



MOVING TO WORK ANNUAL REPORT

(Fiscal Year Ended June 30, 2006)

Healthy Mixed-Income Communities



Atlanta Housing Authority

September 6, 2007

VIA FEDERAL EXPRESS

Dominique Blom
Deputy Assistant Secretary
Office of Public Housing Investments
U.S. Department of Housing and Urban Development
451 Seventh Street, S.W.
Room 4130
Washington, D.C. 20410-5000

RE: The Housing Authority of the City of Atlanta, Georgia (AHA)
Fiscal Year 2006 Moving To Work (MTW) Annual Report Revisions

Dear Ms. Blom:

Please find enclosed revisions to the FY 2006 MTW Annual Report submitted on behalf of Atlanta Housing Authority (AHA) on August 31, 2006. These changes are being made in part due to revised data and also in response to requests made by HUD and Abt representatives during the October 2006 MTW Annual Plan site visit. The data contained in Appendix M – Implementation Plan Projects was reorganized to coincide with AHA's projects as listed in its FY 2006 MTW Annual Plan in an effort to address HUD's ability to compare the projects in both documents (Annual Plan and Annual Report). Per HUD's request, FY 2004 data (AHA's Base Plan fiscal year) was also included as part of these revisions.

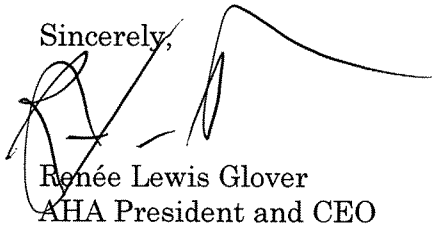
The following should be used as the replacement for the information included in the FY 2006 Moving to Work (MTW) Annual Report:

- The Real Estate Development and Acquisitions section of Part III; revisions to data regarding transaction fees, homeownership, and construction
- The Real Estate Management section of Part III; revisions to the data regarding average income per household
- The Performance Highlights section of Part IV; the revision was made to include data from AHA's Base Plan FY 2004
- Appendix F – Family Demographics; the revision was made to include data from AHA's Base Plan FY 2004
- Appendix G – Housing Opportunities; the revision was made to include data from AHA's Base Plan FY 2004

- Appendix M – Implementation Plan Projects were revised (as stated above) to coincide with the FY 2006 MTW Annual Plan. An additional section was added to capture activity that was addressed in the Annual Plan Supplemental Information section and additional accomplishments realized during FY 2006.

Should you have additional questions or require more information, please feel free to contact me directly at (404) 817-7201 or Adrienne Walker, Vice President of Corporate Planning at 404-817-7434.

Sincerely,



Renée Lewis Glover
AHA President and CEO

Enclosure

C: Adrienne Walker
Reneé Bentley
Antoinette Williams
Sue Wilson (HUD Headquarters)
Eugene Geritz (HUD Denver Office)
Ivan Pour (HUD Headquarters)
Boyce Norris (HUD Atlanta Office)
AHA's Senior Executives & Vice Presidents

TABLE OF CONTENTS

PART I: CORPORATE MESSAGE	1
PART II: EXECUTIVE SUMMARY	2
PART III: FY 2006 MOVING TO WORK ACCOMPLISHMENTS	3
<i>Real Estate Development & Acquisitions.....</i>	<i>3</i>
<i>Real Estate Management.....</i>	<i>7</i>
<i>Housing Choice Administration.....</i>	<i>12</i>
<i>Asset Management.....</i>	<i>16</i>
<i>Financial Management.....</i>	<i>20</i>
PART IV: PERFORMANCE HIGHLIGHTS	23
PART V: MTW BENCHMARKING STUDY	28
PART VI: CONCLUSION	32
REFERENCE NOTES.....	35

APPENDICES (See separate document containing all appendices)

Reference Notes

Appendix A: MTW Annual Report Cross Reference Guide

Appendix B: MTW Benchmarks

Appendix C: Resident Satisfaction Survey

Appendix D: MTW Benchmarking Study Baseline Report

Appendix E: Deconcentration and Occupancy Policies

Appendix F: Family Demographics

Appendix G: Housing Opportunities

Appendix H: Financial Analysis

- FY 2006 Combined Statement of Revenues and Expenses (Unaudited)
- FY 2006 Budget Explanation
- FY 2006 Capital Expenditures

Appendix I: FY 2005 and FY 2004 Audited Financial Statements

Appendix J: Submissions Required for Receipt of Funds

Appendix K: AHA Board Approval

Appendix L: Annual Evaluation of Rent Impact Analysis

Appendix M: FY 2006 Implementation Plan Projects Report

CORPORATE MESSAGE



AHA executed its Moving to Work (MTW) Demonstration Agreement with the U.S. Department of Housing and Urban Development (HUD) on September 25, 2003 (MTW Agreement). The demonstration period began July 1, 2003 and ends June 30, 2010, unless otherwise extended. As a MTW agency, AHA has the financial, legal, and regulatory flexibility to implement local solutions to address local challenges in providing affordable housing. AHA has focused its energy and resources on fulfilling its mission and charter of providing quality affordable housing to Atlanta's citizens, and achieving its vision of *"Healthy Mixed-Income Communities."* The MTW Agreement provides relief from the provisions of the United States Housing Act of 1937, as amended, and related regulations and agreements. The authorizations contained in the MTW Agreement enable AHA to venture into collaborations and relationships that otherwise would not be possible or sustainable. The City of Atlanta is experiencing historic levels of growth. AHA's MTW Agreement has enabled AHA to be nimble and opportunistic in this robust real estate market. Partnerships with excellent private sector real estate professionals have dramatically enhanced AHA's ability to leverage Atlanta's growth and to provide quality affordable housing opportunities inside of healthy mixed-income communities.

By pursuing an innovative approach that is grounded in market-oriented business principles, AHA has created a new paradigm for delivering affordable housing. This approach acknowledges the value that quality mixed-income communities, economic sustainability, high expectations and standards and personal responsibility can have on community building and human development.

Inherent in the flexibility afforded AHA through its MTW Agreement are the tools that enhance AHA's ability to participate in and generate initiatives that promise and ultimately deliver improved quality sustainable communities. AHA's MTW strategy promotes the creation of market rate communities with a seamless affordable component; an increase in the supply of quality affordable (for sale) single-family homes; economic self-sufficiency and wealth creation; and the long-term viability of the agency. MTW will forever change the way AHA does business.

EXECUTIVE SUMMARY

AHA's MTW Agreement with HUD provides relief from the provisions of the United States Housing Act of 1937, as amended, and related regulations and agreements. AHA's FY 2006 MTW Annual Report (Annual Report) discusses the agency's performance and accomplishments using its MTW regulatory flexibility during fiscal year ended June 30, 2006. During FY 2006, AHA continued its High Performance Status providing housing assistance to 18,771 families and 19,188 assisted housing opportunities through AHA-owned family and elderly communities, quality housing in the private market, and AHA-sponsored market rate mixed-income communities owned and managed by public/private partnerships. AHA was successful toward meeting the operational benchmarks established under its MTW Agreement.

AHA's vision is ***"Healthy Mixed-Income Communities"***. AHA has established five guiding principles that govern its policies, strategies and work. The guiding principles are as follows:

1. End the practice of concentrating the poor in distressed, isolated neighborhoods.
2. Create healthy communities using a holistic and comprehensive approach to ensure long-term marketability and sustainability of the community and to support excellent outcomes for families especially the children – emphasis on excellent, high performing neighborhood schools and excellent quality of life amenities, such as first class retail and green space.
3. Create mixed-income communities with the goal of creating market rate communities with a seamless affordable component.
4. Develop communities through public/private partnerships using public and private sources of funding and market principles.
5. Support residents with adequate resources to assist them to achieve their life goals, focusing on self-sufficiency and educational advancement of their children.

AHA implements its Business Plan through four organizational business lines: (1) Real Estate Development & Acquisitions, (2) Real Estate Management, (3) Housing Choice Administration, and (4) Asset Management. AHA's corporate infrastructure, financial and reporting systems, information technology environment, and human resources activities are implemented as Corporate Support. The following sections of the Annual Report describe AHA's MTW accomplishments under each business line, financial results during the fiscal year, and overall performance outcomes.

FY 2006 MOVING TO WORK ACCOMPLISHMENTS

REAL ESTATE DEVELOPMENT & ACQUISITIONS

AHA's Real Estate Development & Acquisitions (REDA) business line is responsible for (a) facilitating the repositioning of AHA conventional public housing communities to mixed use, mixed-income communities by professional private development companies; (b) facilitating, from the public sector side, the management of the HUD grants and contract administration responsibilities, (c) on behalf of AHA, managing the interface with HUD, the City of Atlanta, and related agencies, Fulton County, the State of Georgia, the Atlanta Public Schools and other public and quasi-public bodies; and (d) interfacing with AHA's private sector development partners to facilitate the pre-development and development activities so that the goals and objectives of the Revitalization Plans and shared vision for the revitalized communities are achieved. REDA is also responsible for implementing strategies that increase the supply of quality affordable housing for low-income working families, seniors, and disabled persons including mixed-income housing and supportive housing.

Strategic Direction. In partnership with excellent private sector developers, AHA is employing a variety of strategies to increase the supply of quality mixed-income housing opportunities for low-income families and quality supportive housing for seniors and disabled persons. These strategies include but are not limited to:

- ❧ The implementation of revitalization projects utilizing and leveraging HOPE VI and other HUD development grants
- ❧ Single-family home development
- ❧ Investing MTW Block Grant Funds and/or Section 8 project-based vouchers in residential properties owned by private entities in order to facilitate the creation of mixed-income communities promoting and supporting the development and rehabilitation of housing units that are affordable to low-income families
- ❧ Acquiring properties for rehabilitation or development
- ❧ Acquiring land for future development

Over the past five years, Atlanta has been experiencing one of highest levels of real estate development. AHA's MTW Agreement provides AHA with the flexibility to be creative and nimble in this active real estate market environment in terms of leveraging its assets toward creating better housing opportunities and better outcomes for low-income families. AHA strongly believes

that a two-prong approach of investment flexibility and project-based strategizing leads to more efficiency, better outcomes for families, and enhanced operational and economical viability and sustainability of the agency. AHA is able to garner the long-term financial partnership of private investors; thereby, increasing its competitive edge within the private market ensuring the provision of affordable housing opportunities to low- and very-low income citizens.

