amount of \$3,480,000. Proceeds were used to finance the purchase of the 230 J.W. Dobbs land and building by 230 John Wesley Dobbs Boulevard Ventures, Inc., a component unit of AHA. The building is used as the headquarters for AHA operations and has a net book value of \$8,184,965 and \$8,406,527 at June 30, 2003 and 2002, respectively. Repayment commenced October 1, 1999 with monthly interest only payments of \$16,070 which were increased on April 1, 2000 to \$28,511, consisting of principal and interest. Final balloon payment of \$2,747,512 is due on September 1, 2004. Interest, which varies during the lease term, was 5.5416 percent at June 30, 2003 and 2002.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE I – LONG-TERM DEBT - Continued

Annual lease payments scheduled for the next two years and in the aggregate are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2004	\$ 183,284	158,852	342,136
2005	<u>2,766,427</u>	<u>38,108</u>	<u>2,804,535</u>
	<u>\$ 2,949,711</u>	<u>\$ 196,960</u>	<u>\$ 3,146,671</u>

- J.W. Dobbs Capital Lease Amendment

Capital lease agreement assigned to Bank of America was modified December 7, 2000. Proceeds in the amount of \$2,120,512 were advanced to pay for modernization of the 230 J.W. Dobbs building.

Repayment commenced January 7, 2001 with monthly payments of \$17,069, consisting of principal and interest. Final balloon payment of \$1,606,472 is due on December 7, 2005. Interest, which varies during the lease term, was 5.270 percent at June 30, 2003 and 2002.

Annual lease payments scheduled for the next three years and in the aggregate are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2004	\$ 108,751	\$ 96,073	\$ 204,824
2005	114,622	90,201	204,823
2006	<u>1,649,015</u>	<u>35,776</u>	<u>1,684,791</u>
	<u>\$ 1,872,388</u>	<u>\$ 222,050</u>	<u>\$ 2,094,438</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE I – LONG-TERM DEBT - Continued

J.W. Dobbs Note Payable

Unsecured loan agreement dated December 7, 2000 in the amount of \$880,000. Proceeds were used to pay for capital improvements of the 230 J.W. Dobbs building.

Repayment commenced January 7, 2001 with monthly payments of approximately \$12,822, consisting of principal and interest. Final payment of \$12,822 is due on December 7, 2007. Interest, which varies during the term of the loan, was 5.92 percent at June 30, 2003 and 2002.

Annual note payments scheduled for the next five years and in the aggregate are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2004	\$ 121,209	\$ 32,652	\$ 153,861
2005	128,583	25,279	153,862
2006	136,405	17,457	153,862
2007	144,703	9,159	153,862
2008	<u>75,620</u>	<u>1,311</u>	<u>76,931</u>
	<u>\$ 606,520</u>	<u>\$ 85,858</u>	<u>\$ 692,378</u>

Renaissance Gates Note Payable

The Renaissance Gates note payable is a promissory note with the principal amount of \$9,800,000 maturing on April 29, 2005. It is an interest only loan at a rate of LIBOR adjustable plus two percent, with interest payable monthly beginning June 1, 2003. It is secured by Gates Park Crossing Apartments in Fulton County, Georgia, which were purchased on April 29, 2003. AHA has guaranteed this indebtedness for Renaissance Gates, LLC and Renaissance Affordable Housing, Inc. (a blended component unit).

Annual note payments for the next five years and in the aggregate are as follows:

	<u>Principal</u>
2004	\$ -
2005	9,800,000

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE J – OTHER NONCURRENT LIABILITIES

Other noncurrent liabilities are as follows at June 30, 2003 and 2002:

	<u>2003</u>	<u>2002</u>
Compensated absences, noncurrent	\$ 661,031	\$ 603,076
Family self sufficiency escrow	721,239	702,442
Resident security deposits	<u>1,680,615</u>	<u>1,633,053</u>
	<u>\$ 3,062,885</u>	<u>\$ 2,938,571</u>

NOTE K – ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES

Public Housing Program

HUD contributes an operating subsidy in the operating budget under the Annual Contributions Contract A-3107. Operating subsidy contributions for the years ended June 30, 2003 and 2002 were \$33,566,601 and \$31,751,781, respectively.

Housing Choice Programs

HUD contributions for Section 8 programs under Annual Contributions Contract A-2845 were as follows:

	<u>2003</u>	<u>2002</u>
Rental vouchers	\$ 99,117,076	\$ 84,203,173
New construction (11B)	<u>4,659,754</u>	<u>4,415,698</u>
	<u>\$103,776,830</u>	<u>\$88,618,871</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE L – CLAIMS PAYABLE

AHA is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disaster. AHA is self-insured for workers' compensation claims. AHA purchases commercial insurance to finance other risks of loss. Settled claims have not exceeded purchased commercial insurance coverage in any part of the past four years. There was no reduction in insurance limits in the current fiscal year.

Claims payable are comprised of amounts payable under AHA's workers' compensation self-insurance plan, described further in the following paragraphs.

Self-Insurance Plan – Workers' Compensation

AHA is self-insured for workers' compensation claims. Excess insurance has been purchased which limits AHA's liability to \$300,000 per occurrence.

Benefit payments under the plan under \$300,000 are handled by AHA Risk Management. At October 15, 2003, aggregate liability under the plan (which includes both actual benefits payable and an estimate of claims that have been incurred but not reported) for losses as of June 30, 2003 was between \$217,408 and \$265,721. Based upon the actuarial study supporting these amounts, the discount reserve of \$241,565 is accrued for financial statement purposes.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE L – CLAIMS PAYABLE - Continued

The calculations below supporting this reserve requirement are taken from the October 15, 2003 study as of June 30, 2003.

	<u>Ultimate Losses</u>	<u>Paid Losses</u>	<u>Claim Reserves</u>	<u>Discount Factor</u>	<u>Reserve at fiscal year end</u>
March 1 thru February 28					
1999	\$ 464,000	\$ 269,128	\$ 194,872	86.9%	\$ 169,344
2000	97,164	97,164	-	87.9%	-
2001	130,924	130,924	-	89.7%	-
2002	66,000	15,729	50,271	91.8%	46,149
2003	29,000	630	28,370	91.9%	<u>26,072</u>
Total					<u>\$ 241,565</u>

NOTE M – CONTINGENCIES AND UNCERTAINTIES

Litigation and Claims

AHA is party to several legal actions arising in the ordinary course of business. These actions are in various stages of the litigation process, and their ultimate outcome cannot be determined currently. Accordingly, not all potential liabilities in excess of insurance coverage have been reflected in the accompanying financial statements. In the opinion of AHA's administration, AHA's potential liability in these matters will not have a material adverse impact on the financial statements. While it is the opinion of outside and in-house legal counsel that the ultimate outcome of such litigation would be impossible to predict, the financial statements include an estimate of probable liabilities in the amount of \$328,435 and \$450,000, which is accrued for financial statement purposes as of June 30, 2003 and 2002, respectively.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE M – CONTINGENCIES AND UNCERTAINTIES – Continued

In addition, AHA owns property that is under remediation pursuant to the Georgia Hazardous Site Response Act. Management is not able at this time to reasonably estimate the amount of any obligation for remediation of various sites that would be material to AHA's financial statements.

Generally, real property owned by AHA under the public housing program is subject to a HUD declaration of trust and most have various customary easements (e.g. utility, right of way, etc.). In some cases, a property may have a mechanics or other such lien. Additionally, AHA real property that is ground leased to Owner Entities in connection with Mixed-Income Communities and real property owned by AHA components units (see notes I and S) are also subject to mortgage liens and other contractual obligations.

Contracts

AHA has entered into various contracts. At June 30, 2003 and 2002, the uncompleted and unpaid portion of these contracts totaled approximately \$128,984,716 and \$133,881,207, respectively. The contracts will be paid with funds received through the Comprehensive Grant Program, the Capital Fund Program, the Development Program and the HOPE VI Program.

Utilities

Subsequent to HUD's approval of AHA's budget for Subsidy in the Low Rent program, the City of Atlanta passed a resolution to substantially increase water and sewer rates. AHA expects the higher rates to increase water expenses by as much as \$650,000 in fiscal year 2004. HUD does not allow mid-year adjustments to the subsidy funding level to cover these expenses.

Market Risk

The multifamily rental housing market continues to experience challenges due, primarily, to a softness in the rental of market rate units in the metropolitan Atlanta area. Because AHA's notes receivable are contingent upon the performance of the related development partnerships and the underlying properties, the market conditions may impact the value of those receivables as reflected on AHA's books. Notably, the softness in the multifamily housing market has also resulted in increased utilization of Housing Choice vouchers and the ability of AHA, through the Housing Choice Program, to provide higher quality units to qualified income eligible families.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE N – DEFINED BENEFIT PENSION PLAN

Plan Description

AHA maintains a single employer non-contributory defined benefit Pension Plan (the "Plan") under a group annuity contract with Massachusetts Mutual Life Insurance Company. The insurance carrier maintains custody of plan assets and administers the Plan in a co-mingled trust and invests all funds through a pooled trust. Assets of the Plan represent less than one percent of the insurance carrier's total assets. None of the plan investments are those of AHA. The Plan covers all regular full-time employees of AHA.

The Plan was formed by the AHA Board of Commissioners and the Board has the authority to amend and/or terminate the Plan at any time. If terminated, the Plan provides that if funds remain after satisfaction of all liabilities, the funds do not revert to AHA, but shall be allocated to the employees.

Funding Policy and Annual Contributions

AHA's contributions to the Plan are authorized and may be amended by the Board of Commissioners. AHA's contributions to the Plan are primarily based on actuarial valuations.

AHA's funding policy is to contribute at a rate of payroll equal to or greater than the minimum required contribution. The recommended contributions were computed as part of the actuarial valuation performed as of January 1, 2003 and 2002. Beginning June 1996, AHA's contributions were determined under the projected unit credit cost method (pay-related benefit formula). Significant actuarial assumptions used to compute the actuarially determined contribution requirements are the same as those used to compute the pension benefit obligation.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE N – DEFINED BENEFIT PENSION PLAN - Continued

Annual pension costs

For the fiscal years ending June 30, 2003 and 2002, AHA's annual pension cost of \$713,334 and \$548,542, respectively, was equal to AHA's required and actual contributions. The required contribution was determined as part of the January 1, 2003 and 2002 actuarial valuations using the entry age actuarial cost method. The actuarial assumptions included in the 2003 and 2002 reports were .89 percent and 3.02 percent investment rate of return, respectively, (net of administrative expenses) and projected average salary increases of five percent for both years. The actuarial value of the plan's assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments. The plan's unfunded actuarial accrued liability is being amortized as a level percentage of projected payrolls on a closed basis. The remaining amortization period at January 1, 2003 and 2002 was 10 years.

Supplementary Information – Historical Trend

The items presented are based on the January 1, 2003, 2002 and 2001 actuarial valuations:

	2003	2002	2001
Market value of assets	\$ 32,258,280	\$ 33,912,491	\$ 34,742,104
Pension benefit obligations	* 29,594,674 **	29,317,632 **	32,681,685
Percentage funded	109.0%	115.7%	106.3%
Unfunded pension benefit obligations (funding excess)	(2,663,606) **	(4,594,859) **	(2,060,419)
Annual covered payroll	14,592,516	17,043,407	15,425,579
Unfunded excess as percentage of covered payroll	-19.0%	-27.0%	-13.4%

* Based on 8 percent interest

** Based on 7.5 percent interest

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE N – DEFINED BENEFIT PENSION PLAN

Historical trend information designed to provide information about AHA's progress made in accumulating sufficient assets to pay benefits due is presented as follows:

	Plan period from/to		
	01/01/02 to 12/31/02	01/01/01 to 12/31/01	01/01/00 to 12/31/00
Net assets available for benefits expressed as a percentage of actuarial accrued liability	109.0%	115.7%	111.9%
Un-funded actuarial accrued liability expressed as a percentage of covered payroll	0%	0%	0%
Actual employer contributions expressed as a percentage of required contribution	100.0%	121.5%	132.2%

NOTE O – DEFERRED COMPENSATION PLAN

AHA offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to participants until termination, retirement, death, or unforeseeable emergency. As required by federal regulations, the funds are held in trust for the exclusive benefit of participants and their beneficiaries. AHA has no fiduciary relationship with the plan. Accordingly, the plan's assets are not reported in AHA's financial statements.

NOTE P – LEASES

AHA is a party to several lease agreements as lessor whereby it receives revenues for leasing office and retail spaces to various businesses. These revenue leases are considered for accounting purposes to be operating leases. Revenues derived from these leases are not significant.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE P – LEASES - Continued

AHA under numerous lease agreements as lessor whereby it receives revenues for tenant dwellings to low-income families. These leases are considered for accounting purposes to be operating leases. A majority of the revenue is received from HUD and the remaining revenue is received from the tenant based on the tenant's adjusted family income. These leases are for a one-year period which may or may not be renewed depending upon eligibility and desire.

AHA is party to several operating lease agreements for office equipment used in the normal course of business.

NOTE Q – CHANGE IN PRESENTATION

The following reclassifications have been made to the prior year's financial statements to conform to the current year's presentations. There were no changes in net assets, total revenues, total expenses or changes in net assets.