FY 2006 Outcomes. During FY 2006, AHA, in partnership with its private development partners,

- ☞ Leveraged over \$17.5 million in Federal funds with over \$92.5 million in funds from private sources toward advancing various phases of the development of five master-planned, mixed use, mixed-income communities
- ☞ Received five tax credit awards totaling more than \$3.75 million representing at least \$37.5 million in equity
- ☞ Earned \$2.2 million in developer and transaction fees
- ☞ Established an equity investment fund with \$12 million to seek opportunities to invest in real estate for future development or sale in order to maximize return on investment
- ☞ Invested MTW Funds in two communities supporting the development of 478 mixed-income units for seniors

FY 2006 MTW ACCOMPLISHMENTS – REAL ESTATE DEVELOPMENT & ACQUISITIONS

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • AHA continues to own and operate 14 distressed and obsolete family communities ridden with high levels of poverty and crime • Administrative burden associated with intensive management of AHA-owned family communities • Need for additional quality affordable housing units in market rate, mixed-income communities • 1937 Housing Act regulations create barriers to AHA in taking full advantage of robust real estate market 	<ul style="list-style-type: none"> • MTW gives AHA flexibility to invest MTW funds and project-based vouchers in privately-owned properties • AHA's MTW Agreement establishes a streamlined development process protocol 	<p>Progress during FY 2006 under HOPE VI Revitalization Plans include</p> <ul style="list-style-type: none"> • demolished over 795 obsolete public housing units at Grady Homes and McDaniel Glenn • received five tax credit awards totaling over \$3.75 million representing at least \$37.5 million in equity • closed five deals resulting in 1,177 mixed-income units (rental and for sale) in various communities • construction commenced on 975 mixed-income rental apartments in various communities • acquired four properties totaling 12.42 acres to support the development of three mixed-income communities • completed a major land trade with College Partners, Inc., a partnership among Morehouse College, Morehouse School of Medicine, and Spelman College, in support of the development of CollegeTown at West End • sold 6 affordable and 33 market rate single family homes 	<ul style="list-style-type: none"> • Creation of quality affordable housing seamlessly in healthy mixed-income communities • AHA can be more nimble in taking advantage of robust Atlanta real estate market • AHA can enhance and strengthen its relationship with private sector developers in producing quality mixed-income housing opportunities

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
		<ul style="list-style-type: none"> • Further streamlined development process using MTW flexibility • AHA re-engineered its Project-based Rental Assistance procurement, selection and review process and developed procedures 	
<ul style="list-style-type: none"> • Limited HOPE VI opportunities • Physical condition of current public housing portfolio • Effects of concentrated poverty 	<ul style="list-style-type: none"> • AHA is authorized to develop and adopt a reasonable policy and process for project-basing Section 8 rental housing assistance 	<ul style="list-style-type: none"> • AHA committed 429 project-based vouchers to eight mixed-income communities 	<ul style="list-style-type: none"> • Long-term commitments for affordable housing in mixed-income communities supports development and preservation • Ability to be nimble in robust Atlanta real estate market
<ul style="list-style-type: none"> • Restrictions and barriers associated with Federal funding • Inability to be flexible in investing Federal funding to create quality housing opportunities for low-income families 	<ul style="list-style-type: none"> • AHA is authorized to use MTW funds to create housing opportunities for low-income families 	<ul style="list-style-type: none"> • AHA used its MTW investment flexibility to rehabilitate and preserve quality supportive housing opportunities in two senior developments 	<ul style="list-style-type: none"> • Long-term commitments for affordable housing in mixed-income communities • Ability to be nimble in robust Atlanta real estate market
<ul style="list-style-type: none"> • Lack of sufficient supportive housing for elderly and disabled persons 	<ul style="list-style-type: none"> • MTW Agreement gives AHA flexibility to invest MTW funds and project-based vouchers 	<ul style="list-style-type: none"> • AHA began investigating strategies for developing quality affordable assisted living housing for seniors • Through the development activity at mixed-income communities and project-basing, 752 units for seniors are under construction 	<ul style="list-style-type: none"> • Creating housing that allows seniors to age in place • Enhanced quality of life and services

REAL ESTATE MANAGEMENT

The Real Estate Management business line is responsible for overseeing the property management of AHA's conventional public housing communities by professional property management companies; providing real estate technical services; and facilitating linkages to job training opportunities and other services provided by third party professional organizations for AHA-assisted families.

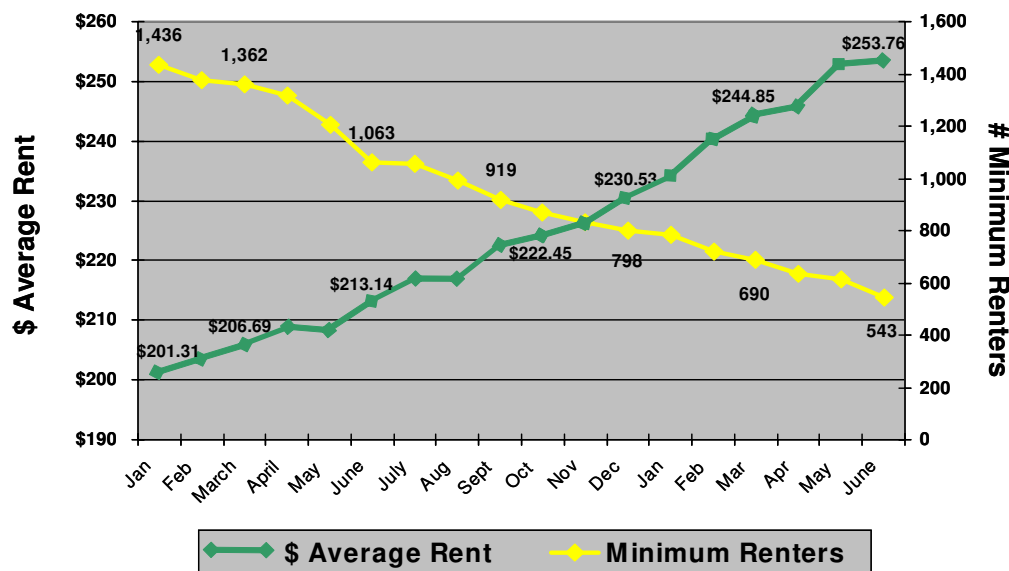
Strategic Direction. Since 2001, all of AHA-owned public housing properties including family and elderly communities are managed by professional property management companies (PMCOs). These companies are responsible for the day-to-day management functions including rent collections, property maintenance, property planning, resident services, capital improvements and other construction activities. AHA's Real Estate Management group articulates AHA's goals and objectives as owner to the PMCOs and monitors their progress in achieving those objectives. The decentralization of the management of AHA-owned properties since 1996 has enabled AHA to measure the progress toward achieving MTW Benchmarks and AHA goals and objectives by property and by management company and address them more strategically, efficiently, and financially. This strategic move has put the agency on a path to better economic viability. The AHA-owned high-rise and family communities are collectively referred to as AHA's Affordable Communities.

While AHA believes that repositioning its family communities into market rate mixed-income communities is vital to the long-term success for families and neighborhoods, AHA is implementing important policy changes to better prepare families for long term success in achieving their life goals regardless where they choose to live. Families must take personal responsibility and accept and fulfill their role in this effort. Families must embrace and be held accountable to maintaining the standards of quality set in their new surroundings and must be contributing members in these communities. This means raising the expectations and standards of personal responsibility for adults and youth; and this means eliminating the stigma of "public housing" and "public housing residents."

FY 2006 Outcomes. AHA, in partnership with the PMCOs, met and/or exceeded all of its MTW performance benchmarks for the Public Housing Program in the areas of occupancy, rent collections, work orders, and inspections. (See MTW Benchmarks report in Appendix B.)

Workforce participation at the Affordable Communities increased by 39.7% since FY 2005 and household compliance with AHA's work and program participation requirement policy increased by 45.8%¹. The average annual income among non-elderly and non-disabled households in the Affordable Communities increased by 29% from \$8,485 FY 30, 2005 to \$10,936 as of FY 2006.

Since July 1, 2005, the number of minimum renters has decreased by 51% from 1,063 to 543 as of June 30, 2006. Average rent increased by 19% to approximately \$254 resulting in an additional \$2.3 million in income for AHA for the fiscal year ended June 30, 2006. This increase is primarily attributable to an increase in adults moving into the workforce. (See chart below.)



These excellent results for families and for AHA would not have been achieved without MTW flexibility.

AHA's family policy initiatives such as the work requirement are aligned with standards set in the private sector. These policies are intended to prepare AHA's families to live in market rate, mixed-income communities. As demonstrated in the statistics above, families are becoming more economically self-sufficient which also allows them to be more competitive within the job market and housing arenas.

¹ Excludes elderly and disabled persons/households.

FY 2006 MTW ACCOMPLISHMENTS – REAL ESTATE MANAGEMENT

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • AHA-assisted families continuing to live in a state of poverty rarely advancing off the subsidy program • Low educational achievement • Low workforce participation by AHA-assisted families • Residents not preparing themselves to graduate from assisted programs 	<ul style="list-style-type: none"> • AHA is authorized to adopt a work requirement as a condition of receiving subsidy assistance 	<ul style="list-style-type: none"> • PMCOs continued the implementation of the work and program participation requirement • At the Affordable Communities, household compliance with the work and program participation requirement increased by 45.8% • Overall resident workforce participation at the Affordable Communities increased by 35.7% 	<ul style="list-style-type: none"> • Increased household incomes • Resident self-sufficiency • Resident pay rents to cover operating costs • Increased resident workforce participation • Resident wealth building • Improved quality of life at the communities • Creating a culture of work and positive role models among AHA-assisted families and AHA-owned communities • Eliminate redundancy and duplication of resident programs
<ul style="list-style-type: none"> • Budget deficits • Insufficient contribution to rent by residents • Over 30,000 families on the Housing Choice and site-based waiting lists 	<ul style="list-style-type: none"> • AHA is authorized to re-establish and revise its rent policies upon conducting a rent impact analysis, and public hearing, and obtaining approval of its board and HUD 	<ul style="list-style-type: none"> • AHA continued the implementation of its increased Minimum Rent of \$125 (excluding elderly and disabled households) • The number of minimum renters decreased by 51% • AHA earned \$2.3 million in income for FY 2006 at the Affordable Communities resulting from increase in minimum rent and increased workforce participation 	<ul style="list-style-type: none"> • Balanced AHA budget • Increased contribution from residents towards operating costs and overhead

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Sub-optimal intake process • High crime rates at Affordable Communities • Hazards from poor unit maintenance 	<ul style="list-style-type: none"> • MTW allows AHA to change its screening and occupancy policies to align with private, real estate market principles and practices 	<ul style="list-style-type: none"> • PMCOs continued to implement consistent lease enforcement, criminal screening, and health and safety standards that were enhanced by AHA using its MTW flexibility 	<ul style="list-style-type: none"> • Improved screening • Safer environment for families • Reduced health and safety risks • Improved quality of life for residents • Improved inspection processes
<ul style="list-style-type: none"> • Housing Quality Standards (HQS) not sufficient • Fragmented inspections systems and processes • Obsolete and distressed public housing properties ridden with crime 	<ul style="list-style-type: none"> • MTW allows AHA to set its own standards above HQS using private real estate market principles and practices 	<ul style="list-style-type: none"> • PMCOs continued to implement Enhanced Uniform Physical Conditions Standards (UPCS Plus) that improved inspection standards in terms of addressing health and safety issues • AHA and PMCOs developed and began implementing additional inspection systems including Elevator, Asset Risk, and Site Security Inspections 	<ul style="list-style-type: none"> • Proactive approach to property management • Improved living environment • Improved management system and approach • Improved cost efficiencies
<ul style="list-style-type: none"> • Lack of funding to provide supportive services to assist families to transition into the workforce 	<ul style="list-style-type: none"> • AHA may combine its public housing subsidies and public housing capital funds, and its Housing Choice program assistance into a single, authority-wide funding source (“MTW Funds”) and use for purposes of carrying out the MTW Demonstration Program 	<ul style="list-style-type: none"> • Using MTW funds, AHA and the PMCOs implemented a mass marketing effort to keep families informed and connected to mainstream supportive services resources 	<ul style="list-style-type: none"> • Families have access to supportive services to assist them to transition to the workforce • Increase in resident participation in educational, job training and other supportive services programs • Creating a culture of work and positive role models among AHA-assisted families and AHA-owned communities • Eliminate redundancy and duplication of resident programs