	Year ended June 30, 2002	
	Previously reported	Restated
Statement of Net Assets		
Receivables, net of allowance	\$ 14,370,729	\$ 17,865,767
Notes receivable	76,018,513	72,523,475
Accounts payable	3,797,045	6,038,274
Accrued liabilities	4,246,277	2,005,048
Statement of Operations		
Operating subsidies	\$ 139,990,826	\$ 138,152,226
Other revenue	4,210,289	4,055,653
Capital grants	27,287,319	29,150,919
Interest income	1,429,730	1,559,366
Statement of Cash Flows		
Cash flows from operations	\$ 9,139,960	\$ (4,554,947)
Cash flows from capital and related financing activities	(7,486,334)	7,605,714
Cash flows from investing activities	21,559,628	20,162,287

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE R – CONDUIT DEBT

Taxable Mortgage Revenue Refunding Bonds

In order to provide quality low-income housing and to reduce the mortgage costs, six Taxable Mortgage Revenue Refunding bonds were issued on September 25, 1995. While AHA receives a fee from the earned savings of the Bond issue, the bonds do not represent a debt or pledge of faith and credit of AHA and accordingly, have not been reported in the accompanying financial statements.

Site	2003 Mortgage balances	2002 Mortgage balances
Oakland City	\$ 3,146,266	\$ 3,167,232
Bedford Pines	1,473,832	1,509,137
Bedford Towers	4,695,180	4,843,665
Grant Park	4,180,826	4,292,364
Capital Towers	1,243,566	1,262,996
Capital Avenue	985,207	1,029,967
Total taxable mortgage revenue refunding bonds	<u>\$ 15,724,877</u>	<u>\$ 16,105,361</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE R – CONDUIT DEBT - Continued

Multi-Family Housing Revenue Bonds

In order to provide a portion of the funds for the construction of two AHA sponsored mixed-income communities, Multi-Family Housing Revenue bonds were issued on May 1, 1999, and June 22, 1999. The bonds do not represent a debt or pledge of faith and credit of AHA and accordingly, have not been reported in the accompanying financial statements. AHA receives issuer fees from the following related partnerships, as compensation for its role as issuer:

	2003	2002
John Hope Community Partnership II, L.P.	\$ 12,375,000	\$ 12,600,000
East Lake Redevelopment II, L.P.	<u>13,800,000</u>	<u>13,721,281</u>
Total multi-family housing revenue bonds	<u>\$ 26,175,000</u>	<u>\$ 26,321,281</u>

NOTE S – RELATED PARTY AND PARTNERSHIP INVESTMENT
TRANSACTIONS

During the past six years certain component units of AHA described in note A2 obtained a limited partner interest of a limited partnership which is the general partner of certain related development partnerships. Each of the related development partnerships have received development loans and/or grants from AHA which contain repayment clauses based primarily on cash flow, net project proceeds or condemnation proceeds generated from the entities. Additionally, on several of the developments, AHA owns the land and has a long-term lease for a nominal amount to the related development partnerships.

AHA receives developer fees and expense reimbursements directly from the related development partnership for its role as co-developer and cash flow indirectly through its ownership interest in the related development partnership. During fiscal years 2003 and 2002 AHA recognized \$901,345 and \$284,361, respectively, in interest income from these development loans. Additionally, it recognized fee income of \$1,449,794 and \$1,022,353, respectively, for developer fees and related reimbursed expenses.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

**NOTE S – RELATED PARTY AND PARTNERSHIP INVESTMENT
TRANSACTIONS - Continued**

The partnerships operate under various regulatory and operating agreements with AHA, whereby a certain number of units are set aside for public housing assisted families. There are guarantees in many of the regulatory and operating agreements whereby AHA is obligated to fund operating costs related to the public housing assisted apartments on a break-even basis. During 2003 and 2002, payments in the amount of \$2,330,392 and \$1,770,086, respectively, were paid under these agreements.

A summary of certain key transactions between AHA and the investment partnerships is as follows and others are further explained in notes A2, D and R.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED PARTY TRANSACTIONS

Year Ended June 30, 2003

Partnership name	Notes receivable (interest bearing)	Valuation allowance	Accrued interest	Other assets	Current interest income	Deferred interest income	Other fee income	Housing Assistance Payments paid by AHA	Component Unit	Percent Ownership
East Lake Redevelopment, L.P.	\$ 5,824,000	\$ (598,193)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,539	ELA HFI	0.25%
East Lake Redevelopment II, L.P.	11,709,880	-	-	-	-	-	11,750	-	ELA HFI	0.067%
Columbia Village, L.P.	2,250,000	-	389,462	-	-	276,180	-	8,041	AA HFI	0.003%
John Hope Community Partnership I, L.P.	4,620,000	(878,800)	50,050	-	46,199	-	-	77,712	AA HFI	0.0025%
John Hope Community Partnership II, L.P.	7,980,000	-	86,450	-	79,800	79,800	28,250	104,016	AA HFI	0.0025%
Legacy Partnership I, L.P.	3,520,000	-	1,029,566	-	-	667,874	-	169,675	AA HFI	0.067%
Legacy Partnership II, L.P.	3,445,000	-	907,536	-	-	371,748	-	145,427	AA HFI	0.099%
Legacy Partnership III, L.P.	3,774,000	-	550,726	-	-	423,460	-	185,812	AA HFI	0.099%
Legacy Partnership IV, L.P.	3,920,000	-	332,879	-	-	395,478	-	170,300	AA HFI	0.099%
Carver Redevelopment Partnership I, L.P.	8,108,760	-	175,069	111,472	190,920	37,642	25,000	240,677	AA HFI	0.0001%
Carver Redevelopment Partnership II, L.P.	477,481	-	-	163,108	9,711	-	291,936	755,305	AA HFI	0.0025%
Carver Redevelopment Partnership III, L.P.	5,150,372	-	-	240,313	123,709	-	-	-	AA HFI	0.0001%
West End Phase III Redevelopment Partnership, L.P.	1,298,400	-	-	-	80,501	-	-	82,968	AA HFI	0.0025%
CCH John Eagan I Homes, L.P.	5,896,000	-	29,480	-	58,960	1,255	-	107,076	AA HFI	0.01%
CCH John Eagan II Homes, L.P.	4,536,000	-	-	-	45,360	-	-	-	AA HFI	0.01%
Kimberly Associates I, L.P.	2,605,000	-	-	-	158,776	-	-	-	AA HFI	0.0001%
Kimberly Associates II, L.P.	1,416,231	-	33,658	95,394	73,373	-	-	-	AA HFI	0.0025%
Kimberly Associates III, L.P.	233,832	-	-	167,376	5,482	-	226,971	-	AA HFI	0.0025%
Columbia Commons, L.P.	-	-	-	383,520	-	-	512,088	-	AA HFI	0.0030%
Columbia Estates, L.P. - Perry Homes Phase I	626,969	-	-	-	28,554	-	353,799	98,844	AA HFI	0.0030%
Carnegie Library, L.P.	-	-	-	265,549	-	-	-	-	AA HFI	0.01%
Summerdale Partners, L.P.	2,208,000	(594,885)	668,337	-	-	352,624	-	-	AA HFI	0.15%
Summerdale Partners L.P., II	1,778,000	(304,898)	415,770	-	-	242,660	-	-	AA HFI	0.0015%
	<u>\$ 81,377,925</u>	<u>\$ (2,376,776)</u>	<u>\$ 4,668,983</u>	<u>\$ 1,426,732</u>	<u>\$ 901,345</u>	<u>\$ 2,848,721</u>	<u>\$ 1,449,794</u>	<u>\$ 2,330,392</u>		

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED PARTY TRANSACTIONS

Year Ended June 30 , 2002

Partnership name	Notes receivable (interest bearing)	Valuation allowance	Accrued interest	Other assets	Current interest income	Deferred interest income	Other fee income	Housing Assistance payments paid by AHA	Component Unit	Percent Ownership
East Lake Redevelopment, L.P.	\$ 5,824,000	\$ (598,193)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,360	ELAHI	0.25%
East Lake Redevelopment II, L.P.	11,709,880	-	-	-	-	-	-	420,698	AAHFI	0.067%
Columbia Village, L.P.	2,250,000	-	258,180	-	16,500	129,840	-	-	AAHFI	0.003%
John Hope Community Partnership I, L.P.	4,620,000	(878,800)	3,850	-	46,200	-	-	-	AAHFI	0.0025%
John Hope Community Partnership II, L.P.	7,980,000	-	86,450	-	-	79,800	-	39,120	AAHFI	0.0025%
Legacy Partnership I, L.P.	3,520,000	-	890,849	-	-	454,210	-	158,141	AAHFI	0.067%
Legacy Partnership II, L.P.	3,445,000	-	808,180	-	94,704	138,522	-	135,120	AAHFI	0.099%
Legacy Partnership III, L.P.	3,774,000	-	385,492	60,000	27,910	197,775	-	95,294	AAHFI	0.099%
Legacy Partnership IV, L.P.	3,920,000	-	190,070	-	5,610	190,070	-	141,806	AAHFI	0.099%
Carver Redevelopment Partnership I, L.P.	7,608,760	-	37,642	262,300	-	37,642	-	120,583	AAHFI	0.0001%
Carver Redevelopment Partnership III, L.P.	1,374,269	-	-	449,676	-	-	722,170	73,696	AAHFI	0.0001%
West End Phase III Redevelopment Partnership, L.P.	1,298,400	-	-	-	-	-	-	40,365	-	0.0025%
CCH John Eagan I Homes, L.P.	5,896,000	-	29,480	-	57,705	1,255	-	-	AAHFI	0.01%
CCH John Eagan II Homes, L.P.	4,536,000	-	-	91,836	-	-	-	40,422	AAHFI	0.01%
Kimberly Associates I, L.P.	2,311,236	-	-	-	-	-	-	132,425	AAHFI	0.0001%
Kimberly Associates II, L.P.	861,426	-	-	181,469	-	-	300,183	-	AAHFI	0.0025%
Carnegie Library, L.P.	-	-	-	-	-	-	-	-	AAHFI	0.01%
Summerdale Partners, L.P.	2,208,000	(594,885)	502,596	-	21,804	159,890	-	69,810	AAHFI	0.15%
Summerdale Partners L.P., II	1,778,000	(304,898)	302,250	-	13,928	110,996	-	78,246	AAHFI	0.0015%
	<u>\$ 74,914,971</u>	<u>\$ (2,376,776)</u>	<u>\$ 3,495,039</u>	<u>\$ 1,045,281</u>	<u>\$ 284,361</u>	<u>\$ 1,500,000</u>	<u>\$ 1,022,353</u>	<u>\$ 1,770,086</u>		

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL STATEMENTS

June 30, 2003 and 2002

NOTE T – MOVING TO WORK DEMONSTRATION AGREEMENT

In January 2001, HUD designated AHA as a Moving To Work (“MTW”) agency. This designation allows AHA to participate in the MTW Demonstration Program, a program authorized by Congress to permit public housing authorities to explore more effective and efficient methods of delivering affordable housing and supportive services in their localities. As a designated MTW agency, AHA was able to negotiate a new regulatory framework with HUD. This framework is documented in AHA’s MTW Agreement that was executed on September 25, 2003 and is effective as of July 1, 2003 and has a term of seven years.

The purpose of the MTW program as defined in the statement of authorizations is to delegate to AHA the authority to pursue locally driven policies, procedures and programs with the aim of developing better, more efficient ways to provide housing assistance to low and very low income families. The three funding sources included in this agreement are: Public Housing Performance Funding Subsidy, Housing Choice Voucher Program (“HCVP”) (Section 8) and Capital Program Funding. Correspondingly, these primary funding sources will be consolidated into one MTW Block Grant for compliance. Funds are made available to achieve and maintain adequate operations, maintenance services, reserve funds, capital improvement funds and asset management fees for public housing assisted units and contract administration fees and rental assistance units leased from private owners under the housing choice voucher program.

The initial financial impact of the MTW Agreement on AHA will be in the areas of funding under the Housing Choice Program, authorizations related to regulatory relief and revised benchmarks for assessing performance. Under the new calculation for Housing Choice, AHA estimates that it will receive \$7 million that would not have been received had AHA not executed an MTW Agreement. Additionally, the MTW Agreement will allow AHA on a one-time basis to access and hold an amount equal one month’s program costs in the Housing Choice program to support MTW eligible units. AHA anticipates that this amount will be approximately \$8.4 million. Additionally, compliance with the MTW program assumes no differentiation between funding streams, except where specifically noted in the Agreement. Compliance is based on program performance and eligibility requirements as defined in the MTW agreement and/or MTW annual plan.