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Rent penalties for seniors on fixed incomes 	<ul style="list-style-type: none"> • AHA is authorized to re-establish and revise its rent policies upon conducting a rent impact analysis, public hearing, and obtaining approval of its board and HUD 	<ul style="list-style-type: none"> • AHA continued the implementation of the Elderly Income Disregard 	<ul style="list-style-type: none"> • Seniors on fixed income permitted to have additional employment income without rent penalty
<ul style="list-style-type: none"> • Challenges in managing issues associated with imbalance of elderly and young disabled residents living in AHA's high-rise communities • Lack of supportive services for special needs populations, i.e. seniors and mentally disabled • Lack of HUD funding for supportive services • Poor quality of life for seniors and disabled persons 	<ul style="list-style-type: none"> • AHA is authorized to use MTW Funds to implement strategies that create and/or increase housing opportunities for low-income families, seniors and disabled persons 	<ul style="list-style-type: none"> • AHA and the PMCOs began full implementation of the 4:1 Elderly Admissions Preference that admits 4 elderly/almost elderly resident to every one young disabled resident • AHA and its PMCO for Marian Road High-rise implemented a Naturally Occurring Retirement Communities (NORC) model as a pilot for leveraging resources to provide supportive services to elderly and disabled residents living in AHA high-rise communities 	<ul style="list-style-type: none"> • Improved quality of life for residents

HOUSING CHOICE ADMINISTRATION

AHA's Housing Choice Administration business line is responsible for managing the Housing Choice voucher and relocation programs. AHA's Housing Choice voucher program provides housing choices to income eligible families in the private single and multifamily markets.

Strategic Direction. MTW is the foundation for all of AHA's voucher reform initiatives. MTW positions AHA for active participation in the private market gaining buy-in for the maximum leverage of federal dollars and securing sustainability of the Housing Choice program. Toward enhancing the Housing Choice voucher program, MTW provides AHA with an opportunity to (1) eliminate administrative burdens and operational costs associated with duplicative processes; (2) better manage subsidy and rent levels so that local markets are not skewed; and (3) improve the receptivity of the Housing Choice program in the local community.

AHA has and will continue to use its MTW flexibility to re-engineer the Housing Choice program. AHA wants to ensure that the Housing Choice program is managed more effectively to achieve greater efficiency, effectiveness, and sustainability from the perspective of all involved parties, clients, landlords and other residents of the City of Atlanta. AHA has taken a new look at a number regulatory restraints that have historically shaped the Housing Choice program including:

- ❧ MTW allows AHA to align fair market rents with city of Atlanta sub-markets so that the market rents for a particular neighborhood are not skewed by subsidy paid by AHA in that neighborhood. The realignment of the rents will allow AHA to better manage its subsidy allocation so that AHA can provide more housing opportunities in low poverty and less impacted areas.
- ❧ AHA has created a higher inspection standard to improve the quality of the product that is subsidized by AHA and to provide better housing opportunities for AHA's families.
- ❧ AHA's requirement that all participants enroll in and complete the Good Neighbor Program². The Good Neighbor Program provides for better integration and receptivity of the Housing Choice participants in Atlanta neighborhoods.

FY 2006 Outcomes. AHA met and/or exceeded all of its MTW performance benchmarks for the Housing Choice Program in the areas of budget utilization and planned and quality control inspections. (See MTW Benchmarks Report in Appendix B.) Workforce participation among Housing Choice participants increased by 7.4% since FY 2005. As of June 30, 2006, 4,373 (41%) of 10,774 target adults in the Housing Choice Program were either working, in a training program or in school.

² The Good Neighbor Program is a training series that prepares Housing Choice Voucher participants to transition successfully from concentrated poverty environments into healthy mixed-income communities.

FY 2006 MTW ACCOMPLISHMENTS – HOUSING CHOICE ADMINISTRATION

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Significant levels of poverty concentration created by the high absorption rate of assisted housing in impacted communities 	<ul style="list-style-type: none"> • AHA is authorized to create its own Housing Choice Program standards, business practices and procedures based on private real estate market principles and practices 	<ul style="list-style-type: none"> • AHA continued to implement people-based and place-based strategies that further the deconcentration of poverty in Atlanta's neighborhoods³ • AHA continued to transform more of its tenant-based vouchers to project-based vouchers creating stable affordable housing opportunities inside of healthy mixed-income communities 	<ul style="list-style-type: none"> • Healthy mixed-income communities that will result in quantifiable quality of life outcome for families • Increase in number of quality affordable housing units inside of healthy mixed-income communities • Positive community response to Housing Choice Voucher program • Improved quality of life
<ul style="list-style-type: none"> • Poor quality units in high impacted neighborhoods participating in the program • Lack of effective landlord participation in management and upkeep of leased units • Poor image and acceptance of Housing Choice program in local communities 	<ul style="list-style-type: none"> • AHA is authorized to create its own Housing Choice Program standards, business practices and procedures based on private real estate market principles and practices 	<ul style="list-style-type: none"> • AHA continued to implement higher standards to ensure selection of quality units in quality neighborhoods • AHA developed and began implementation of new process for conducting inspections of multifamily tenant-based and project-based sites • AHA issued a Request for Proposal to begin a market study to assist with establishing its own Fair Market Rents (FMRs) 	<ul style="list-style-type: none"> • Increase in quality units in quality neighborhoods participating the program • Better quality living environments for families • Enhanced acceptance of program opens doors to use vouchers to create healthy mixed-income housing opportunities for families • Increased private sector participation increases mixed-income housing opportunities for AHA customers

³ People-based strategies include but are not limited to requiring and preparing non-disabled/non-elderly adults for workforce participation to increase their incomes. Place-based strategies include but are not limited to implementing standards limiting direct subsidy assistance including tenant-based, project-based and ACC units in multifamily housing to a maximum of 40%.

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Administrative burden associated with existing regulations guiding the administration of tenant-based and project-based vouchers • Poor customer service 	<ul style="list-style-type: none"> • AHA is authorized to create its own Housing Choice Program standards, business practices and procedures based on private real estate market principles and practices 	<ul style="list-style-type: none"> • AHA began re-engineering its Housing Choice back-office operations using technology to streamline operations, manage customer information, establish a call center, and deliver quality customer service • AHA implemented on-site administration of the project-based voucher program by private sector partners 	<ul style="list-style-type: none"> • Improved cost efficiencies and reduced administrative burden • Enhanced image and operation of program improves private sector acceptance and participation in the program • Improved customer service
<ul style="list-style-type: none"> • Families continuing to live in a state of poverty rarely advancing off the subsidy program • Low participant education levels • Low participant workforce participation • Participants not preparing themselves to graduate from assisted programs 	<ul style="list-style-type: none"> • AHA is authorized to create its own Housing Choice Program standards, business practices and procedures based on private real estate market principles and practices • AHA is authorized to adopt a work requirement as a condition of receiving subsidy assistance 	<ul style="list-style-type: none"> • AHA continued the implementation of the work and program participation requirement • Overall workforce participation among Housing Choice participants increased by 7.4% • As of June 30, 2006, 4,373 (41%) of 10,774 target adults in the Housing Choice Program were either working, in a training program or in school 	<ul style="list-style-type: none"> • Increased household incomes • Family self-sufficiency • Participants pay rents to cover operating costs • Increased workforce participation • Family wealth building • Improved quality of life • Creating a culture of work and positive role models among AHA-assisted families and AHA-owned communities • Eliminate redundancy and duplication of resident programs

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Rent penalties for seniors on fixed incomes 	<ul style="list-style-type: none"> • AHA is authorized to create its own Housing Choice Program standards, business practices and procedures based on private real estate market principles and practices • AHA is authorized to re-establish and revise its rent policies upon conducting a rent impact analysis, public hearing, and obtaining approval of its board and HUD 	<ul style="list-style-type: none"> • AHA continued the implementation of the Elderly Income Disregard 	<ul style="list-style-type: none"> • Seniors on fixed income permitted to have additional employment income without rent penalty
<ul style="list-style-type: none"> • Complex set of challenges associated with relocation and preparing families to be successful in private marketplace • Limited ability of families to successfully transition to new neighborhoods 	<ul style="list-style-type: none"> • AHA is authorized to create its own Housing Choice Program standards, business practices and procedures based on private real estate market principles and practices • AHA is authorized to adopt a work requirement as a condition of receiving subsidy assistance 	<ul style="list-style-type: none"> • AHA began developing/revising policies to set higher standards for families to use vouchers for residency in single family homes and for homeownership • AHA's procured contractor, Georgia State University, provided Good Neighbor training to 8,072 Housing Choice participants • AHA's contractors Integral Management Services and 360vu provided human services management assistance to 2,574 relocated families • AHA began the development and documentation of relocation policies and procedures 	<ul style="list-style-type: none"> • Participant self-sufficiency • Connection to supportive services for job training and employment • Participants prepared to be successful neighbors in private housing through Housing Choice or mixed-income communities • Connecting participants to the mainstream • Participants prepared to be successful in the workforce • Creating a culture of work and positive role models among AHA-assisted families and AHA-owned communities • Eliminate redundancy and duplication of resident programs

ASSET MANAGEMENT

AHA's Asset Management business line is responsible for the strategic and financial management of AHA's assets, real estate investments, and various business relationships. This business line is also responsible for program evaluation, compliance monitoring including fee-based contract administration activities, and policy development.

The primary focus of the Asset Management business line is management of AHA's public/private relationships with private developers for the AHA-sponsored Mixed-Income Communities. These are market rate developments with a seamless affordable component. These communities offer excellent quality of life amenities such as parks, early childhood development, retail, excellent schools, and recreational facilities that are important to providing a living environment where low-income families can achieve their full potential.

The Mixed-Income Communities are not owned, controlled or operated by AHA or any of its affiliates. These communities are owned by public/private partnerships formed between an AHA affiliate and AHA's procured private sector development partners, with the private developer as the managing general partner. The limited partnership interests are acquired and owned by entities that purchase the low-income housing tax credits. In most cases, greater than 97% of those interests are held by those investors. AHA continues to own the land, on which the mixed-income, multi-family rental apartments are constructed. AHA leases the land to the public/private partnership (Owner Entity) pursuant to a long-term ground lease, typically 50 to 60 years. At the end of the ground lease term, the land and improvements revert to AHA. The Owner Entity executes the development activities, including the construction of the improvements.

Strategic Direction. For over ten years, AHA has been transforming the agency from a public sector/government public housing model to a private sector real estate business model. As a result, AHA has become a diversified real estate company, with a public mission and purpose to serve low-income citizens of Atlanta. The MTW relief has allowed AHA to become a more effective and efficient business enterprise. In addition, MTW has allowed AHA to further enhance its relationship with its private developers by passing along the MTW relief that AHA has by its MTW Agreement. MTW has also allowed AHA to implement strategies necessary to sustain its investments in the Mixed-Income Communities.

FY 2006 Outcomes. During FY 2006, AHA reorganized its asset management function for Mixed-Income Communities by creating a separate asset management group inside the agency. This group will manage the overall task of integrating asset management systems and business processes related to Mixed-Income Communities into an account management system that services mixed finance business relationships. An Internet-based relationship and asset management system, in many ways designed to be similar to on-line banking, will be created to track subsidies, service loans, monitor occupancy, and provide real-time data for various reporting purposes including those required by HUD for the MTCS and PIC systems.

FY 2006 MTW ACCOMPLISHMENTS – ASSET MANAGEMENT

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Inadequate rent at the Mixed-Income Communities • Double layer of tax credit and Section 9 compliance requirements at Mixed-Income Communities 	<ul style="list-style-type: none"> • AHA is authorized to pass on its MTW flexibility to its private development partners 	<ul style="list-style-type: none"> • HUD approved a disposition model for AHA's use in converting Section 9 subsidy to Section 8 subsidy at the Mixed-Income Communities • AHA began working with the owner entity for Summerdale Commons initiating a process of disposing of the Section 9 operating subsidy under the Annual Contributions Contract (ACC) that, once accomplished, will lead to the issuance of tenant-based vouchers to residents formerly assisted with Section 9 operating subsidy funds • AHA began implementation of the Tax Credit Compliance Model eliminating duplicative compliance requirements 	<ul style="list-style-type: none"> • Enhanced sustainability of Mixed-Income Communities • Reduced administrative burden and operating costs associated with Section 9 regulatory scheme • Improved performance
<ul style="list-style-type: none"> • Environment created by 1937 Act does not allow private development partners to apply innovative methods to achieve their goals for the properties 	<ul style="list-style-type: none"> • MTW Agreement provides relief to AHA from the 1937 Housing Act • AHA is authorized as approved by HUD to pass on it MTW relief to its private development partners 	<ul style="list-style-type: none"> • Prior to FY 2006, AHA amended the Management and Operating Agreements with its development partners essentially passing along the relief allowed AHA under its MTW Agreement • During FY 2006, the owner entities began to examine 	<ul style="list-style-type: none"> • Flexibility for development partners to use innovation to meet their goals for the properties • Strengthens AHA's relationship with the development community

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
		<p>alternative approaches to occupancy, leasing and rent policies and procedures with respect to their communities and the assisted residents or applicants. These policies and procedures include but are not limited to new rent structure (e.g. fixed rents), application and waiting list procedures, eligibility and/or suitability criteria, program/training participation requirements and term limits</p>	

FINANCIAL MANAGEMENT

The flexibility provided by the MTW block grant allowed AHA to make significant progress in FY 2006. The funding methodology for Housing Choice vouchers included in the block grant and the fungibility between Operating Subsidy, Capital Funds, and Housing Choice MTW Voucher budget allocations gave AHA the ability to implement new programs that have a significant long-range impact on AHA's ability to provide quality affordable housing to the citizens of Atlanta.

Strategic Direction. AHA is continuing to transform its financial management system in alignment with best practices in private sector real estate companies. Long before HUD required property-based accounting, AHA instituted a project-based accounting and management system under which full financial statements are issued for each AHA-owned property. By establishing a real estate asset management function in the agency, AHA is also changing its financial interface with its private development partners in alignment with private sector asset management practices. In addition, AHA continues to implement further improvements using technological solutions for financial reporting which will ultimately allow AHA to produce quarterly financial statements by business line. AHA is using financial analysis to inform its business decisions and a fee-for-service methodology to charge a fixed rate to federal grants and programs for administration and overhead.

FY 2006 Outcomes. During FY 2006, many of the MTW reforms that AHA is implementing had a direct or indirect impact on improving cost effectiveness and efficiency of the agency including but not limited to the following:

- ❧ The flexibility of MTW has allowed AHA to implement higher standards of responsibility for our Public Housing assisted residents and Housing Choice Voucher participants. These changes included the following reforms: (1) a work requirement and (2) a minimum rent increase. These reforms had direct financial impacts. The work requirement resulted in increased income for many families, increasing their contribution to rent. At the same time, the increase in minimum rent had a similar impact. AHA earned \$2.3 million in additional income for FY 2006 resulting from increased minimum rent and workforce participation at the Affordable Communities
- ❧ AHA's investments in tenant education programs, including the Good Neighbors program, have improved relationships among tenants, their neighbors, their landlords, and AHA. Enhanced real estate inspections have improved the quality and safety of our tenant's homes. This new paradigm, coupled with increased use of Project Based

Voucher communities will increase the stability of voucher holders, reducing turnover and related expenses.

- ☞ AHA's emphasis on deconcentrating poverty also has financial impacts. As we eliminate lower quality housing stock from the Housing Choice program, available housing for voucher holders will become more expensive. At the same time, however, by setting market rents rather than using a metropolitan FMR, AHA can fine-tune the appropriate rents and Housing Assistance Payment (HAP) subsidies, resulting in savings in some cases.
- ☞ As AHA continues to leverage technology, it will see increased efficiencies. AHA's Housing Choice reform promises to provide not only increased service to tenants and landlords, but also produces financial economies. The project-based approach to AHA-owned public housing assisted properties continues to allow the agency to optimize the funds available.

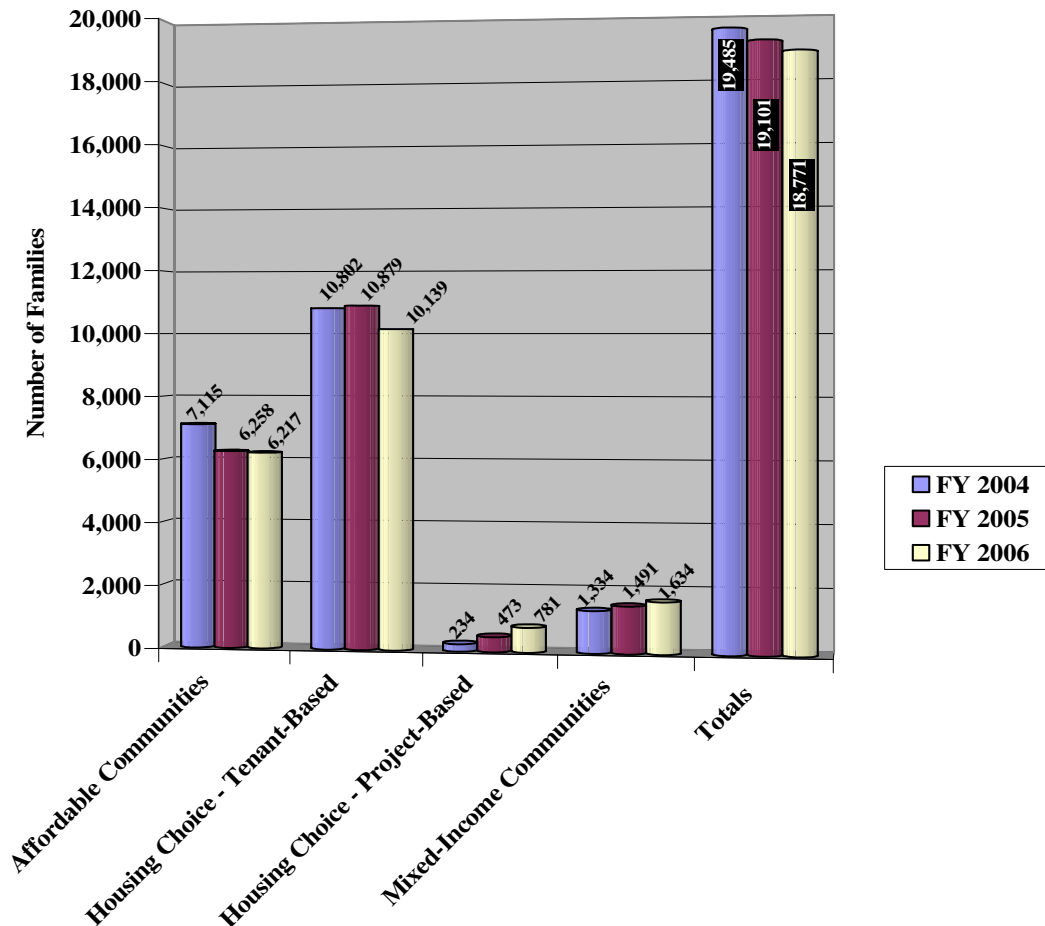
Many of the financial impacts of AHA's participation in the MTW Demonstration Program will not be fully realized immediately, but will have significant influence on the agency's financial well-being in years to come. Nevertheless, the combination of MTW activities and AHA's revitalization efforts continue to have a positive impact on AHA's bottom line. The following condensed financial statements demonstrate the increase in Net Assets.

FY 2006 MTW ACCOMPLISHMENTS – FINANCIAL ACCOMPLISHMENTS

Local Challenge	MTW Relief	FY 2006 Accomplishments	Benefits
<ul style="list-style-type: none"> • Budget deficits • Conflicting requirements among Federal funding sources 	<ul style="list-style-type: none"> • AHA may combine its public housing subsidies and public housing capital funds, and its Housing Choice program assistance into a single, authority-wide funding source (“MTW Funds”) and use for purposes of carrying out the MTW Demonstration Program 	<ul style="list-style-type: none"> • Because of the flexibility to combine HUD MTW vouchers, low income operating subsidy and capital funds into a single fund and use to implement AHA’s approved MTW plan, AHA was able to fund the implementation of its Business Plan 	<ul style="list-style-type: none"> • AHA is able to be nimble in robust Atlanta real estate market • AHA is able to fund vital programs with MTW funds • Implement new strategies because of MTW relief, such as acquisition • Eliminate program redundancy
<ul style="list-style-type: none"> • Realignment of financial resources to support AHA repositioning program while maintaining existing commitments • Analysis needed to inform decision making 	<ul style="list-style-type: none"> • AHA is authorized to use MTW funds to reduce costs and achieve greater cost effectiveness in federal expenditures. 	<ul style="list-style-type: none"> • AHA continued the implementation of its Fee for Service Methodology for allocating a fixed rate to HUD grants and programs for administration and overhead 	<ul style="list-style-type: none"> • Improved cost efficiency