SUPPLEMENTARY INFORMATION

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENT OF NET ASSETS

June 30, 2003

	Public Housing	Housing Choice	Development	Comprehensive Grant Program	Capital Fund	Revitalization of Severely Distressed Public Housing	PIH Drug Elimination Program	ROSS Program	Market to Market	N/C S/R Section 8 Programs	Business Activities	State/Local Program	Component Units	Total Programs
ASSETS														
CURRENT ASSETS														
Cash and cash equivalents	\$ 20,713,976	\$ 4,105,842	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ 1,507	\$ 813,726	\$ 2,479,855	\$ 1,251,248	\$ 1,825,815	\$ 31,192,244
Unrestricted	7,054,494	721,239	-	-	-	-	-	-	-	-	8,708,020	-	-	16,483,753
Restricted	27,768,470	4,827,081	-	-	275	-	-	-	1,507	813,726	11,187,875	1,251,248	1,825,815	47,675,997
Receivables, net of allowance	769,125	-	615,614	981,073	3,125,226	3,646,516	107,484	5,814	28,000	-	6,308,846	250,972	183,908	16,022,578
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	166,101	-	-	-	-	(422)	-	-	-	-	-	-	-	165,679
Interprogram - due from	-	180,791	-	4,635,068	3,241,410	89,405	-	-	-	87,125	251,185	4,215	-	8,489,199
Total current assets	28,703,696	5,007,872	615,614	5,616,141	6,366,911	3,735,499	107,484	5,814	29,507	900,851	17,747,906	1,506,435	2,009,723	72,353,453
NONCURRENT ASSETS														
Notes receivable	-	-	-	-	-	-	-	-	-	-	78,986,158	-	-	78,986,158
Other non-current assets	-	-	-	-	-	-	-	-	-	-	9,604,606	-	247	9,604,853
Capital assets, net of accumulated depreciation	151,449,573	341,990	3,666,933	7,477,734	12,135,248	2,865,138	-	-	-	-	6,021,416	-	12,708,630	196,666,662
Total noncurrent assets	151,449,573	341,990	3,666,933	7,477,734	12,135,248	2,865,138	-	-	-	-	94,612,180	-	12,708,877	285,257,673
TOTAL ASSETS	\$ 180,153,269	\$ 5,349,862	\$ 4,282,547	\$ 13,093,875	\$ 18,502,159	\$ 6,600,637	\$ 107,484	\$ 5,814	\$ 29,507	\$ 900,851	\$ 112,360,086	\$ 1,506,435	\$ 14,718,600	\$ 357,611,126
LIABILITIES AND NET ASSETS														
CURRENT LIABILITIES														
Accounts payable	8,412,550	1,366,920	242,076	4,852,960	2,435,403	143,375	-	-	3,000	89,185	775,645	13,975	5,045	18,340,134
Accrued liabilities	870,114	430,908	14,917	695	240,991	88,350	-	-	478	2,616	2,600	136,070	143,134	1,930,873
Deferred revenue and other credits	42,644	-	-	-	890,079	820,903	-	-	-	-	7,591,650	-	1,124	9,346,400
Current portion of long-term debt	372,496	-	-	-	-	-	-	-	-	-	-	-	413,164	785,660
Interprogram - due to	728,830	-	146,307	762,486	2,705,577	2,659,585	107,484	5,814	34,144	-	38,950	233,320	1,066,702	8,489,199
Total current liabilities	10,426,634	1,797,828	403,300	5,616,141	6,272,050	3,712,213	107,484	5,814	37,622	91,801	8,408,845	383,365	1,629,169	38,892,266
NONCURRENT LIABILITIES														
Long-term debt, net of current	2,520,046	-	-	-	-	-	-	-	-	-	-	-	14,815,455	17,335,501
Other noncurrent liabilities	2,024,302	966,177	-	-	-	-	-	-	-	814	-	6,757	64,835	3,062,885
Total liabilities	14,970,982	2,764,005	403,300	5,616,141	6,272,050	3,712,213	107,484	5,814	37,622	92,615	8,408,845	390,122	16,509,459	59,290,652
NET ASSETS														
Invested in capital assets, net of related debt	148,557,031	341,990	3,666,933	7,477,734	12,135,248	2,865,138	-	-	-	-	6,021,416	-	(2,519,989)	178,545,501
Restricted for:														
Related development project partnerships	-	-	-	-	-	-	-	-	-	-	78,881,653	-	-	78,881,653
Related partnership operating reserves	-	-	-	-	-	-	-	-	-	-	6,444,272	-	-	6,444,272
Other	-	-	-	-	-	-	-	-	-	-	3,160,334	-	179,787	3,340,121
Unrestricted	16,625,256	2,243,867	212,314	-	94,861	23,286	-	-	(8,115)	808,236	9,443,566	1,116,313	549,343	31,108,927
Total net assets	165,182,287	2,585,857	3,879,247	7,477,734	12,230,109	2,888,424	-	-	(8,115)	808,236	103,951,241	1,116,313	(1,790,859)	298,320,474
TOTAL LIABILITIES AND NET ASSETS	\$ 180,153,269	\$ 5,349,862	\$ 4,282,547	\$ 13,093,875	\$ 18,502,159	\$ 6,600,637	\$ 107,484	\$ 5,814	\$ 29,507	\$ 900,851	\$ 112,360,086	\$ 1,506,435	\$ 14,718,600	\$ 357,611,126

The Housing Authority of the City of Atlanta, Georgia

COMBINING STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET ASSETS
Financial Data Schedule

Year Ended June 30, 2003

	Public Housing	Housing Choice	Development	Comprehensive Grant Program	Capital Fund	Revitalization of Severely Distressed Public Housing	PIH Drug Elimination Program	ROSS Program	Mark to Market	N/C S/R Section 8 Programs	Business Activities	State/Local Program	Component Units	Total Programs
Revenue														
Rental revenue	\$ 15,542,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306,081	\$ 15,848,502
Governmental grants	33,566,601	99,117,076	4,019,436	2,950,415	18,456,448	14,128,099	1,454,797	423,477	32,710	4,659,754	-	25,000	-	178,833,813
Investment income - unrestricted	271,740	59,088	-	-	66,905	-	-	-	80	5,511	1,150,432	41,150	25,423	1,620,329
Other revenue	482,017	-	-	-	-	-	-	-	-	-	2,428,390	915,097	418,879	4,244,383
TOTAL REVENUES	49,862,779	99,176,164	4,019,436	2,950,415	18,523,353	14,128,099	1,454,797	423,477	32,790	4,665,265	3,578,822	981,247	750,383	200,547,027
Expenses														
Operating expenses														
Administrative	16,963,285	6,642,615	725,650	133,885	4,953,945	2,054,999	147	-	24,552	20,473	110,302	542,376	590,445	32,762,674
Tenant services	1,065,434	3,451	18	53,107	423,653	2,906,823	582,468	423,477	-	33	698	25,699	4,467	5,489,328
Utilities	12,999,104	19,602	-	-	1,825	-	-	-	-	-	-	-	26,228	13,046,759
Ordinary maintenance and operation	9,639,202	286,556	144,161	7,864	899,907	68,647	74,530	-	-	60,359	2,935	2,927	76,127	11,263,215
Protective services	3,241,879	25,974	-	44,437	2,224,920	-	682,568	-	-	33	699	1,521	9,801	6,231,832
General expenses	1,529,334	869,044	-	-	-	121,642	-	-	-	423	12,988	148,447	13,405	2,695,283
Total operating expenses	45,438,238	7,847,242	869,829	239,293	8,504,250	5,152,111	1,339,713	423,477	24,552	81,321	127,622	720,970	720,473	71,489,091
Excess operating revenues over operating expenses	4,424,541	91,328,922	3,149,607	2,711,122	10,019,103	8,975,988	115,084	-	8,238	4,583,944	3,451,200	260,277	29,910	129,057,936
Other expenses														
Extraordinary maintenance and demolition	1,361,057	-	-	9,538	2,189,015	2,649,117	-	-	-	-	-	-	22,705	6,231,432
Housing assistance payments	2,055,937	91,012,901	-	-	-	-	-	-	-	4,555,054	-	-	-	97,623,892
Depreciation expense	12,520,385	77,205	-	-	-	-	-	-	-	-	178,823	-	51,811	12,828,224
Interest expense	130,564	-	-	-	-	-	-	-	-	-	-	-	379,738	510,302
Total other expenses	16,067,943	91,090,106	-	9,538	2,189,015	2,649,117	-	-	-	4,555,054	178,823	-	454,254	117,193,850
TOTAL EXPENSES	61,506,181	98,937,348	869,829	248,831	10,693,265	7,801,228	1,339,713	423,477	24,552	4,636,375	306,445	720,970	1,174,727	188,682,941
Net income excluding depreciation before transfers	876,983	316,021	3,149,607	2,701,584	7,830,088	6,326,871	115,084	-	8,238	28,890	3,451,200	260,277	(372,533)	24,692,310
Other financing sources (uses)														
Operating transfers in	-	-	-	-	-	-	-	-	-	-	703,110	-	-	703,110
Operating transfers out	8,113,187	(815,365)	(1,319,212)	-	(169,228)	(12,360,092)	(115,084)	-	-	-	5,962,684	-	-	(703,110)
Non-operating transfers in (out)	-	-	-	-	-	(789,913)	-	-	-	-	4,659,619	-	(3,869,706)	-
Total other financing sources (uses)	8,113,187	(815,365)	(1,319,212)	-	(169,228)	(13,150,005)	(115,084)	-	-	-	11,325,413	-	(3,869,706)	-
Change in net assets	(3,530,215)	(576,549)	1,830,395	2,701,584	7,660,860	(6,823,134)	-	-	8,238	28,890	14,597,790	260,277	(4,294,050)	11,864,086
Total net assets														
Beginning of year	168,712,502	3,162,406	2,048,852	4,776,150	4,569,249	9,711,558	-	-	(16,353)	779,346	89,353,451	856,036	2,503,191	286,456,388
End of year	\$ 165,182,287	\$ 2,585,857	\$ 3,879,247	\$ 7,477,734	\$ 12,230,109	\$ 2,888,424	\$ -	\$ -	\$ (8,115)	\$ 808,236	\$ 103,951,241	\$ 1,116,313	\$ (1,790,859)	\$ 298,320,474

The Housing Authority of the City of Atlanta, Georgia

COMBINING STATEMENT OF NET ASSETS
Financial Data Schedule

June 30, 2002

	Public Housing	Section 8 Rental Voucher Program	Section 8 Rental Certificate Program	Development	Comprehensive Grant Program	Capital Fund	Revitalization of Severely Distressed Public Housing	PH Drug Elimination Program	ROSS Program	Mark to Market	N/C S/R Section 8 Programs	Business Activities	State/Local Program	Component Units	Total Programs
ASSETS															
CURRENT ASSETS															
Cash and cash equivalents															
Unrestricted	\$ 10,235,913	\$ 1,456,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,125	\$ 234,814	\$ 7,679,903	\$ 689,616	\$ 1,685,007	\$ 21,989,227
Restricted	-	556,582	-	374,817	167,152	7,498,916	608,295	84,227	18	-	-	6,437,777	-	-	15,728,484
	10,235,913	2,013,431	-	374,817	167,152	7,498,916	608,995	84,227	18	7,125	234,814	14,117,680	689,616	1,685,007	37,717,711
Receivables - net of allowance	928,641	3,079,561	-	705,460	2,090,907	935,361	4,573,469	-	185,941	-	295,278	4,708,538	250,315	-	17,753,471
Accrued interest receivable	29,278	-	-	-	-	-	-	-	-	-	-	81,986	-	1,032	112,296
Investments	5,050,723	-	-	-	-	-	-	-	-	-	-	-	-	-	5,050,723
Prepaid expenses	187,873	136,923	-	-	-	-	-	-	-	-	-	-	-	-	324,796
Interprogram - due from	7,397,341	-	-	406	260	1,238,593	-	-	-	-	256,343	9,633	-	5,459	8,908,035
Total current assets	23,829,769	5,229,915	-	1,080,683	2,258,319	9,672,870	5,182,464	84,227	185,959	7,125	786,435	18,917,837	939,931	1,691,498	69,867,032
NONCURRENT ASSETS															
Notes receivable	-	-	-	-	-	-	-	-	-	-	-	72,523,475	-	-	72,523,475
Other noncurrent assets	-	-	-	-	-	-	-	-	-	-	-	5,701,719	-	-	5,701,719
Capital assets, net of accumulated depreciation	155,426,422	284,048	-	2,153,364	4,776,150	4,541,293	9,711,558	-	-	-	-	2,864	-	6,903,247	183,798,946
Total noncurrent assets	155,426,422	284,048	-	2,153,364	4,776,150	4,541,293	9,711,558	-	-	-	-	78,228,058	-	6,903,247	262,024,140
	\$ 179,256,191	\$ 5,513,963	\$ -	\$ 3,234,047	\$ 7,034,469	\$ 14,214,163	\$ 14,894,022	\$ 84,227	\$ 185,959	\$ 7,125	\$ 786,435	\$ 97,145,895	\$ 939,931	\$ 8,594,745	\$ 331,891,172
LIABILITIES AND NET ASSETS															
CURRENT LIABILITIES															
Accounts payable	3,969,191	37,487	-	9,165	98,029	735,471	591,095	37,505	179,345	5,651	-	366,175	6,776	2,384	6,038,274
Accrued liabilities	1,172,342	224,880	-	326,540	-	74,443	166,626	-	1,061	275	3,708	-	15,375	19,798	2,005,048
Deferred revenue and other credits	43,288	-	-	12,435	-	8,777,854	29,529	-	-	-	-	7,426,269	-	50,000	16,339,375
Current portion of long-term debt	351,697	-	-	-	-	-	-	-	-	-	-	-	-	390,864	742,561
Interprogram - due to	-	1,344,556	-	811,995	2,160,290	589	4,263,195	46,722	4,623	17,378	-	-	48,048	190,639	8,908,035
Total current liabilities	5,536,518	1,606,923	-	1,180,135	2,258,319	9,588,357	5,050,445	84,227	185,029	23,304	3,708	7,792,444	70,199	653,685	34,033,293
NONCURRENT LIABILITIES															
Long-term debt, net of current	3,034,301	-	-	-	-	-	-	-	-	-	-	-	-	5,428,619	8,462,920
Other	1,972,870	744,634	-	5,060	-	56,557	132,019	-	930	174	3,381	-	13,696	9,250	2,938,571
Total noncurrent liabilities	5,007,171	744,634	-	5,060	-	56,557	132,019	-	930	174	3,381	-	13,696	5,437,869	11,401,491
TOTAL LIABILITIES	10,543,689	2,351,557	-	1,185,195	2,258,319	9,644,914	5,182,464	84,227	185,959	23,478	7,089	7,792,444	83,895	6,091,554	45,434,784
NET ASSETS															
Invested in capital assets, net of related debt	152,040,424	284,048	-	2,153,364	4,776,150	4,541,293	9,711,558	-	-	-	-	2,864	-	1,083,764	174,593,465
Restricted for:															
Partnership development projects	-	-	-	-	-	-	-	-	-	-	-	72,538,194	-	-	72,538,194
Partnership operating reserves	-	-	-	-	-	-	-	-	-	-	-	5,701,719	-	-	5,701,719
Other	-	-	-	-	-	-	-	-	-	-	-	48,938	-	-	48,938
Unrestricted (deficit)	16,672,078	2,878,358	-	(104,512)	-	27,956	-	-	-	(16,353)	779,346	11,061,736	856,036	1,419,427	33,574,072
NET ASSETS	168,712,502	3,162,406	-	2,048,852	4,776,150	4,569,249	9,711,558	-	-	(16,353)	779,346	89,333,451	856,036	2,503,191	286,456,388
TOTAL LIABILITIES AND NET ASSETS	\$ 179,256,191	\$ 5,513,963	\$ -	\$ 3,234,047	\$ 7,034,469	\$ 14,214,163	\$ 14,894,022	\$ 84,227	\$ 185,959	\$ 7,125	\$ 786,435	\$ 97,145,895	\$ 939,931	\$ 8,594,745	\$ 331,891,172