PERFORMANCE HIGHLIGHTS

FAMILIES SERVED

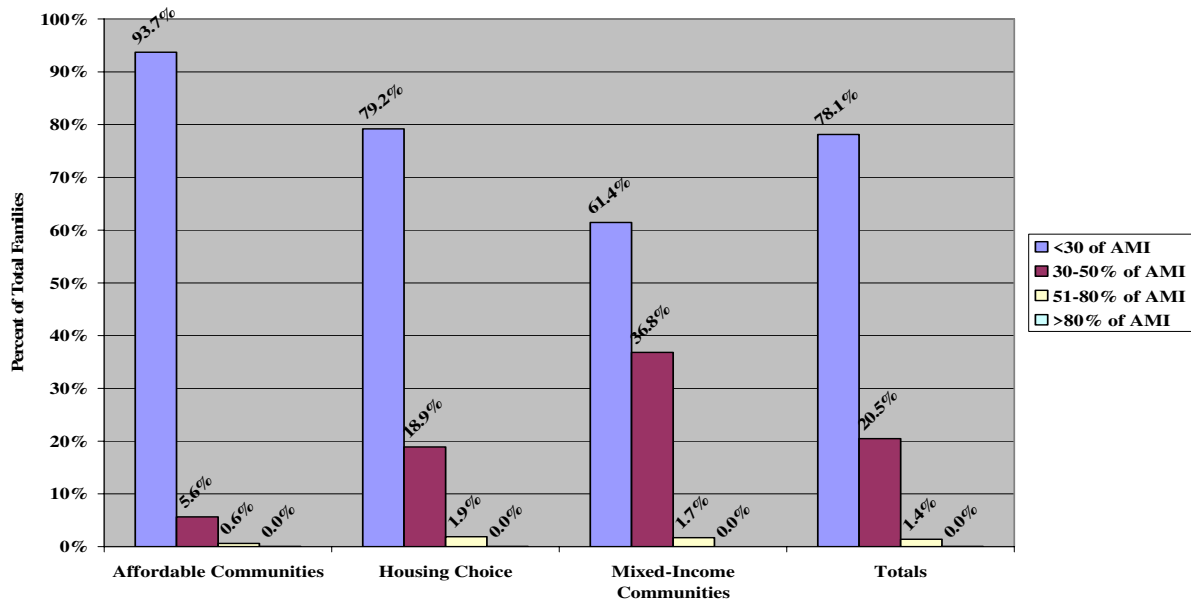


AHA continues to serve substantially the same number of families as served prior to MTW. AHA's strategy is to serve more families in healthy mixed-income communities through AHA-sponsored market rate mixed-income communities created by private sector developers under AHA's strategic development program and by committing Section 8 project-based vouchers to privately-owned properties.

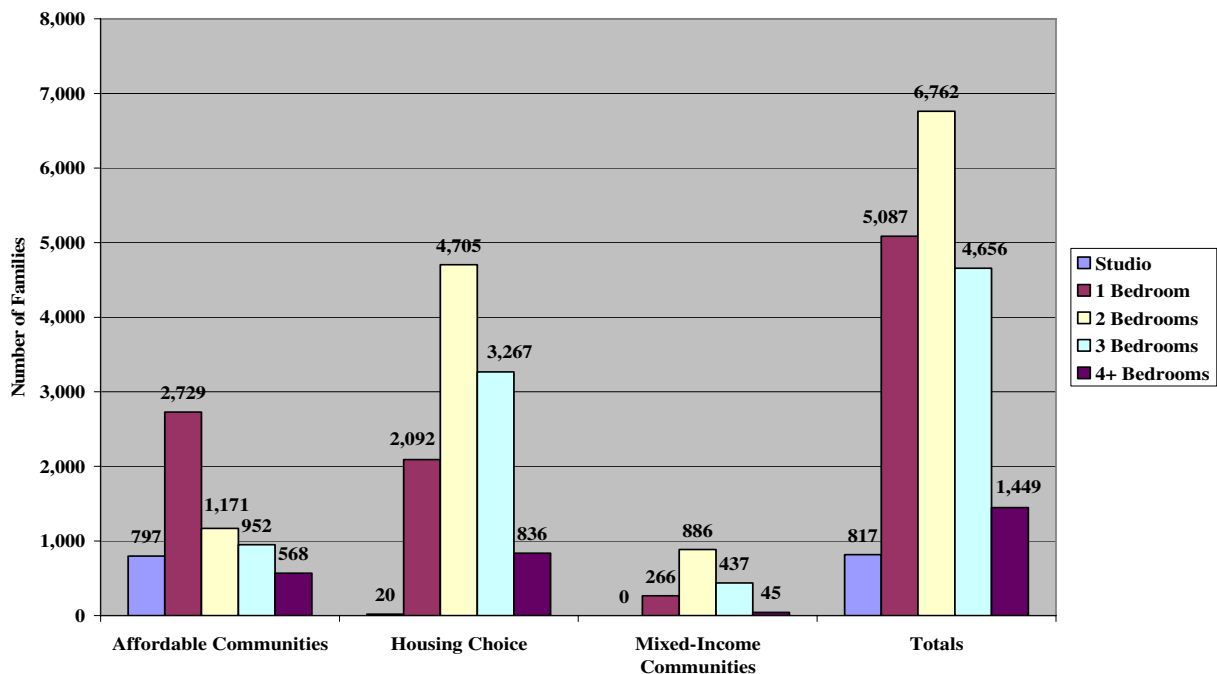
FAMILIES SERVED

(As of June 30, 2006)

FAMILY INCOME PROFILE

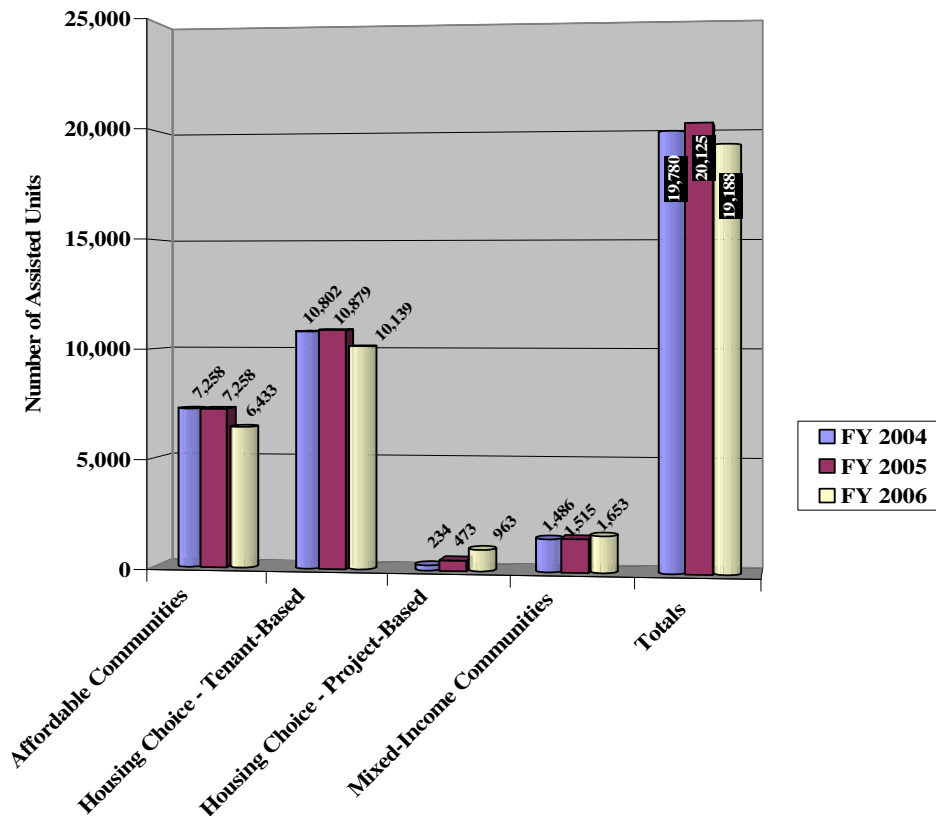


FAMILIES BY BEDROOM SIZE



Over 98% of families served by AHA are very low-income (50% or below of Area Median Income). Also, AHA continues to serve the same comparable mix of families by size as prior to its MTW Agreement.

HOUSING OPPORTUNITIES



Consistent with its Business Plan, AHA is continuing to transform its conventional public housing properties into healthy mixed-income communities. The total number of units increased from FY 2004 to FY 2005. However, toward the goal of creating healthier environments, as of June 30, 2006 there was an overall reduction of 936 units since June 30, 2005 due to (1) demolition of 495 units as part of the revitalization of Grady Homes, and (2) demolition of 306 units as part of the revitalization of McDaniel Glenn. Additional reductions are attributable to: (1) the demolition of 24 units due to fire damage and environmental conditions, (2) unit terminations related to evictions under the Housing Choice program due to consistent enforcement of improved policy standards, and (3) unit terminations due to program turnover vouchers that have been committed as additional project-based vouchers in lieu of tenant-based vouchers.

FY 2006 MTW BENCHMARKS REPORT CARD⁴

Performance Measure	Baseline	FY06 Target	FY06 Outcome
Public Housing Program			
% Rents Uncollected	2%	≤2%	1%
Occupancy Rate	98%	≥98%	99%
Emergency Work Orders Completed or Abated in <24 Hours	99%	≥99%	99%
Routine Work Orders Completed in < 7 Days	5 Days	100% (≤7 Days)	100% (1.6 Days)
% Planned Inspections Completed	100%	100%	100%
Housing Choice Program (Section 8)			
Budget Utilization Rate	98%	≥98%	98%
% Planned Annual Inspections Completed	98%	≥98%	98%
Quality Control Inspections	≥1.4%	≥1.4%	7.6%
Community and Supportive Services			
Resident Homeownership	6	70	37
Resident Workforce Participation	6,415	7,415	9,567
Finance			
Project Based Financing Closings	N/A	3	N/A

⁴ See details with definitions and explanatory notes in Appendix B.

ACCESSIBILITY AND 504/ADA

Since the fall of 1994, AHA has been addressing the problems associated with concentrated poverty through its strategic development program with the intent of providing affordable housing opportunities in healthy mixed-income communities in the City of Atlanta. Since that time, AHA has been implementing a comprehensive program to reposition all of its conventional public housing communities: (a) primarily through revitalization of distressed public housing communities in partnership with excellent private sector development partners and creating mixed-use, mixed-income communities; (b) land banking; or (c) sale. As a consequence, AHA's mix of affordable housing resources has changed from approximately 14,300 public housing assisted units in AHA-owned communities and 4,500 Section 8 certificates and vouchers as of December 31, 2004 to approximately 7,258 public housing assisted units in AHA-owned communities, approximately 1,515 AHA-assisted units in mixed-income communities owned by third party private/public partnerships and approximately 11,352 housing choice vouchers as of June 30, 2005.

During the 2005 fiscal year, AHA commenced a strategic program of converting its tenant-based Section 8 vouchers to ten-year project-based vouchers with the intent of using such vouchers as a development tool. As of June 30, 2006, AHA has executed with private owners (a) housing assistance payment contracts or (b) agreements to enter housing assistance payment contracts relating to approximately 1,361 units in mixed-income communities. AHA has also committed project-based vouchers to an additional 1,355 units in mixed-income communities.

Because all of the mixed-income communities have been financed in part with (a) equity from the sale of low-income housing tax credits and (b) federal housing development funds, such communities are required to meet the requirements of the fair housing laws.

AHA intends to continue to meet the need in the City of Atlanta for accessible affordable housing for disabled persons with accessible housing needs in AHA-assisted units in mixed-income communities (regardless of whether the subsidy assistance is provided under Section 9 or Section 8 of the U.S. Housing Act of 1937, as amended), through appropriate contractual relationships with the private owners and, where appropriate and financially feasible, in AHA-owned properties, recognizing that such properties are undergoing transition.

MTW BENCHMARKING STUDY

AHA has engaged a leading scholar in urban economic and housing issues to conduct an objective, third-party assessment of AHA in its role as an MTW-designated agency. Dr. Thomas D. Boston, principal of Boston Research Group, Inc. and a professor at Georgia Institute of Technology, is assessing AHA's progress in achieving its MTW goals and objectives through 2010. In this section, Dr. Boston summarizes his findings under the baseline report completed in March 2006, a complete copy of which is in Appendix D.

Executive Summary of the MTW Benchmarking Study by Dr. Thomas D. Boston

Objectives and Method

The MTW Benchmarking Study provides a comprehensive picture of the socio-economic status of all AHA assisted families and the neighborhoods where they lived when *CATALYST* was initiated in 2004. Forty-six percent of the 18,934 AHA assisted families received site-based housing assistance through the operation of nine AHA-sponsored Mixed-Income Communities, 17 high-rise communities, 16 family communities, and five project-based voucher developments. The remaining 54% of assisted families used Housing Choice Vouchers and lived in neighborhoods throughout the City of Atlanta and surrounding suburban communities of North Fulton County, South Fulton County and Clayton, Cobb, DeKalb, Douglas, Fayette, Gwinnett, and Henry Counties. To illustrate the socioeconomic status of families at the 47 housing developments and 31 geographic locations, the Benchmarking Report measured 109 variables. Included among those variables were measures of the performance of housing assisted students at neighborhood elementary schools.

Major Conclusion

The Benchmarking Study found compelling evidence that the socioeconomic status of families and the school performance of public housing assisted children are highly correlated with the quality of the neighborhood where they resided. That is, families and children who lived in better neighborhoods achieved the most positive socioeconomic outcomes.

Detailed Findings

Over the last 10 years, AHA has made significant strides in repositioning families so that they could have access to quality affordable housing in neighborhoods of greater opportunity. AHA achieved this by constructing public housing eligible units in mixed-income environments, increasing the use of Housing Choice Vouchers, improving the quality of high-rise and family developments, and increasing the number of project-based vouchers. As a result, ten years ago

over two-thirds of AHA-assisted families lived in conventional public housing projects (i.e. affordable communities). By 2004, only 22.3% of families lived in affordable communities. In contrast, 54% of assisted families used housing vouchers, 6.4% lived in mixed-income communities (signature properties), 16.2% resided in high-rise communities, and 1% lived in project-based voucher developments. Among the population of families using vouchers, 68% lived in the City of Atlanta while 32% lived in suburban communities of Metropolitan Atlanta.

Consistent with its objective, AHA repositioned families away from neighborhoods characterized by concentrated poverty and towards neighborhoods of greater economic opportunity, higher performing schools, and lower violent crime rates. For example, the average poverty rate for census tracts in neighborhoods where affordable properties are located is 55%. In contrast, the poverty rate for neighborhoods where mixed-income communities are located is 36%; it is 30% in neighborhoods within the City of Atlanta where families used vouchers and 9% in suburban neighborhoods where voucher were used. Similarly, while the rate of violent crimes in affordable communities decreased by 44% over the last decade; it is still almost twice the rate of violent crimes in mixed-income communities and in communities where voucher recipients live.

One of the most important measures for MTW benchmarking studies is the size and characteristics of the target population. The target population consists of adults in assisted households who are between the ages of 18 and 61 years and do not have a disability that will prevent them from working. By implementing effective policies, it is anticipated that an increasingly larger share of the target population will become employed or enter programs that will enhance their movement towards self-sufficiency over time. In 1995, only 14% of AHA assisted heads of households who lived in affordable communities and just 12% of household heads who use vouchers were employed. By 2004, the employment rate among the target population in affordable communities was 26%. However, the employment rate was 41% for adults who used vouchers and lived in the City of Atlanta, 45% for voucher holders who lived in suburban communities, and 63% for those who lived in signature communities⁵. In summary, the employment rate among the target population varied significantly with the type of housing assistance they received and the quality of the neighborhood where lived.

The average earnings of employed adults and median household income of assisted families followed a pattern that was similar to the employment rate. That is, employed adults who lived in mixed-income communities earned \$15,821 annually while those who lived in affordable communities earned \$11,585 annually. Annual earnings for voucher holders who lived in the City

⁵ AHA-sponsored mixed-income communities are also referred to as Signature Communities.

of Atlanta and those who lived in suburban communities were \$14,218 and \$16,292 respectively. Median household income for persons who lived in mixed-income communities, affordable communities, voucher communities within the City of Atlanta, and voucher communities in suburban communities was \$13,938, \$8,209, \$11,055, and \$12,892, respectively. Again, the results show that earnings and income were higher in better neighborhoods. Because of this, assisted families who lived in higher quality neighborhoods were able to pay a larger portion of their monthly rent, were less dependent on public assistance and were therefore more self-sufficient. While the average monthly rent paid by all assisted families was \$217 in 2004, it was \$152 for families in affordable communities and \$299 for families in mixed-income communities. Average monthly rent paid by vouchers holders who lived in the City of Atlanta was \$234, while families who lived in suburban communities paid \$258. Similarly, while 14% of all AHA assisted households received public assistance, only 8% of households in signature communities received assistance while 22% of households in affordable communities did; 16% of households who used voucher in the City of Atlanta received public assistance while 11% of voucher holders in suburban communities did.

During 2003, a total of 462 families were terminated from AHA housing assistance: 19% of these 462 families were terminated because of the death of the head of household, 14% were terminated because of the critical illness of the head of household, 9% were terminated because the unit in which they lived was undergoing modernization (these types of terminations primarily affect voucher holders), 45% terminated assistance because they found housing in the private sector, 5% were terminated because of their involvement with drugs, and 8% were terminated because they abandoned their rental housing.

To measure terminations across different housing developments and different types of housing assistance, we expressed terminations as a rate by calculating the number of termination per 1,000 persons in the development. Overall, the termination rate because of death was 6.4 per 1,000 persons who received housing assistance. However, the rate was 4.1 at signature communities, 6.4 for affordable communities, and 0.1 for families using vouchers in the City of Atlanta. As expected, it was much higher (18.0) in high-rise communities because the majority of the population that lived in those communities was elderly or disabled. However, the higher termination rate that occurred at affordable properties as opposed to mixed-income communities and among voucher holders requires further investigation. This is because the percent of elderly and disabled persons who lived in affordable communities was lower than the percent in signature communities or the percent using vouchers in the City of Atlanta; i.e. 8%, 11% and 9% respectively.

To complete the benchmarking study for 2004, we worked with the Atlanta Public School System (APS) Information Management Division over an extended period to gather data on the performance of public housing assisted students in the 3rd and 5th grade at neighborhood elementary schools. The data allowed us to measure the performance of all students in neighborhood schools and the specific performance of public housing assisted children within those schools. The analysis revealed that there were 2,131 public housing assisted students in the 3rd and 5th grades and they attended 60 of the 69 elementary schools in the APS System. Public housing assisted students comprised 22% of all 3rd graders and 21% of 5th graders.

The report examined student performance on the Iowa Test of Basic Skills (ITBS) in math, reading, science, and social science. As a national standardized test, ITBS ranks the performance of students as compared to a national norm. The score indicates the percentile ranking of students against all students taking the test. For this study, the test results are based on the academic year 2003-2004. The overall percentile score for schools in neighborhoods where AHA-assisted students resided was as follows: math, 40; reading, 38; science, 34; and social science, 38. The percentile score for AHA-assisted students at those schools was as follows: math, 37; reading, 31; science, 30; and social science, 35.

The performance of schools and the performance of AHA-assisted students varied significantly by the quality of the neighborhood. For example, the performance of schools serving signature communities was as follows: math, 50; reading, 48; science, 45; and social science, 50. Likewise, the performance of public housing assisted students attending schools in signature communities was as follows: math, 46; reading, 41; science, 40; and social science, 45. In contrast, the performance of schools serving affordable communities was as follows: math, 36; reading, 34; science, 30; and social science, 33 while the performance of public housing assisted students who lived in affordable communities was: math, 33; reading, 28; science, 27; and social science, 31. Finally, the performance of schools attended by students whose families were recipients of housing vouchers was as follows: math, 43; reading, 41; science, 36; and social science, 41 while the performance of public housing students on vouchers was: math, 40; reading, 33; science, 32; and social science, 36.

The Benchmarking Study illustrated that along numerous dimensions neighborhood environment and socioeconomic status are highly correlated and that families and students who live in better neighborhoods achieved better socioeconomic outcomes. The study confirmed the fundamental hypothesis of AHA that “Environment Matters.”

CONCLUSION

From a national perspective, the Moving to Work Demonstration Program (MTW) and HOPE VI Public Housing Revitalization Program (HOPE VI) have been, by far, the most instrumental national initiatives reshaping how America provides affordable housing assistance to its low-income citizens. From a local perspective, without these two programs, AHA would not have achieved the accomplishments that it has over the past 12 years in transforming its distressed public housing communities into healthy mixed-income housing opportunities where families of all economic, racial and cultural backgrounds can thrive.

Since the creation of the HOPE VI program, AHA has been at the forefront of the national effort to transform obsolete and distressed public housing into healthy mixed-income communities. To date, AHA with excellent private sector developers has sponsored and completed construction of 4,582 mixed-income rental apartments in 12 new market rate, mixed-income communities. In addition to the completed work, approximately 553 mixed-income rental apartments are currently under construction and approximately 3,905 additional mixed-income rental apartments and 1,546 for-sale homes (market rate and affordable) are planned for completion by June 30, 2010. Upon completion of currently funded revitalization initiatives, AHA will have sponsored the development of over 9,040 mixed-income multifamily rental residential apartments, of which approximately 77% (6,999 units) will be affordable including 36% (3,261 units) reserved for families eligible for public housing assistance. An investment leverage of more than one-to-seven will have been achieved, with over \$300 million of public housing development funds (including \$166 million in HOPE VI funding) producing over \$2 billion of new investment in once-distressed neighborhoods.

Leveraging the lessons learned and best practices of HOPE VI revitalization and using private sector strategies since the Fall of 1995, AHA is using MTW as a strategy to institutionalize the best practices and continue to make improvements and innovations. The MTW Demonstration Program provides AHA with the opportunity to continue to fulfill its vision and to transform and improve its affordable housing delivery system into a system that creates better housing opportunities and better outcomes for AHA's families. With its MTW flexibility, AHA now has the enhanced ability to address local issues with local solutions. MTW flexibility has allowed AHA to respond to increasing budgetary challenges and downward funding pressures. Without the MTW funding flexibility, which allows Housing Choice subsidy, Operating Subsidy and Capital Funds to

be used interchangeably as a “block grant” for eligible MTW purposes, AHA would not have been able to maintain its economic viability because MTW funding flexibility mitigated the impact of funding cuts in operating subsidy and the housing choice voucher program. Only with this funding flexibility was AHA able to support the priorities of AHA while continuing to serve substantially the same number and mix of families as required under the MTW Agreement. Without MTW, AHA would have been required to operate the properties at a funding level, which has been determined to be inadequate by the Harvard Cost Study⁶, and AHA would not have had any remaining funding from operating subsidy to cover corporate overhead. MTW has also allowed AHA to manage the financial transitions associated with its repositioning strategy. While AHA remains convinced that the mixed-income approach is the correct approach for both social and economic reasons, there are “transition” costs that must be incurred during the development period. These transition costs are not fully covered or recognized by HUD with transitional subsidy. With MTW, AHA has also been able to identify a new minimum rent, which has provided additional revenue for our budget and has allowed AHA to explore the right level of affordability for our families. MTW has allowed AHA to use private market business strategies and establish policies that promote work and advance families toward economic self-sufficiency.