The Housing Authority of the City of Atlanta, Georgia

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
Financial Data Schedule

Year Ended June 30, 2002

	Public Housing	Section 8 Rental Voucher Program	Section 8 Rental Certificate Program	Development	Comprehensive Grant Program	Capital Fund	Revitalization of Severely Distressed Public Housing	PIH Drug Elimination Program	ROSS Program	Mark to Market	N/C S/R Section 8 Programs	Business Activities	State/Local Program	Component Units	Total Programs
Revenues															
Rental revenue	\$ 16,247,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,247,613
Governmental grants	31,751,781	84,203,173	-	8,046,200	14,713,536	9,043,450	11,979,922	2,305,438	811,973	6,974	4,415,698	-	25,000	-	167,303,145
Investment income - unrestricted	414,618	83,330	-	-	-	27,956	-	-	-	179	6,971	869,028	12,454	144,830	1,559,366
Other revenue	240,136	-	-	2,298	-	-	-	-	-	-	16,480	2,721,740	1,014,216	60,783	4,055,653
TOTAL REVENUES	48,654,148	84,286,503	-	8,048,498	14,713,536	9,071,406	11,979,922	2,305,438	811,973	7,153	4,439,149	3,590,768	1,051,670	205,613	189,165,777
Expenses															
Operating expenses															
Administrative	16,732,015	5,823,531	-	794,262	696,885	2,467,142	6,321,310	53,930	-	26,058	85,951	295,258	329,645	383,805	34,009,792
Tenant services	1,481,573	-	-	14,040	209,881	652,391	496,898	757,196	22,519	-	-	-	-	-	3,634,498
Utilities	14,318,639	-	-	-	-	-	-	-	-	-	-	-	-	2,749	14,321,388
Ordinary maintenance & operation	10,498,501	51,982	-	-	1,944,787	952,518	-	33,199	-	-	-	-	977	-	13,481,964
Protective services	2,230,485	-	-	-	240,817	2,131,119	-	1,461,113	789,454	-	-	-	25,000	-	6,877,988
General expenses	2,258,255	549,294	-	-	-	-	-	-	-	-	-	277,788	-	-	3,085,337
Total operating expenses	47,519,468	6,424,807	-	808,302	3,092,370	6,203,170	6,818,208	2,305,438	811,973	26,058	85,951	573,046	355,622	386,554	75,410,967
Excess operating revenues over operating expenses	1,134,680	77,861,696	-	7,240,196	11,621,166	2,868,236	5,161,714	-	-	(18,905)	4,353,198	3,017,722	696,048	(180,941)	113,754,810
Other expenses															
Extraordinary maintenance and demolition	4,853	-	-	-	93,291	-	1,765,456	-	-	-	-	-	-	-	1,863,600
Housing assistance payments	1,664,337	77,304,029	-	-	-	-	-	-	-	-	4,316,175	-	-	-	83,284,541
Depreciation expense	13,088,108	41,250	-	-	-	-	-	-	-	-	-	8,299	-	233,690	13,371,347
Interest expense	145,816	-	-	-	-	-	-	-	-	-	-	-	-	315,206	461,022
Valuation allowance	-	-	-	-	-	-	-	-	-	-	-	11,054,995	-	1,500,000	12,554,995
Total other expenses	14,903,114	77,345,279	-	-	93,291	-	1,765,456	-	-	-	4,316,175	11,063,294	-	2,048,896	111,535,505
TOTAL EXPENSES	62,422,582	83,770,086	-	808,302	3,185,661	6,203,170	8,583,664	2,305,438	811,973	26,058	4,402,126	11,636,340	355,622	2,435,450	186,946,472
Net income excluding depreciation before transfers	(680,326)	557,667	-	7,240,196	11,527,875	2,868,236	3,396,258	-	-	(18,905)	37,023	(8,037,273)	696,048	(1,996,147)	15,590,652
Other financing sources (uses)															
Operating transfers in	15,659,475	2,227,375	-	-	-	-	-	-	-	2,552	-	10,122,101	-	1,277,044	29,288,547
Operating transfers out	(574,670)	(702,374)	(2,227,375)	(5,963,222)	(15,264,622)	(281,656)	(4,272,076)	-	-	-	-	-	(2,552)	-	(29,288,547)
Non-operating transfers in (out)	-	-	-	-	-	-	-	-	-	-	-	(2,060,353)	-	2,060,353	-
Total other financing sources (uses)	15,084,805	1,525,001	(2,227,375)	(5,963,222)	(15,264,622)	(281,656)	(4,272,076)	-	-	2,552	-	8,061,748	(2,552)	3,337,397	-
Changes in net assets	1,316,371	2,041,418	(2,227,375)	1,276,974	(3,736,747)	2,586,580	(875,818)	-	-	(16,353)	37,023	16,176	693,496	1,107,560	2,219,305
Total net assets															
Beginning of year	167,396,131	1,120,988	2,227,375	771,878	8,512,897	1,982,669	10,587,376	-	-	-	742,323	89,337,275	162,540	1,395,631	284,237,083
End of year	\$ 168,712,502	\$ 3,162,406	\$ -	\$ 2,048,852	\$ 4,776,150	\$ 4,569,249	\$ 9,711,558	\$ -	\$ -	\$ (16,353)	\$ 779,346	\$ 89,353,451	\$ 856,036	\$ 2,503,191	\$ 286,456,388

The Housing Authority of the City of Atlanta, Georgia

**RECONCILIATION OF ADVANCES, COSTS AND BUDGET
HUD FUNDED PROGRAMS SPECIAL GRANTS AND CAPITAL PROJECTS FUND**

Year Ended June 30, 2003

		Grant Drawdowns			Expenditures			Excess/	Budget over /		Reconciliation of HUD advances				
		Cumulative		Cumulative	Cumulative		Cumulative	(deficiency) of							
		as of	Year ended	as of	as of	Year ended	as of	advances as of	(under) costs	as of	HUD AR/AP	Cash receipts	Expenditures	HUD AR/AP	
Fund	Program	June 30, 2002	June 30, 2003	June 30, 2003	June 30, 2002	June 30, 2003	June 30, 2003	June 30, 2003	June 30, 2003	Budget	June 30, 2003	June 30, 2002	June 30, 2003	June 30, 2003	June 30, 2003
3107	Capital Fund Program Year 1	9,647,002	3,293,623	12,940,625	8,822,784	5,997,735	14,820,519	(1,879,894)	18,127,227	5,186,602	824,218	3,293,623	5,997,735	(1,879,894)	
3108	Capital Fund Program Year 2	6,242,004	4,739,733	10,981,737	6,649,240	5,566,429	12,215,669	(1,233,932)	16,420,093	5,438,356	(407,236)	4,739,733	5,566,429	(1,233,932)	
3115	Capital Fund Program Year 3	-	6,484,021	6,484,021	-	5,593,942	5,593,942	890,079	14,837,596	8,353,575	-	6,484,021	5,593,942	890,079	
3111	CFP Replacement Housing Factor 2000	3,721,549	-	3,721,549	372,155	1,298,342	1,670,497	2,051,052	3,721,549	-	3,349,394	-	1,298,342	2,051,052	
3112	CFP Replacement Housing Factor 2002	4,604,242	-	4,604,242	-	(30,826)	(30,826)	4,635,068	5,115,824	511,582	4,604,242	-	(30,826)	4,635,068	
3105	Comp Grant - Yr. 7	19,907,487	1,781,478	21,688,965	21,687,130	1,835	21,688,965	-	21,688,965	-	(1,779,643)	1,781,478	1,835	-	
3109	Comp Grant - Yr. 8	720,949	45,220	766,169	761,400	4,769	766,169	-	766,169	-	(40,451)	45,220	4,769	-	
3106	Comp Grant - Yr. 9	14,097,569	2,050,996	16,148,565	14,360,262	2,195,482	16,555,744	(407,179)	19,405,936	3,257,371	(262,693)	2,050,996	2,195,482	(407,179)	
3110	CFP Replacement Housing Factor 1999	741,624	182,556	924,180	749,744	748,330	1,498,074	(573,894)	2,539,877	1,615,697	(8,120)	182,556	748,330	(573,894)	
066	DEP - Drug Elimination Program 1999	2,309,101	-	2,309,101	2,309,101	-	2,309,101	-	2,309,101	-	-	-	-	-	
202	DEP - Drug Elimination Program 2000	2,439,853	-	2,439,853	2,439,853	-	2,439,853	-	2,439,853	-	-	-	-	-	
6105	DEP - Drug Elimination Program 2001	929,346	1,356,778	2,286,124	926,379	1,454,372	2,380,751	(94,627)	2,380,751	94,627	2,967	1,356,778	1,454,372	(94,627)	
5216	DVP - Clark Howell	-	-	-	-	-	-	-	12,965,983	12,965,983	-	-	-	-	
5222	DVP - Columbia Commons	-	232,589	232,589	-	232,589	232,589	-	3,260,000	3,027,411	-	232,589	232,589	-	
5217	DVP - Kimberly Courts Ph. 1	3,354,763	324,873	3,679,636	3,361,890	317,746	3,679,636	-	3,679,636	-	(7,127)	324,873	317,746	-	
5218	DVP - Kimberly Courts Ph. 2	1,533,675	747,480	2,281,155	1,811,620	764,256	2,575,876	(294,721)	2,467,340	186,185	(277,945)	747,480	764,256	(294,721)	
5219	DVP - Kimberly Courts Ph. 3	-	754,481	754,481	-	922,591	922,591	(168,110)	2,393,900	1,639,419	-	754,481	922,591	(168,110)	
5214	DVP - Peppercorn	-	1,455,515	1,455,515	1,133,650	385,226	1,518,876	(63,361)	1,775,051	319,536	(1,133,650)	1,455,515	385,226	(63,361)	
5220	DVP - West End	2,680,839	42,292	2,723,131	2,723,131	-	2,723,131	-	2,723,131	-	(42,292)	42,292	-	-	
5206	DVP - Eastlake	30,320,922	609,657	30,930,579	30,699,018	247,561	30,946,579	(16,000)	33,510,000	2,579,421	(378,096)	609,657	247,561	(16,000)	
027	DVP - John Eagan II	5,673,027	67,878	5,740,905	5,660,592	80,313	5,740,905	-	5,740,905	-	12,435	67,878	80,313	-	
5223	DVP - Hemdon Homes	-	995,731	995,731	-	1,069,153	1,069,153	(73,422)	1,716,264	720,533	-	995,731	1,069,153	(73,422)	
5108	HOPE VI - Capitol Revitalization	-	3,019,324	3,019,324	991,531	3,486,023	4,477,554	(1,458,230)	35,000,000	31,980,676	(991,531)	3,019,324	3,486,023	(1,458,230)	
5105	HOPE VI - Carver (D)	6,792,730	553,791	7,346,521	6,763,201	627,489	7,390,690	(44,169)	9,720,520	2,373,999	29,529	553,791	627,489	(44,169)	
5101	HOPE VI - Carver Revitalization	11,593,990	7,006,694	18,600,684	12,131,237	7,581,876	19,713,113	(1,112,429)	34,669,400	16,068,716	(537,247)	7,006,694	7,581,876	(1,112,429)	
5103	HOPE VI - Techwood/Clark Howell	42,562,635	-	42,562,635	42,562,635	-	42,562,635	-	42,562,635	-	-	-	-	-	
5106	HOPE VI - Harris Demolition	2,795,923	115,919	2,911,842	2,898,613	19,667	2,918,280	(6,438)	4,254,450	1,342,608	(102,690)	115,919	19,667	(6,438)	
5102	HOPE VI - Harris Revitalization	-	2,371,637	2,371,637	996,861	626,838	1,623,699	747,938	35,000,000	32,628,363	(996,861)	2,371,637	626,838	747,938	
5107	HOPE VI - Perry Homes (D)	4,795,046	340,454	5,135,500	4,795,046	5,135,500	5,135,500	-	5,135,500	-	-	340,454	340,454	-	
5104	HOPE VI - Perry Revitalization	-	2,046,060	2,046,060	527,244	1,445,851	1,973,095	72,965	20,000,000	17,953,940	(527,244)	2,046,060	1,445,851	72,966	
6110	ROSS - 2000	626,032	373,968	1,000,000	805,334	194,666	1,000,000	-	1,000,000	-	(179,302)	373,968	194,666	-	
6113	ROSS - 2001	-	229,636	229,636	6,639	228,811	235,450	(5,814)	500,000	270,364	(6,639)	229,636	228,811	(5,814)	
		\$ 178,090,308	\$ 41,222,385	\$ 219,312,693	\$ 176,946,290	\$ 41,401,520	\$ 218,347,810	\$ 964,883	\$ 367,827,656	\$ 148,514,963	\$ 1,144,018	\$ 41,222,385	\$ 41,401,520	\$ 964,883	

The Housing Authority of the City of Atlanta, Georgia

RECONCILIATION OF ADVANCES, COSTS AND BUDGET
HUD FUNDED PROGRAMS SPECIAL GRANTS AND CAPITAL PROJECTS FUND

Year Ended June 30, 2002

Fund	Program	Grant Drawdowns			Expenditures			Excess/ (deficiency) of advances as of	Budget	Budget over / (under) costs as of	Reconciliation of HUD advances			
		Cumulative as of	Year ended	Cumulative as of	Cumulative as of	Year ended	Cumulative as of				HUD AR/AP	Cash receipts	Expenditures	HUD AR/AP
		June 30, 2001	June 30, 2002	June 30, 2002	June 30, 2001	June 30, 2002	June 30, 2002	June 30, 2002	June 30, 2002	June 30, 2002	June 30, 2001	June 30, 2002	June 30, 2002	June 30, 2002
Fund 007	Comp Grant - Yr. 7	\$ 10,745,516	\$ 9,161,971	\$ 19,907,487	\$ 11,940,645	\$ 9,746,485	\$ 21,687,130	\$ (1,779,643)	\$ 21,688,965	\$ 1,781,478	\$ (1,195,129)	\$ 9,161,971	\$ 9,746,485	\$ (1,779,643)
Fund 008	Comp Grant - Yr. 8	545,455	175,494	720,949	565,455	195,945	761,400	(40,451)	766,169	45,220	(20,000)	175,494	195,945	(40,451)
Fund 019	Comp Grant - Yr. 9	9,103,515	4,994,054	14,097,569	10,109,338	4,250,924	14,360,262	(262,693)	19,405,936	5,308,367	(1,005,823)	4,994,054	4,250,924	(262,693)
Fund 020	Comp Grant - Yr. 10	5,701,960	3,945,042	9,647,002	6,800,729	2,022,055	8,822,784	824,218	18,127,227	8,480,225	(1,098,769)	3,945,042	2,022,055	824,218
Fund 026	DVP - Eastlake	26,722,812	3,598,110	30,320,922	27,776,480	2,922,538	30,699,018	(378,096)	33,510,000	3,189,078	(1,053,668)	3,598,110	2,922,538	(378,096)
Fund 027	DVP - John Eagan II	1,976,922	3,696,105	5,673,027	2,437,649	3,222,943	5,660,592	12,435	5,740,905	67,878	(460,727)	3,696,105	3,222,943	12,435
Fund 038	CFP Replacement Housing Factor 1999	115,178	626,446	741,624	229,562	520,182	749,744	(8,120)	2,539,877	1,798,253	(114,384)	626,446	520,182	(8,120)
Fund 039	CFP Replacement Housing Factor 2000	-	3,721,549	3,721,549	-	372,155	372,155	3,349,394	3,721,549	-	-	3,721,549	372,155	3,349,394
Fund 040	Capital Fund Program	-	6,242,004	6,242,004	-	6,649,240	6,649,240	(407,236)	16,420,093	10,178,089	-	6,242,004	6,649,240	(407,236)
Fund 041	CFP Replacement Housing Factor 2002	-	4,604,242	4,604,242	-	-	-	4,604,242	5,115,824	511,582	-	4,604,242	-	4,604,242
Fund 085	DVP - Kimberly Courts Ph. 1	3,272,274	82,489	3,354,763	3,265,912	95,978	3,361,890	(7,127)	3,679,636	324,873	6,362	82,489	95,978	(7,127)
Fund 085	DVP - Kimberly Courts Ph. 2	-	1,533,675	1,533,675	-	1,811,620	1,811,620	(277,945)	2,467,340	933,665	-	1,533,675	1,811,620	(277,945)
Fund 091	DVP - West End	2,627,220	53,619	2,680,839	2,629,654	93,477	2,723,131	(42,292)	2,723,131	42,292	(2,434)	53,619	93,477	(42,292)
Fund 094	DVP - Clark Howell	93,463	(93,463)	-	84,298	(84,298)	-	52,580	12,965,983	12,965,983	9,165	(93,463)	(84,298)	-
Fund 097	HOPE VI - Techwood/Clark Howell	42,562,635	-	42,562,635	42,562,635	-	42,562,635	-	42,562,635	-	-	-	-	-
Fund 098	HOPE VI - Perry Revitalization	-	-	-	-	1,660,894	1,660,894	(1,660,894)	20,000,000	20,000,000	-	-	1,660,894	(1,660,894)
Fund 099	HOPE VI - Carver (D)	4,182,420	2,610,310	6,792,730	5,167,335	1,595,866	6,763,201	29,529	9,720,520	2,927,790	(984,915)	2,610,310	1,595,866	29,529
Fund 057	HOPE VI - Carver Revitalization	6,209,064	5,384,926	11,593,990	6,406,081	5,725,156	12,131,237	(537,247)	33,669,400	22,075,410	(197,017)	5,384,926	5,275,156	(537,247)
Fund 058	HOPE VI - Harris Revitalization	-	-	-	5,650	991,211	996,861	(996,861)	35,000,000	35,000,000	(5,650)	-	991,211	(996,861)
Fund 060	HOPE VI - Capitol Revitalization	-	-	-	-	991,531	991,531	(991,531)	35,000,000	35,000,000	-	-	991,531	(991,531)
Fund 066	DEP - Drug Elimination Program 1999	2,106,966	202,135	2,309,101	2,177,539	131,562	2,309,101	-	2,309,101	-	(70,573)	202,135	131,562	-
Fund 101	HOPE VI - Perry Homes (D)	4,145,733	649,313	4,795,046	4,282,169	512,877	4,795,046	-	5,135,500	340,454	(136,436)	649,313	512,877	-
Fund 102	HOPE VI - Harris Demolition	1,914,265	881,658	2,795,923	2,398,194	500,419	2,898,613	(102,690)	4,254,450	1,458,527	(483,929)	881,658	500,419	(102,690)
Fund 202	DEP - Drug Elimination Program 2000	1,035,465	1,404,388	2,439,853	1,194,429	1,245,424	2,439,853	-	2,439,853	-	(158,964)	1,404,388	1,245,424	-
Fund 204	ROSS - 2000	-	626,032	626,032	-	805,334	805,334	(179,302)	1,000,000	373,968	-	626,032	805,334	(179,302)
Fund 205	DEP - Drug Elimination Program 2001	-	929,346	929,346	-	926,379	926,379	2,967	2,380,751	1,451,405	-	929,346	926,379	2,967
Fund 207	ROSS - 2001	-	-	-	-	6,639	6,639	(6,639)	500,000	500,000	-	-	6,639	(6,639)
		<u>\$ 123,060,863</u>	<u>\$ 55,029,445</u>	<u>\$ 178,090,308</u>	<u>\$ 130,033,754</u>	<u>\$ 46,912,536</u>	<u>\$ 176,946,290</u>	<u>\$ 1,196,598</u>	<u>\$ 342,844,845</u>	<u>\$ 164,754,537</u>	<u>\$ (6,972,891)</u>	<u>\$ 55,029,445</u>	<u>\$ 46,462,536</u>	<u>\$ 1,144,018</u>

The Housing Authority of the City of Atlanta, Georgia

**STATEMENT OF DRUG ELIMINATION PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION**

As of June 30, 2003

PROJECT NAME PROGRAM NUMBER	DRUG ELIMINATION 2001 GA06DEP0060101
BUDGET	\$ 2,380,751
ADVANCES	2,286,124
COSTS	2,380,751
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	(94,627)
AMOUNT TO BE RECAPTURED BY HUD	\$ -

The actual Drug Elimination Cost Certificate is in agreement with AHA records.

All amounts due have been received with the exception of \$94,627, (received July 8, 2003 and all liabilities have been paid and there are no undischarged liens (mechanics, laborers, contractors or material-mens) against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired.

There were no budget overruns.

The Housing Authority of the City of Atlanta, Georgia

**STATEMENT OF RESIDENT OPPORTUNITY & SELF SUFFICIENCY (ROSS)
COSTS AND ADVANCES PROGRAM CERTIFICATION**

As of June 30, 2003

PROJECT NAME PROGRAM NUMBER	ROSS 2000 GA00RSF006P0053
BUDGET	\$ 1,000,000
ADVANCES	1,000,000
COSTS	1,000,000
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	-
AMOUNT TO BE RECAPTURED BY HUD	\$ -

The actual Resident Opportunity & Self Sufficiency Grant Cost Certificate is in agreement with AHA records.

All work in connection with this grant has been completed.

Amounts due have been received, and all liabilities have been paid and there are no undischarged liens (mechanics, laborers, contractors or material-mens) against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired.

There were no budget overruns.

The Housing Authority of the City of Atlanta, Georgia

**STATEMENT OF URBAN REVITALIZATION (HOPE VI)
COSTS AND ADVANCES PROGRAM CERTIFICATION**

As of June 30, 2003

PROJECT NAME	PERRY DEMOLITION
PROGRAM NUMBER	GA06URD006D298
BUDGET	\$ <u>5,135,500</u>
ADVANCES	5,135,500
COSTS	<u>5,135,500</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	\$ <u>-</u>
AMOUNT TO BE RECAPTURED BY HUD	\$ <u>-</u>

The actual Urban Revitalization Program Cost Certificate is in agreement with AHA records

All work in connection with this grant has been completed.

Amounts due have been received and all liabilities have been paid and there are no undischarged liens (mechanics, laborers, contractors or material-mens) against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired.

There were no budget overruns.

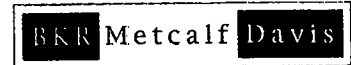
SINGLE AUDIT SECTION

**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF THE BASIC FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

TOWER PLACE, SUITE 2600
3340 PEACHTREE ROAD, NE
ATLANTA, GA 30326

404.264.1700
FAX 404.264.9968

WWW.BKR-METCALF.COM



Certified Public Accountants

Report on Compliance and on Internal Control Over Financial
Reporting Based on an Audit of the Basic Financial Statements
Performed in Accordance with *Government Auditing Standards*

Board of Commissioners
The Housing Authority of the City of
Atlanta, Georgia

We have audited the basic financial statements of **The Housing Authority of the City of Atlanta, Georgia** as of and for the year ended June 30, 2003, and have issued our report thereon dated February 27, 2004. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether **The Housing Authority of the City of Atlanta, Georgia's** basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered **The Housing Authority of the City of Atlanta, Georgia's** internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the basic financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. However, we noted other matters involving the internal control over financial reporting that we have reported to management of **The Housing Authority of the City of Atlanta, Georgia**, in a separate letter dated February 27, 2004.

This report is intended for the information and use of the Board of Commissioners, **The Housing Authority of the City of Atlanta, Georgia's** management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

BKR Metcalf Davis

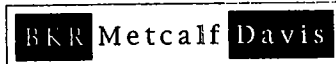
Atlanta, Georgia
February 27, 2004

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133**

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Certified Public Accountants

Report on Compliance with Requirements Applicable to Each
Major Program and Internal Control Over Compliance in
Accordance with OMB Circular A-133

Board of Commissioners
The Housing Authority of the City of
Atlanta, Georgia

Compliance

We have audited the compliance of **The Housing Authority of the City of Atlanta, Georgia** (AHA) with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2003. **The Housing Authority of the City of Atlanta, Georgia's** major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of **The Housing Authority of the City of Atlanta, Georgia's** management. Our responsibility is to express an opinion on **The Housing Authority of the City of Atlanta, Georgia's** compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, and OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance occurred with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program. An audit includes examining, on a test basis, evidence about **The Housing Authority of the City of Atlanta, Georgia's** compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on **The Housing Authority of the City of Atlanta, Georgia's** compliance with those requirements.