The complexities inherent in the federal regulations of the Housing Act of 1937 are being overcome through the efficient use of HOPE VI funding and MTW flexibility. Existing dilapidated public housing developments in the city of Atlanta are being transformed from their dire straights into healthy communities where families and whole cities begin to flourish. As Congress deliberates on the fate of MTW, HOPE VI, and other vital housing funding streams, they must consider the incredible transformations evidenced in families and communities as a result. As funding shortages are realized, employing MTW flexibility allows AHA to use pioneering innovation and private sector real estate practices to build more affordable units in quality neighborhoods – helping families to break the generational cycle of living in poverty and its associated consequences.

The devastation caused by undoing all that has been done through MTW is inconceivable. Vibrant mixed-income neighborhoods would result to additional pockets of poverty, not in just one area of the City but throughout the City of Atlanta. Local partnerships and private investments would

⁶ On May 12, 2000, Harvard University's Graduate School of Design entered into a [Cooperative Agreement](#) with the United States Department of Housing & Urban Development to conduct a nationwide study to determine the appropriate cost of operating well-run public housing.

deteriorate. Mistrust in the federal and local government's commitment to affordable housing would soar. Restructuring the processes, policies, procedures, and systems currently in place would wreak havoc on a multitude of levels from federal to local. The amount of money currently invested will have been wasted and an incredible amount would be needed to revise or try to sustain other systems currently in place just to try move back to the old rules and regulations. MTW also enables AHA to recognize and meet the challenges in serving the elderly and disabled populations; through waivers, affordable assisted living and in providing a continuum of housing opportunities. The political rain accompanying the questions surrounding MTW cannot wash away the fact that the old system does not work!

With its HOPE VI funding and MTW flexibility, AHA has designed a process that works inside the private market. The new vision of affordable housing includes the participation of more than federal funding. It includes private investors, public school systems, retail businesses, and working families. During FY 2006, AHA used over 98% of its budget allocation ensuring the provision of affordable housing, preserving and upgrading existing public housing, and helping residents to become self-sufficient. AHA has made the paradigm shift in the way housing is provided to low-income citizens and has integrated a seamless process for successful sustainability.

As families become more self-sufficient and move to independence AHA is able to serve more people. The changing definition and connotation of public housing to affordable housing is building an affinity towards involvement by local governments, schools, businesses, and even citizens themselves. Actualizing an increase in income because of flexibility of MTW due to families paying more rent, being able to revitalize communities, reposition, and manage assets differently is the bottom line to serving more families and steering them into becoming homeowners and moving off assistance.

REFERENCE NOTES

The information presented in the Annual Report including its appendices should be read in connection with the following reference notes. Unless otherwise specified, all information provided in this Annual Report is as of June 30, 2006.

1. **Mixed-Income Communities.** AHA provides Section 9 subsidy to support housing opportunities in 13 mixed-income communities. The mixed-income communities are market-rate communities with a seamless affordable component. Typically, 30% - 40% of the units are reserved for Public Housing eligible households. The mixed-income communities are not owned, controlled, or operated by AHA or any of its affiliates. These communities are owned by public/private partnerships (Owner Entity) formed between an affiliate of AHA and AHA's procured private sector development partner. The private developer acts as the managing general partner. The mixed-income communities are managed by private management companies typically affiliates of the development partner. AHA provides a housing assistance payment with Section 9 funds to each Owner Entity, which is calculated to pay the difference between the operating costs for the Public Housing Assisted Units and the residents so that the Public Housing Assisted Units operate on a break-even basis. As of June 30, 2006, 12 of the 13 mixed-income communities had public housing assisted units that had reached EIOP (End of Initial Occupancy Period).
2. **AHA-Owned Communities.** AHA is the owner of 32 communities, 17 high-rise communities and 14 family communities⁷. These communities are managed by professional third-party management companies procured by AHA and referred to as PMCOs. There are two types of AHA-owned communities:
 - A. **High-Rise Communities** - High-rise communities are properties where the heads-of-household are (1) elderly (62+), (2) almost elderly (55-61) or (3) disabled.

⁷ The 14 family communities exclude the John Hope Model Building, a six-unit residential facility remaining from the revitalization of John Hope Homes into The Village at Castleberry Hill. These units are pending HUD approval of AHA's demolition application.

B. Family Communities - Family communities are properties where the heads-of-household are (1) non-elderly and non-disabled, (2) elderly or (3) disabled.

3. **Public Housing Assisted (PHA) Units** - Public Housing Assisted Units include units at the AHA-owned communities and the units reserved for Public Housing assisted eligible households at the Mixed-Income Communities.
4. **Housing Choice Program** - AHA's "Section 8 Voucher Program" or "Leased Housing" program is referred to as AHA's Housing Choice Program. AHA provides both project-based Housing Choice voucher assistance and tenant-based Housing Choice voucher assistance.



MOVING TO WORK ANNUAL REPORT APPENDICES

(Fiscal Year Ended June 30, 2006)

Healthy Mixed-Income Communities

Table of Contents – Appendices

Reference Notes

Appendix A: MTW Annual Report Cross Reference Guide

Appendix B: MTW Benchmarks

Appendix C: Resident Satisfaction Survey

Appendix D: MTW Benchmarking Study Baseline Report

Appendix E: Deconcentration and Occupancy Policies

Appendix F: Family Demographics

Appendix G: Housing Opportunities

Appendix H: Financial Analysis

- FY 2006 Combined Statement of Revenues and Expenses (Unaudited)
- FY 2006 Budget Explanation
- FY 2006 Capital Expenditures

Appendix I: FY 2005 and FY 2004 Audited Financial Statements

Appendix J: Submissions Required for Receipt of Funds

Appendix K: AHA Board Approval

Appendix L: Annual Evaluation of Rent Impact Analysis

Appendix M: FY 2006 Implementation Plan Projects Report

REFERENCE NOTES

The information presented in the Annual Report including its appendices should be read in connection with the following reference notes. Unless otherwise specified, all information provided in this Annual Report is as of June 30, 2006.

1. **Mixed-Income Communities.** AHA provides Section 9 subsidy to support housing opportunities in 13 mixed-income communities. The mixed-income communities are market-rate communities with a seamless affordable component. Typically, 30% - 40% of the units are reserved for Public Housing eligible households. The mixed-income communities are not owned, controlled, or operated by AHA or any of its affiliates. These communities are owned by public/private partnerships (Owner Entity) formed between an affiliate of AHA and AHA's procured private sector development partner. The private developer acts as the managing general partner. The mixed-income communities are managed by private management companies typically affiliates of the development partner. AHA provides a housing assistance payment with Section 9 funds to each Owner Entity, which is calculated to pay the difference between the operating costs for the Public Housing Assisted Units and the residents so that the Public Housing Assisted Units operate on a break-even basis. As of June 30, 2006, 12 of the 13 mixed-income communities had public housing assisted units that had reached EIOP (End of Initial Occupancy Period).
2. **AHA-Owned Communities.** AHA is the owner of 32 communities, 17 high-rise communities and 14 family communities¹. These communities are managed by professional third-party management companies procured by AHA and referred to as PMCOs. There are two types of AHA-owned communities:
 - A. **High-Rise Communities** - High-rise communities are properties where the heads-of-household are (1) elderly (62+), (2) almost elderly (55-61) or (3) disabled.

¹ The 14 family communities exclude the John Hope Model Building, a six-unit residential facility remaining from the revitalization of John Hope Homes into The Village at Castleberry Hill. These units are pending HUD approval of AHA's demolition application.

B. Family Communities - Family communities are properties where the heads-of-household are (1) non-elderly and non-disabled, (2) elderly or (3) disabled.

3. **Public Housing Assisted (PHA) Units** - Public Housing Assisted Units include units at the AHA-owned communities and the units reserved for Public Housing assisted eligible households at the Mixed-Income Communities.
4. **Housing Choice Program** - AHA's "Section 8 Voucher Program" or "Leased Housing" program is referred to as AHA's Housing Choice Program. AHA provides both project-based Housing Choice voucher assistance and tenant-based Housing Choice voucher assistance.

MTW PROGRAM BENCHMARKS – MEASURABLE OUTCOMES

Performance Measure	Performance Measure Definition	Baseline	FY06 Target	FY06 Outcome
Public Housing Program (See Note A Below)				
% 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%	≤2%	1%
Occupancy Rate (See Note B Below) (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. (See Notes B and C below.)	98%	≥98%	99%
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%	99%
Routine Work Orders Completed in < 7 Days (Percentage of routine work orders that will be completed in less than 7 days)	The average number of days that all non-emergency work orders will be active during the FY shall be less than or equal to 7 days.	5 Days	100% (≤7 Days)	100% (1.6 Days)

Performance Measure	Performance Measure Definition	Baseline	FY06 Target	FY06 Outcome
% Planned Inspections Completed (See Note C Below) (Percentage of all units inspected and common areas)	The percentage of all occupied units and common areas that are inspected during the FY shall be greater than or equal to the target benchmark. (See Note C below.)	100%	100%	100%
Housing Choice Program (Section 8)				
Budget Utilization Rate (See Note D Below) (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%	≥98%	98%
% Planned Annual Inspections Completed (Annual percentage of occupied units inspected)	The percentage of all occupied units that are inspected during the FY shall be greater than or equal to the target benchmark.	98%	≥98%	98%
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%	≥1.4%	7.6%

Performance Measure	Performance Measure Definition	Baseline	FY06 Target	FY06 Outcome
Community and Supportive Services				
Resident Homeownership (Annual number of Public Housing residents or Housing Choice participants who close on purchasing a home)	The number of Public Housing residents or Housing Choice Voucher participants 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.	6	70	37
Resident Workforce Participation (Annual number of Public Housing residents or Housing Choice participants [excluding elderly and disabled] who are in the workforce)	The number of Public Housing residents or Housing Choice participants (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.	6,415	7,415	9,567
Finance				
Project Based Financing Closings (See Note E Below) (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 a conversion transaction has either been closed or will be in the closing process prior the end of the FY shall be greater than or equal to the target benchmark. Such closing will utilize the financing principles identified in the MTW Agreement. (See Note D.)	N/A	3	N/A

Notes:

A. General – Public Housing Program. Information for the Public Housing Program includes information for both AHA-owned public housing communities and the public housing assisted units at AHA-sponsored mixed-income communities.

B. Occupancy Rates – Public Housing Program. Available Units: Units that are defined as dwelling units (occupied or vacant) under AHA's Annual Contribution Contract (ACC), that are available for occupancy, after adjusting for three categories of exclusions:

1. Units Approved For Non-Dwelling Use: These are units that are HUD approved for non-dwelling status for the use in the provision of social services, charitable purposes, public safety activities, and resident services, or used in the support of economic self-sufficiency and anti-drug activities.
2. Employee Occupied Units: These are units that are occupied by employees who are required to live in public housing as a condition of their job, rather than the occupancy being subject to the normal resident selection process.
3. Vacant Units Approved For Deprogramming: These are units that are HUD approved for demolition/disposition.
4. Temporarily Off-Line Units: Units undergoing modernization and/or major rehabilitation.