In our opinion, **The Housing Authority of the City of Atlanta, Georgia** complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2003. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedules of findings and questioned costs as items 2003-1 and 2003-2.

Internal Control Over Compliance

The management of **The Housing Authority of the City of Atlanta, Georgia** is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit we considered **The Housing Authority of the City of Atlanta, Georgia's** internal control over compliance with requirements that could have a direct and material effect on a major Federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses.

This report is intended for the information and use of the Board of Commissioners, **The Housing Authority of the City of Atlanta, Georgia's** management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

BKR Metcalf Davis

Atlanta, Georgia
February 27, 2004

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year ended June 30, 2003

SECTION I - SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unqualified

Internal control over financial reporting:

- Material weakness(es) identified? No
- Reportable condition(s) identified that are not considered to be material weaknesses? No

Noncompliance material to financial statements noted? No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? No
- Reportable condition(s) identified that are not considered to be material weaknesses? No

Type of auditors' report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133? Yes

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2003

Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.850 (a)	Public and Indian Housing
14.866	Distressed Public Housing (HOPE VI)
14.859	Public Housing Comprehensive Grant

Dollar threshold used to distinguish between type A and type B programs: \$ 3,000,000

Auditee qualified as low-risk auditee? Yes

SECTION II - FINANCIAL STATEMENT FINDINGS

There are no financial statement findings for 2003.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

2003-1 Lack of Third Party Verification

Federal Program

14.850 (a) Public and Indian Housing Program

Criteria

In accordance with Chapter 24 of the Code of Federal Regulations ("CFR") Sections 960.253, 960.257, 960.259 and 5.508, the Public Housing Authority ("PHA") is required to obtain and document in the family file third party verification of income and citizenship and to perform annually the recalculation of adjusted gross income and to offer the participant the choice of rents which support the calculation of rent.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2003

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS -
Continued

Condition

A sample of 60 tenant files were selected for examination out of a total population of 7,470 receiving public housing assistance. Based on the results of our tests, 17 files contained errors summarized as follows: the PHA was unable to locate proper third party verification of income for five tenants; the PHA was unable to provide documentation on citizenship for dependents for four tenants; and the PHA was unable to provide documentation that the choice of rent was offered for eight tenants. These and similar conditions were also reported as a finding as contained in HUD's initial Rental Integrity Monitoring ("RIM") Review Report dated January 15, 2003. A response to HUD's finding has been made to HUD and was provided to BKR Metcalf Davis during our audit testing.

Cause

While it appears the PHA has adequate procedures in place, it appears for the tenant files selected, PHA's private management companies contracted to perform these duties, did not follow PHA's written procedures.

The Effect and Questioned Costs

The adjusted income used to calculate the rent payment could not be verified; therefore the determination of the proper rent collected could not be substantiated. While we recognize there is a questioned cost here, we are unable to reasonably calculate the amount.

Recommendation

We recommend the PHA continue to follow their written procedures requiring proper third party verification and to strengthen its monitoring procedures of the private management companies who have been given these responsibilities to ensure proper and continued compliance with federal regulations and procedures.

Management Response

HUD closed its finding subsequent to the audit fieldwork testing period, on February 5, 2004, relating to Rent Integrity Monitoring where some of the same conditions were noted. HUD accepted the corrective action plan that addresses the conditions outlined in this finding. Those corrective actions include: review and amendment of policies, procedures and processes around occupancy operations; use of file checklists of items to be documented in tenant files; provided training to individuals involved in the intake and recertification process; and implemented quality control reviews of 10 percent of tenant files.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2003

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS -
Continued

2003-2 Lack of Relocation Promissory Notes

Federal Program

14.866 Revitalization of Severely Distressed Public Housing

Criteria

In accordance with Chapter 24, of the CFR Section 970.5 (c), the PHA is responsible to provide relocation assistance to the displaced person/families subject to the Uniform Relocation Assistance ("URA") at the levels described in and in accordance with the requirements of Chapter 49 of the CFR Section 24.301 and HUD Notice CPD 02-08.

Condition

A total of 685 families were relocated from Capitol Homes, a community planned for demolition. A total of 433 chose Housing Choice as their temporary residence. A sample of 25 was selected for examination. Based on the results of our tests, 17 out of the 25 examined selected Housing Choice. These 17 families were advanced a total of \$13,914 representing the utility and/or security deposit advances pursuant to Section 2-6 part B of the Relocation Plan. For seven of these tenants the PHA was unable to locate a copy of a promissory note requiring these advances to be repaid. Additionally, an adjustment to the financial statements was required to properly record the notes receivable at June 30, 2003.

Cause

While it appears the PHA has adequate written procedures in place, it appears for those tenants selected seven of them did not have a promissory note supporting the amounts advanced, which is not consistent with the PHA's own requirement that they be repaid.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2003

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS -
Continued

The Effect and Questioned Costs

The seven files for which the PHA could not locate the proper verification of a promissory note, the solution would be for the PHA to obtain another promissory note to support the advances made and the requirement for repayment as previously acknowledged by both parties. Subsequent to our testing and prior to the issuance of our audit report, signed notes were presented on six of the seven tenant files.

Recommendation

We recommend the PHA continue to follow their written procedures requiring these advances to be repaid and to monitor that they are recorded as notes receivable rather than program costs in accordance with federal regulations. Further, we recommend that a thorough review of each tenant file be made to make certain that there are no additional missing notes.

Management Response

The PHA has obtained the missing notes from the audit sample and will conduct file reviews on all files related to Capitol Homes Relocation to ensure promissory notes have been properly executed. Further, the PHA has implemented changes to the payment and accounting of relocation activity to ensure promissory notes are properly obtained and recorded prior to payment.

SECTION IV - SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

There were no prior audit findings.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended June 30, 2003

<u>Federal Program/Cluster Title</u>	<u>CFDA Number</u>	<u>Pass Thru Entity</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development			
Public Housing			
Public and Indian Housing	14.850 (a)	N/A	\$ 33,566,601
Development Program	14.850 (b)	N/A	<u>4,019,436</u>
Total			\$ 37,586,037
Housing Choice Voucher	14.871	N/A	99,117,076
Multifamily Assisted Housing Reform and Affordability Act	14.197	N/A	32,710
Public Housing Comprehensive Grant Program	14.859	N/A	2,950,415
Public Housing Capital Fund Program	14.872	N/A	18,456,448
Demolition and Revitalization of Severely Distressed Public Housing (HOPE VI)	14.866	N/A	14,128,099
Public and Indian Housing Drug Elimination Program	14.854	N/A	1,454,797
Resident Opportunity and Supportive Services Program	14.870	N/A	423,477
Section 8 New Construction and Substantial Rehabilitation Awards	14.182	N/A	<u>4,659,754</u>
Total Federal Expenditures			<u>\$ 178,808,813</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended June 30, 2003

NOTE A - SIGNIFICANT ACCOUNTING POLICIES FOR FEDERAL AWARD EXPENDITURES

The Schedule of Expenditures of Federal Awards included herein represents all of the Federal grant awards of The Housing Authority of the City of Atlanta, Georgia ("AHA") over which AHA exercised direct operating control for the year ended June 30, 2003.

NOTE B - BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards is presented using the accrual basis of accounting and includes revenues earned and expenses incurred by AHA during its fiscal year ending June 30, 2003.

NOTE C - SCOPE OF AUDIT PURSUANT TO OMB CIRCULAR A-133

All Federal grant operations of AHA are included in the scope of the Office of Management and Budget ("OMB") Circular A-133 audit (the "Single Audit"). The Single Audit was performed in accordance with the provisions of the *OMB Circular A-133 Compliance Supplement* (Revised March 2003, the "Compliance Supplement"). Compliance testing of all requirements, as described in the Compliance Supplement, was performed for the grant programs noted below.

For year 2003, these programs represent federal programs selected using a risk based approach identifying major programs which are low risk and non-major programs which are high risk using professional judgment and criteria contained in the federal guidelines. Audit coverage applying to AHA as a low risk auditee requires at least 25 percent of the total federal awards be examined. Actual coverage for 2003 is approximately 28 percent.

CFDA

Number

Name of Federal Program

14.850	Public and Indian Housing	\$33,566,601
14.866	Distressed Public Housing (HOPE VI)	14,128,099
14.859	Public Housing Comprehensive Grant	<u>2,950,415</u>
		<u>\$50,645,115</u>

APPENDIX H

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Certification

SECRETARY'S CERTIFICATE

I, RENÉE LEWIS GLOVER, DO HEREBY CERTIFY that:

1. I am the presently appointed and qualified Secretary of the Board of Commissioners of The Housing Authority of the City of Atlanta, Georgia ("AHA"). In such capacity, I am custodian of its records and I am familiar with its organization, membership and activities.
2. Attached hereto as Exhibit 1 is a true and correct copy of a resolution authorizing AHA to submit to the United States Department of Housing and Urban Development AHA's Moving To Work Report for the fiscal year ended June 30, 2004, and other related matters.
3. Said resolution has not been rescinded, amended or modified and is in full force and effect as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the duly adopted official seal of The Housing Authority of the City of Atlanta, Georgia this 31st day of August, 2004.



RENÉE LEWIS GLOVER,
Secretary

EXHIBIT A

RESOLUTION ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA HELD ON WEDNESDAY, AUGUST 25, 2004

RESOLUTION

WHEREAS, in 1996, the United States Congress authorized the United States Department of Housing and Urban Development (HUD) to select up to 30 housing authorities to participate in the Moving to Work Demonstration (MTW) Program (MTW Program);

WHEREAS, Atlanta Housing Authority (AHA) was selected by HUD to participate in the MTW Program in January 2001;

WHEREAS, the purpose of the MTW Program is to give housing authorities the flexibility to design and test innovative approaches and strategies for providing affordable housing resources to low-income families on the most cost effective and cost efficient basis possible;

WHEREAS, the goals of the MTW Program are to encourage housing authorities to explore ways to provide and administer housing assistance that will (1) reduce costs and achieve greater cost effectiveness; (2) give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and (3) increase housing choices for low-income families;

WHEREAS, AHA executed its MTW Demonstration Program Agreement (MTW Agreement) with HUD on September 25, 2003;

WHEREAS, the MTW Agreement has a seven (7) year term and was effective as of July 1, 2003;

WHEREAS, under the MTW Agreement, AHA is required to submit an Annual MTW Report to HUD which, except for certain reports set forth in the MTW Agreement, will take the place of all other conventional HUD performance measures, including Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP);

WHEREAS, generally, the Annual MTW Report must be submitted to HUD no later than 60 days after the end of AHA's fiscal year end, June 30, 2004; and

WHEREAS, attached hereto as Exhibit EO-1-A and incorporated herein by reference is a chart detailing AHA's 2004 performance against the MTW benchmarks;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA that AHA's FY 2004 Annual Moving To Work Report (Annual MTW Report) is hereby approved;

FURTHER RESOLVED, that the Chair of the Board of Commissioners and the President and Chief Executive Officer are hereby authorized to execute any required documents, certifications or United States Department of Housing and Urban Development (HUD) forms related to the approval and filing of AHA's FY 2004 Annual MTW Report without further vote or approval of this Board;

FURTHER RESOLVED, that the President and Chief Executive Officer is authorized to submit AHA's FY 2004 Annual MTW Report and such other required documents, certifications or forms to HUD with such changes, additions or corrections as she shall deem necessary or appropriate or as may be required by HUD without further vote or approval of this Board; and

FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized to negotiate with HUD regarding any portion of AHA's FY 2004 Annual MTW Report without further vote or approval of this Board.

Exhibit EO-1-A

MTW Program Benchmarks FY 2004 as of June 30, 2004

Measurable Outcome	Performance Measure	Year 1 Target	Status
Public Housing Program			
% Rents Uncollected (Annual percentage of rents that are uncollected)	Gross tenant rents receivable for the fiscal year (FY) divided by the amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.	≤ 2%	1.08%
Occupancy Rate (Annual physical occupancy rate)	The ratio of occupied public housing units to available units as of the last day of the FY will be greater than or equal to the target benchmark.	≥ 98%	98.7%
Emergency Work Orders Completed or Abated in <24 Hours (Percentage of emergency work orders that will be completed or abated in less than 24 hours)	The percentage of emergency work orders that are completed or abated within 24 hours of issuance of the work order shall be greater than or equal to the target benchmark. (Abated is defined as "emergency resolved through temporary measure, and a work order for long term resolution has been issued.")	≥ 99%	99.5%
Routine Work Orders Completed in < 7 Days (Average number of days for routine work orders to be completed)	The average number of days that all non-emergency work orders will be active during the Fiscal Year shall be less than or equal to the target benchmark.	≤ 7 days	1.5 days
% Planned Inspections Completed (Percentage of all units inspected)	The percentage of all units that are inspected during the FY shall be equal to the target benchmark.	100%	100%
% Planned Inspections Completed (Percentage of all common areas)	The percentage of all common areas that are inspected during the FY shall be equal to the target benchmark.	100%	100%
Housing Choice Program (Section 8)			
Budget Utilization Rate (Annual percentage of Housing Choice Budget authority spent on housing assistance payments and administration)	The ratio of FY Housing Choice HAP and MTW administrative expenses to Housing Choice MTW Subsidy will be greater than or equal to the target benchmark.	≥ 98%	100%
% Planned Annual Inspections Completed (Annual percentage of occupied units inspected)	The percentage of all occupied units inspected during the FY shall be greater than or equal to the target benchmark.	≥ 98%	100%

Measurable Outcome	Performance Measure	Year 1 Target	Status
Housing Choice Program (Section 8)			
Quality Control Inspections Annual percentage of previously inspected units (initial or renewal inspection) that will be inspected again for quality control purposes	The percentage of all previously inspected units having a quality control inspection during the FY shall be greater than or equal to the target benchmark.	≥ 1.4%	8.09%
Community and Supportive Services			
Resident Homeownership (Annual number of Public Housing or Housing Choice residents who close on purchasing a home)	The number of residents of Public Housing or Housing Choice Voucher recipients that close on purchasing a home during the FY, regardless of participation in a current homeownership counseling program, shall be greater than or equal to the target benchmark.	35	51
Resident Workforce Participation (Annual number of Public Housing or Housing Choice heads of households (excluding elderly and disabled) who are in the workforce)	The number of Public Housing or Housing Choice heads of households (excluding elderly and disabled) that are employed as of the last day of the FY shall be greater than or equal to the target benchmark.	6,715	6,522
Real Estate Development			
Project Based Financing Closings (Annual number of properties refinanced using project based financing demonstration principles)	The number of properties that were previously funded under the Low Rent ACC proposed for conversion, and for which the conversion transaction has either been closed or will be in the closing process prior to the end of the FY shall be greater than or equal to the target benchmark. Such closing will utilize the financing principals identified in the MTW Agreement.	1	0

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp.10/31/2004)

Section 1

a) Name and Address of Public Housing Agency Housing Authority of the City of Atlanta, Georgia 230 John Wesley Dobbs Avenue NE Atlanta, GA 30303-2429					b) Budget Submission to HUD required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units 8808	e) Unit Months Available (UMAs) 105,703	f) Subject FYE 06/30/2005	g) ACC Number A-3107	h) Operating Fund Project Number G A 0 0 6 0 0 1 0 5 J		
					i) (Reserved)	

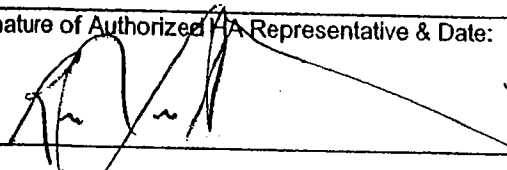
Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	280.48	
02	Part A, Line 01 multiplied by .005	1.40	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)	8,834	
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	281.88	
07	Inflation factor	1.027	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	289.49	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	176.36	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 06/30/2003)	1.16	
13	Costs attributable to deprogrammed units	1.48	
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	468.49	
Part B. Dwelling Rental Income			
01	Total rent roll (as of 2/1/2004)	\$ 1,394,919	
02	Number of occupied units as of rent roll date	8,553	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)	163.09	
04	Average monthly dwelling rental charge per unit for prior budget year	171.66	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	167.01	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05) ÷ 3)	167.25	
07	50/50 Income split ((Part B, Line 03 + Line 06) ÷ 2)	165.17	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	163.09	
09	Rental income adjustment factor	1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	167.98	
11	Projected occupancy percentage from form HUD-52728	97%	%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	162.94	
Part C. Non-dwelling Income			
01	Other income	6.89	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	169.83	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	298.66	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	31,569,258	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions	73,292	
02	Unemployment compensation	1,468	
03	Family Self Sufficiency Program	57,895	
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy	79,899	
07	Long-term vacant units		
08	Phase Down for Demolitions	338,933	
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	8,553	
10	Employee Units	9	
11	Police Units	1	
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	8,563	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	214,075	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	765,562	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	32,334,820	
02	Actual cost of Independent Audit (IA)	123,072	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	32,334,820	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	(1,230,827)	
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	()	()
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	-1,230,827	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	31,103,993	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)			
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		
Section 3			
Remarks (provide part and line numbers)			

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

Signature of Authorized PHA Representative & Date:  3/29/04	Signature of Authorized Field Office Representative & Date: X
--	--

HOUSING AUTHORITY of the CITY of ATLANTA		Old Project Numbers (Data Held on lines 1,2,3)		New Project Numbers (Data listed on line 8)		Fiscal Year Ending June 30, 2005 ACC Contract Number A-3107	Submission Original Re-Submission Revision No. ()	
		MASTER LIST		ROLLING BASE FROZEN		Fuel (Specify type e.g., oil, coal, wood)		
Line no. (1)	Description (2)	Unit Months Available (3)	Sewerage and Water Consumption (4)	Electricity Energy Consumption (5)	Gas Consumption (6)	(7)	(8)	(9)
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	105,703	1,010,938	69,096,000	4,001,308			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	105,703	939,474	67,424,079	3,627,025			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year	105,703	977,116	66,155,522	3,988,869			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03)	317,109	2,927,528	202,675,601	11,617,202			
05	Estimated Unit Months available for old projects for Requested Budget Year.	105,703						
06	Ratio of Unit months available for old projects (line 04 divided by line 05 column 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	105,703	975,843	67,558,534	3,872,401			
08	Estimated UMA and consumption for new projects.		0	0	0			
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	105,703	975,843	67,558,534	3,872,401			
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	COST	10,869,863	4,131,204	3,640,947			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10)	\$18,642,014						
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09, col 3)	176.36						
12a	Rate		11.13895	0.06115	0.94023			
12b	Unit of Consumption		CCF	KWH	THERMS			



HOUSING AUTHORITY of the CITY of ATLANTA		Old Project Numbers (Data Held on lines 1,2,3)		New Project Numbers (Data listed on line 8)		Fiscal Year Ending		Submission	
		NON-EPC-1a				June 30, 2005		Original	
						ACC Contract Number		Re-Submission	
						A-3107		Revision No. ()	
								Fuel (Specify type e.g., oil, coal, wood)	
Line no. (1)	Description (2)	Unit Months Available (3)	Sewerage and Water Consumption (4)	Electricity Energy Consumption (5)	Gas Consumption (6)	Electricity Demand Consumption (7)	(8)	(9)	
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	82,627	858,675	55,883,120	3,497,198				
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	82,627	771,946	52,363,759	3,003,312				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year	82,627	813,527	53,051,042	3,514,205				
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03)	247,881	2,444,148	161,297,921	10,014,715				
05	Estimated Unit Months available for old projects for Requested Budget Year.	82,627							
06	Ratio of Unit months available for old projects (line 04 divided by line 05 column 3)	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	82,627	814,716	53,765,974	3,338,238				
08	Estimated UMA and consumption for new projects.	-	0	0	0				
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	82,627	814,716	53,765,974	3,338,238				
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	COST	9,075,081	3,287,789	3,138,712				
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10)	\$15,501,582							
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09, col 3)	187.61							
12a	Rate		11.13895	0.06115	0.94023				
12b	Unit of Consumption		CCF	kWh	THERMS				



HOUSING AUTHORITY of the CITY of ATLANTA		Old Project Numbers (Data Held on lines 1,2,3)		New Project Numbers (Data listed on line 8)		Fiscal Year Ending		Submission	
		EPC-1a		ROLLING BASE FROZEN		June 30, 2005		Original	
						ACC Contract Number A-3107		Re-Submission Revision No. ()	
								Fuel (Specify type e.g... oil, coal, wood)	
Line no. (1)	Description (2)	Unit Months Available (3)	Sewerage and Water Consumption (4)	Electricity Energy Consumption (5)	Gas Consumption (6)	Electricity Demand Consumption (7)	(8)	(9)	
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	23,076	152,263	13,212,880	504,110				
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	23,076	167,528	15,060,320	623,713				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year	23,076	163,589	13,104,480	474,664				
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03)	69,228	483,380	41,377,680	1,602,487				
05	Estimated Unit Months available for old projects for Requested Budget Year.	23,076							
06	Ratio of Unit months available for old projects (line 04 divided by line 05 column 3)	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	23,076	161,127	13,792,560	534,162				
08	Estimated UMA and consumption for new projects.								
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	23,076	161,127	13,792,560	534,162				
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	COST	1,794,782	843,415	502,235				
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10)	\$3,140,432							
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09, col 3)	136.09							
12a	Rate		11.13895	0.06115	0.94023				
12b	Unit of Consumption		CCF	kWh	THERMS				

Estimate of Total Required Annual Contributions

Section 8 Housing Assistance Payments Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0149 (exp. 1/30/98)

HOUSING CHOICE - NON MTW

Public Reporting burden for this collection of information is estimated to average 40 minutes 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0149), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

1. Public Housing Agency (Name and Address) Housing Authority of the City of Atlanta, Georgia 230 John Wesley Dobbs Boulevard Atlanta, Georgia 30303			2. Project No. GA0V0D6013020		3. Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
4. Annual Contributions Contract No. A-3910V	5. HUD Field Office Atlanta, GA	6. HUD Regional Office Atlanta, GA	7. No. Dwelling Units 3,421	8. No. Units Months 41,052		
9. Housing Program Type (Mark One) <input type="checkbox"/> (a) New Construction <input type="checkbox"/> (b) Substantial Rehabilitation <input type="checkbox"/> (c) Moderate Rehabilitation <input type="checkbox"/> (d) Existing Housing Certificates <input checked="" type="checkbox"/> (e) Housing Vouchers						
10. PHA Fiscal Year Ending Date (Mark one and complete year) <input type="checkbox"/> (a) March 31, <input checked="" type="checkbox"/> (b) June 30, <input type="checkbox"/> (c) September 30, <input type="checkbox"/> (d) December 31, 2005						
1. Maximum Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total		HUD Approved (Housing Vouchers Only)	
	Housing Payments	PHA Fee		Housing Payments	PHA Fee	HUD Approved Total
11. Maximum Annual Contributions Commitment			36,977,539			
12. Prorate Maximum Annual Contributions Applicable to a Period in Excess of 12 months			2,336,066			
13. Maximum Annual Contributions for Fiscal Year (Line 11 plus Line 12)			39,313,605			
14. Project Account-Estimated or Actual Balance at Beginning of Requested Fiscal Year			2,981,835			
15. Total Annual Contributions Available-Estimated or Actual (Line 13 plus Line 14)			42,295,440			

Note:

This calculation represents only those vouchers excluded from the MTW Block Grant.

II. Maximum Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total	HUD Approved (Housing Vouchers Only)		HUD Approved Total
	Housing Payments	PHA Fee		Housing Payments	PHA Fee	
16. Estimated Annual Housing Assistance Payments (form HUD-52672, Line 15)			36,977,539			
17. Estimated Ongoing Administrative Fee (form HUD 52672, Line 18)			2,338,068			
18. Estimated Hard-to-House Fee (form HUD 52672, Line 18)			151,650			
19. Estimated Independent Public Accountant Audit Costs			45,000			
20. Conversion Fees			247,750			
21. Special Fees			86,477			
22. Family Self Sufficiency Coordinators Administrative Salaries			115,010			
23. Carryover of Non-Expendable Equipment Expense not Expended in the Previous FY Ending: (/ /)			0			
24. Total Annual Contributions Required-Requested Fiscal Year (Lines 16 through 23)			39,959,492			
25. Deficit at End of Current Fiscal Year-Estimated or Actual			0			
26. Total Annual Contributions Required (Line 24 plus Line 25)			39,959,492			
27. Estimated Project Account Balance at End of Requested Fiscal Year (Line 15 minus Line 26)			0			
28. Provision for Project Account-Requested Fiscal Year Increase (decrease) (Line 27 minus Line 14)			(2,981,835)			

III. Annual Contributions Approved

29. Total Annual Contributions Approved-Requested Fiscal Year (Line 26 plus increase, if any, on Line 28)			39,959,492			
30. Source of Total Contributions Approved-Requested Fiscal Year:						
(a) Requested Fiscal Year Maximum Annual Contributions Commitment (Line 13 or Line 29, whichever is smaller)			39,313,605			
(b) Project Account (Line 29 minus Line 30(a))			645,887			

Signature, Name and Title of PHA Approving Official (and date)

Renee Lewis Glover,
President and CEO

29-Mar-04

Signature, Name and Title of Approving HUD Field Office Official (and date)

Previous editions are obsolete
Submit an Original and 2 copies

Supporting Data for Annual Contributions Estimates

Section 8 Housing Assistance Payments Program

U.S Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0149 (Exp.1/30/98)

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Public Reporting burden for this collection of information is estimated to average 40 minutes 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0149), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

1. Public Housing Agency (Name and Address)

Housing Authority of the City of Atlanta, Georgia
230 John Wesley Dobbs Boulevard
Atlanta, Georgia 30303

2. Project No.

GA0V006013020

3. Submission

☒ Original

☐ Revision No.

4. No. of Dwelling Units

3,421

5. No. of Unit Months

41,052

Part I	Estimate of Annual Housing Assistance Payments Required	Bedroom Size of Dwelling Units	Number of Dwelling Units	Monthly Gross Rent/Payment Standard	Amount Payable by Family Toward Gross Rent	Monthly Housing Assistance Payments	Unit Months Under Lease	Annual Housing Assistance Payments
	6.	1 BR	243	810	284	526	2,910	1,530,782
	7.	2 BR	898	944	310	634	10,779	6,834,103
	8.	3 BR	1,098	1,259	381	878	13,178	11,570,277
	9.	4 BR	1,015	1,523	348	1,175	12,182	14,314,313
	10.	5 BR	142	1,751	418	1,333	1,699	2,265,114
	11.	6 BR	25	2,014	485	1,529	303	462,950
	12.							
	13.							
	14.							
	15.	Total	3,421				41,052	

Part II	Calculation of Estimated Ongoing Administrative Fee	Unit Months (a)	HUD Published 2-BR Fair Market Rent x (b)	Product of Columns (a) x (b) = (c)	Allowable Percent x (d)	Administrative = (e)
	16.	7,200	60.22	433,584		433,584
	17.	33,852	56.20	1,902,482		1,902,482
	18.	41,052				2,336,066

Part III	Calculation of Estimated Hard-to-House (Existing Housing Certificates and Housing Vouchers Only)	Estimated Number of Families (a)	Fee Per Family (b)	Total Hard-to-House Fee = (c)
	19.	2,022	75	151,650

Part IV	Calculation of Estimated Preliminary Expense	Requested Amount	HUD Modifications
Administrative Expenses	20. Special Fees & FSS Coordinators Administrative Salaries	\$201,487	
	21. Employee Benefit Contributions		
	22. Legal Expense		
	23. Travel Expense		
	24. Sundry		
	25. Office Rent		
	26. Accounting and Auditing Fees	\$45,000	
	27. Total Administrative Expenses	\$246,487	
	28. Office Equipment		
	29. Office Furnishings		
Non-Expendable Equipment Expenses	30. Automotive		
	31. Other		
	32. Total Non-Expendable Equipment Expenses		
General Expenses	33. Maintenance and Operation (Non-Expend. Equip. Only)		
	34. Insurance		
	35. Sundry		
	36. Total General Expense		
	37. Sum of Lines 27, 32, and 36	\$246,487	

Submit three copies

Previous editions are obsolete

**Requisition for Partial
Payment of Annual Contributions**
Section 8 Housing Assistance Payments Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169 (Exp. 12/31/2002)

HOUSING CHOICE - NON MTW

Public reporting burden for this collection of information is estimated to average 1.5 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0169), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3800. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

1. Date of Requisition 29-Mar-04	2. No. of Months in 1st FY 12	4. Public Housing Agency (HA) (Name and Address) Housing Authority of the City of Atlanta, Georgia 230 John Wesley Dobbs Boulevard Atlanta, Georgia 30303		
3. Project No. GA0V006013020				
5. Housing Program Type (Mark One) <input type="checkbox"/> (a) New Construction <input type="checkbox"/> (c) Moderate Rehabilitation <input type="checkbox"/> (b) Substantial Rehabilitation <input type="checkbox"/> (d) Existing Housing Certificates <input checked="" type="checkbox"/> (e) Housing Vouchers		6. HA Fiscal Year Ending Date (Mark one box and complete year) <input type="checkbox"/> (a) March 31, <input checked="" type="checkbox"/> (b) June 30, <input type="checkbox"/> (c) September 30, <input type="checkbox"/> (d) December 31, 2005		
7. Number of Units Under Lease to Eligible Families as of Date of Requisition 2,500	8. Average Monthly Housing Assistance Payment Per Unit as of Date of Requisition 724	9. Estimated Number of Units to be Under Lease at End of Requested Year 3,421	10. Unit Months Under Lease Year to Date 41,052	11. Average Monthly Housing Assistance Payment Per Unit Year to Date 724

	Funds Required for Requested Year
12. Special Fees & Family Self Sufficiency Coordinators Administrative Salaries	449,237
13. Estimated Housing Assistance Payments (Account 4715)	36,977,539
14. Estimated Ongoing Administrative Fee	2,338,088
15. Estimated Hard-to-House Fee (Existing Housing Certificates and Housing Vouchers Only)	151,850
16. Independent Public Accountant Audit Costs (Section 8 Only)	45,000
17. Total Funds Required to End of Requested Year (Sum of Lines 12 through 16)	39,959,492
18. Payments Previously Approved for the Fiscal Year (applicable only to revised requisition)	0
19. Adjustment to Requisition (Difference of Line 17 and Line 18. Do Not use brackets)	39,959,492
20. Total Payment Requirement For Requested Year (Line 18 plus or minus adjustment on Line 19 if revised requisition. Total must equal Line 17)	39,959,492

21. ☒ Paid in Equal Installments (Original Requisition Only) ☐ Paid in Unequal Installments

22. Installment	1	2	3	4	5	6
HA Total	3,329,958	3,329,958	3,329,958	3,329,958	3,329,958	3,329,958
HUD Revision						
Installment	7	8	9	10	11	12
HA Total	3,329,958	3,329,958	3,329,958	3,329,958	3,329,958	3,329,958
HUD Revision						

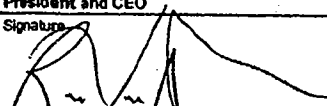
23a. Total (HA)
39,959,492

23b. Total (HUD)

24. Revised Monthly Installments
Begin Month of:

I certify that (1) housing assistance payments have been or will be made only in accordance with Housing Assistance Payments Contracts or Housing Voucher contracts in the form prescribed by HUD and in accordance with HUD regulations and requirements; (2) units have been inspected by the HA in accordance with HUD regulations and requirements; and (3) this requisition for annual contributions has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Title of Authorized HA Official Renee Lewis Glover, President and CEO Signature:  Date: 29-Mar-04 3/29/04	Title of Authorized HUD Approving Official Signature: _____ Date: _____
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Previous editions are obsolete

form HUD-52663 (9/84)
ref Handbook 7420.7

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number (____)	
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$12,659,616.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$12,659,616.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (<u>1</u>)	
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$11,680,743.00	\$11,680,743.00	\$9,083,816.08	\$7,059,031.67
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$11,680,743.00	\$11,680,743.00	\$9,083,816.08	\$7,059,031.67
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: GA06P006502-03		2003	
Replacement Housing Factor Grant No:					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (__1__)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$3,497,386.00	\$3,497,386.00	\$973,761.53	\$109,475.14
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,497,386.00	\$3,497,386.00	\$973,761.53	\$109,475.14
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number (_ _)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending June 30, 2004		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$2,666,027.81	\$2,666,027.81	\$2,666,027.81	\$2,665,810.56
	Management Improvements Hard Costs				
4	1410 Administration	\$1,446,525.77	\$1,446,525.77	\$1,446,525.77	\$1,444,126.13
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,596,858.64	\$1,596,858.64	\$1,596,858.64	\$1,596,858.64
8	1440 Site Acquisition				
9	1450 Site Improvement	\$69,140.16	\$79,944.69	\$79,944.69	\$79,944.69
10	1460 Dwelling Structures	\$1,527,076.70	\$1,541,565.14	\$1,541,565.14	\$1,331,031.01
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure	\$247,482.25	\$231,492.98	\$231,492.98	\$201,786.25
13	1475 Nondwelling Equipment	\$228,631.33	\$227,922.73	\$227,922.73	\$217,276.28
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$7,055,853.34	\$7,047,258.24	\$7,047,258.24	\$4,684,864.71
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$14,837,596.00	\$14,837,596.00	\$14,837,596.00	\$12,221,698.27
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-01 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (<u> 4 </u>) <input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$2,070,219.60	\$2,081,093.40	\$2,081,093.40	\$2,080,005.83
3	1408 Management Improvements Soft Costs	\$3,728,371.00	\$3,441,176.06	\$3,441,176.06	\$3,415,650.52
	Management Improvements Hard Costs				
4	1410 Administration	\$1,336,508.00	\$1,703,147.35	\$1,703,147.35	\$1,703,147.35
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,620,352.64	\$1,982,992.32	\$1,982,992.32	\$1,789,396.01
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,199,125.50	\$1,114,599.82	\$1,114,599.82	\$1,104,403.82
10	1460 Dwelling Structures	\$5,208,667.81	\$5,710,325.25	\$5,710,325.25	\$5,469,758.65
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure	\$465,413.17	\$194,118.88	\$194,118.88	\$194,046.97
13	1475 Nondwelling Equipment	\$170,598.88	\$192,639.92	\$192,639.92	\$188,644.92
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$170,000.00	\$0.00	\$0.00	\$0.00
18	1498 Development Activities	\$450,838.40			
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$16,420,093.00	\$16,420,093.00	\$16,420,093.00	\$15,945,054.07
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number (__ 6 __)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$3,625,445.40	\$925,823.26	\$925,823.26	\$925,823.26
3	1408 Management Improvements Soft Costs	\$3,872,139.88	\$4,214,695.86	\$4,214,695.86	\$4,214,695.86
	Management Improvements Hard Costs				
4	1410 Administration	\$1,938,352.32	\$1,718,262.98	\$1,718,262.98	\$1,718,262.98
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,366,017.25	\$2,398,062.25	\$2,398,062.25	\$2,398,062.25
8	1440 Site Acquisition				
9	1450 Site Improvement	\$296,588.19	\$706,724.69	\$706,724.69	\$706,724.69
10	1460 Dwelling Structures	\$4,846,586.81	\$6,424,580.75	\$6,424,580.75	\$6,424,580.75
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure	\$76,635.77	\$386,905.16	\$386,905.16	\$386,905.16
13	1475 Nondwelling Equipment	\$416,484.30	\$427,638.24	\$427,638.24	\$427,638.24
14	1485 Demolition	\$1,055,000.00	\$923,993.57	\$923,993.57	\$923,993.57
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs		\$540.24	\$540.24	\$540.24
18	1499 Development Activities	\$633,977.08	\$0.00	\$0.00	\$0.00
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$18,127,227.00	\$18,127,227.00	\$18,127,227.00	\$18,127,227.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:		1999	
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number (__ 6 __)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$6,123,714.89	\$6,122,643.57	\$6,122,643.57	\$6,122,643.57
	Management Improvements Hard Costs				
4	1410 Administration	\$2,107,057.78	\$2,106,128.11	\$2,106,128.11	\$2,106,128.11
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$323,839.73	\$632,835.59	\$632,835.59	\$632,835.59
8	1440 Site Acquisition				
9	1450 Site Improvement	\$384,655.00	\$881,839.72	\$881,839.72	\$881,839.72
10	1460 Dwelling Structures	\$6,027,189.38	\$5,290,596.65	\$5,290,596.65	\$5,290,596.65
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure	\$1,121,864.78	\$1,065,994.58	\$1,065,994.58	\$1,065,994.58
13	1475 Nondwelling Equipment	\$309,223.44	\$297,506.78	\$297,506.78	\$297,506.78
14	1485 Demolition	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$3,003,891.00	\$3,003,891.00	\$3,003,891.00	\$3,003,891.00
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$19,405,936.00	\$19,405,936.00	\$19,405,936.00	\$19,405,936.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-04	Federal FY of Grant: 2004
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<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number (____)	<input type="checkbox"/> Final Performance and Evaluation Statement
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$4,540,123.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,540,123.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-04		Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number (____)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$3,398,919.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,398,919.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:		2003	
		Replacement Housing Factor Grant No: GA06R006501-03			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (<u>2</u>)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$3,432,489.00	\$3,432,489.00	\$139,778.57	\$46,293.88
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,432,489.00	\$3,432,489.00	\$139,778.57	\$46,293.88
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:		2003	
		Replacement Housing Factor Grant No: GA06R006502-03			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (__1__)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$2,435,481.00	\$2,435,481.00	\$0.00	\$0.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,435,481.00	\$2,435,481.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-02		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (<u>2</u>)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$6,450,529.00	\$6,450,529.00		
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$6,450,529.00	\$6,450,529.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-01		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (<u>3</u>)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$4,431,156.00	\$5,115,824.00	\$224,581.46	\$88,961.70
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$684,688.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$5,115,844.00	\$5,115,824.00	\$224,581.46	\$88,961.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-00		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number (<u>4</u>)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration		\$372,155.01	\$372,155.01	\$372,155.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$2,871,953.00	\$3,349,393.99	\$3,337,715.92	\$28,247.92
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$849,596.00			
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,721,549.00	\$3,721,549.00	\$3,709,870.93	\$400,402.93
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:		1999	
		Replacement Housing Factor Grant No: GA06R006501-99		Final	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number (_ 2 _)			
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Statement			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Management Improvements Hard Costs				
4	1410 Administration	\$253,987.00	\$253,987.00	\$253,987.00	\$253,987.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$0.00	\$151,080.00	\$151,080.00	\$151,080.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$2,285,890.00	\$2,031,031.36	\$2,031,031.36	\$2,031,031.36
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$103,778.64	\$103,778.64	\$103,778.64
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,539,877.00	\$2,539,877.00	\$2,539,877.00	\$2,539,877.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				