AHA's performance under this measurement will be impacted by the execution of various initiatives that will be set forth in AHA's approved MTW Plans, e.g. enhanced criminal background screening and portfolio repositioning.

C. % Planned Inspections Completed – Public Housing Program. Units exempted from the calculation for this purpose include the following:

1. Occupied units for which AHA's private management companies have documented two attempts to inspect the unit and where eviction proceedings have been initiated with respect to that unit.
2. Vacant units that are undergoing capital improvements.

3. Vacant units that are uninhabitable for reasons beyond AHA's control due to:
 - a) Unsafe levels of hazardous/toxic materials;
 - b) An order or directive by a local, state or federal government agency;
 - c) Natural disasters; or
 - d) Units kept vacant because they are structurally unsound and AHA has taken action to rehabilitate or demolish those units.
4. Vacant units covered in an approved demolition or disposition application.

D. Housing Choice Budget Utilization Rate. As part of the supplemental information included in AHA's FY 2007 Implementation Plan, AHA included clarifying language for its MTW Agreement Benchmarks Definitions to better align with the intent of its MTW Agreement. AHA clarified the definition for the Housing Choice Budget Utilization Rate to align with the intent of Section V.C.3.b of the Statement of Authorizations of its Agreement regarding the use of Housing Choice Program Assistance which states that "AHA may use these funds for any eligible MTW activity consistent with this agreement." AHA applied this definition in determining its performance in meeting the $\geq 98\%$ Housing Choice Budget Utilization benchmark.

E. Project-based Financing Closings – Finance. As part of the supplemental information included in AHA's FY 2006 Implementation Plan, HUD approved an alternate disposition process protocol for AHA. Based upon this approval, AHA further clarified this benchmark in its FY 2007 Implementation Plan with measuring AHA's progress in facilitating the creation of healthy mixed-income communities owned by private entities by committing project-based vouchers to a percentage of the units and/or investing MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families. AHA will report its progress on this clarified benchmark in its FY 2007 Annual Report.

MTW ANNUAL REPORT CROSS REFERENCE GUIDE

The following requirements for AHA's MTW Annual Report are revised based on HUD's approval of revisions outlined in the supplemental portion of AHA's FY 2006 CATALYST Implementation Plan. Approved eliminations and replacement information are highlighted in blue.

REQUIREMENT	LOCATION	
I. Households Served		
Number served: plan vs. actual by Unit size, family type, income group, program/housing type, race & ethnicity	(Replaced by Boston Study Baseline Report)	
A. Changes in tenant characteristics		
B. Changes in waiting list numbers and characteristics		Appendix D
C. Narrative discussion/ explanation of difference		
II. Occupancy Policies		
A. Changes in concentration of lower-income families, by program	Appendix F Page 24	
B. Changes in Rent Policy, if any	Appendix L	
C. Narrative discussion/explanation of change	Appendix E Page 24 Note: A copy of AHA’s Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments is included in the Appendices of AHA’s FY 2007 Implementation Plan submitted to HUD April 30, 2006	
III. Changes in the Housing Stock		
A. Number of units in inventory by program: planned vs. actual	(No longer required to be included in Annual Report) Appendix G	
B. Narrative discussion/explanation of difference	(No longer required to be included in Annual Report)	

REQUIREMENT	LOCATION
IV. Sources and Amounts of Funding	
A. Planned vs. actual funding amounts	Appendix H
B. Narrative discussion/explanation of difference	Appendix H
C. Consolidated Financial Statement	Appendix H
V. Uses of Funds	
A. Budgeted vs. actual expenditures by line item	Appendix H
B. Narrative/explanation of difference	Appendix H
C. Reserve balance at end of year. Discuss adequacy of reserves.	Appendix H
VI. Capital Planning	
A. Planned vs. actual expenditures by property	Appendix H
B. Narrative discussion/explanation of difference	Appendix H
VII. Management Information for Public Housing Assisted Units	
A. Occupancy Rates	
1. Target vs. actual occupancies by property	Appendix G Page 7
2. Narrative/explanation of difference	Appendix G Page 7
B. Rent Collections (Rents Uncollected)	
1. Target vs. actual uncollected rents	Appendix G Page 7
2. Narrative/explanation of difference	Appendix G Page 7
C. Work Orders	
1. Target vs. actual response rates	Appendix G Page 7
2. Narrative/explanation of difference	Appendix G Page 7

REQUIREMENT	LOCATION
D. Inspections	
1. Planned vs. actual inspections completed	Appendix G Page 7
2. Narrative/discussion of difference	Appendix G Page 7
3. Results of independent PHAS inspections	HUD did not conduct a REAC/PHAS inspection of AHA-owned public housing assisted units during FY 2006
E. Security	
1. Narrative: planned vs. actual actions/explanation of difference	Appendix M
VIII. Management Information for Housing Choice	
A. Leasing Information	
1. Target vs. actual lease ups at end of period	(No longer required to be included in Annual Report)
2. Information and Certification of Data on Leased Housing Management including: Ensuring rent reasonableness; Expanding housing opportunities; Deconcentration of low-income families	Appendix E Note: A copy of AHA's Housing Choice Administrative Plan is included in the Appendices of AHA's FY 2007 Implementation Plan submitted to HUD April 30, 2006
3. Narrative/explanation of differences	Appendix E
B. Inspection Strategy	
1. Results of strategy, including: a) Planned vs. actual inspections completed by category: Annual HQS inspections; Pre-contract HQS inspections; HQS Quality Control inspections; b) HQS Enforcement	Page 13
2. Narrative/discussion of difference	Page 13
IX. Client Services	
1. Narrative: planned vs. actual actions/explanation of difference	Appendix M
2. Results of latest PHAS Resident Survey, or equivalent as determined by HUD.	Appendix C

REQUIREMENT	LOCATION
X. Other Information as Required by HUD	
A. Results of latest completed 133 Audit, (including program-specific OMB compliance supplement items, as applicable to the HA's Agreement)	Appendix I
B. Required Certifications and other submissions from which the Agency is not exempted by the MTW Agreement	Appendix K
C. Submissions required for the receipt of funds	Appendix J

**Atlanta Housing Authority
FY 2006 Resident Satisfaction Survey
Summary of Results**

Property Maintenance					
	Never	1 to 3 times	More than 3 times	No Response	Multiple Responses
1. In the past year, how often did you need assistance from the maintenance staff?					
Number of responses	113	874	407	146	6
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	7.3%	56.5%	26.3%	9.4%	0.4%
	Yes	No	Does Not Apply	No Response	Multiple Responses
2. Do maintenance workers complete work orders in one week or less?					
Number of responses	1,144	267	56	62	17
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	74.0%	17.3%	3.6%	4.0%	1.1%
3. Do maintenance workers complete emergency repairs in one day or less?					
Number of responses	1,034	277	163	59	13
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	66.9%	17.9%	10.5%	3.8%	0.8%
4. Do maintenance workers fix your work orders in a single visit?					
Number of responses	1,087	343	52	48	16
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	70.3%	22.2%	3.4%	3.1%	1.0%
5. Do maintenance workers answer your questions?					
Number of responses	1,214	174	64	63	31
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	78.5%	11.3%	4.1%	4.1%	2.0%
6. When you go to the laundry room do the machines work?					
Number of responses	732	339	323	109	43
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	47.3%	21.9%	20.9%	7.1%	2.8%
7. Is there trash on the ground or in the streets around the apartments?					
Number of responses	439	967	43	68	29
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	28.4%	62.5%	2.8%	4.4%	1.9%

The total of 1,546 represents the total number of surveys that were returned by residents. The "No Response" category is inclusive of individuals who returned the survey but did not respond to a particular question on the survey. The "Multiple Responses" category is inclusive of individuals who returned the survey and provided multiple responses to a particular question on the survey.

Property Management						
	Never	1 to 3 times	More than 3 times	No Response	Multiple Responses	
8. In the past year, how often did you need assistance from the property management staff?						
Number of responses	448	772	207	109	10	
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546	
Percentage	29.0%	49.9%	13.4%	7.1%	0.6%	
	Yes	No	Does Not Apply	No Response	Multiple Responses	
9. Do the people in the rent office answer the phone?						
Number of responses	1,281	94	92	59	20	
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546	
Percentage	82.9%	6.1%	6.0%	3.8%	1.3%	
10. When you visit the rent office is someone there to help you?						
Number of responses	1,404	54	36	40	12	
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546	
Percentage	90.8%	3.5%	2.3%	2.6%	0.8%	
11. Do the people in the rent office answer your questions?						
Number of responses	1,343	107	39	48	9	
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546	
Percentage	86.9%	6.9%	2.5%	3.1%	0.6%	
	Very Good	Good	Average	Poor	No Response	Multiple Responses
12. Overall, how would you describe living in your community?						
Number of responses	403	493	435	173	29	13
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546	1,546
Percentage	26.1%	31.9%	28.1%	11.2%	1.9%	0.8%
	Yes	No	No Response	Multiple Responses		
13. Would you recommend your community to a friend?						
Number of responses	1,027	395	116	8		
Total number of surveys returned	1,546	1,546	1,546	1,546		
Percentage	66.4%	25.5%	7.5%	0.5%		

Resident Services					
	Never	1 to 3 times	More than 3 times	No Response	Multiple Responses
14. In the past year, how often did the resident services staff help you?					
Number of responses	427	779	226	99	15
Total number of surveys returned	1,546	1,546	1,546	1,546	1,546
Percentage	27.6%	50.4%	14.6%	6.4%	1.0%
	Yes	No	No Response	Multiple Responses	
15. Does the resident services staff help you?					
Number of responses	1,006	408	118	14	
Total number of surveys returned	1,546	1,546	1,546	1,546	
Percentage	65.1%	26.4%	7.6%	0.9%	
16. Do you know when the resident association meetings are held?					
Number of responses	1,292	183	50	21	
Total number of surveys returned	1,546	1,546	1,546	1,546	
Percentage	83.6%	11.8%	3.2%	1.4%	
17. Do you feel the resident association meetings are important?					
Number of responses	1,209	249	70	18	
Total number of surveys returned	1,546	1,546	1,546	1,546	
Percentage	78.2%	16.1%	4.5%	1.2%	
18. Do you regularly attend the resident association meetings?					
Number of responses	746	712	65	23	
Total number of surveys returned	1,546	1,546	1,546	1,546	
Percentage	48.3%	46.1%	4.2%	1.5%	
19. Do you feel safe inside your apartment?					
Number of responses	1,255	235	32	24	
Total number of surveys returned	1,546	1,546	1,546	1,546	
Percentage	81.2%	15.2%	2.1%	1.6%	
20. Do you feel safe in your apartment community?					
Number of responses	1,118	350	47	31	
Total number of surveys returned	1,546	1,546	1,546	1,546	
Percentage	72.3%	22.6%	3.0%	2.0%	

Georgia Institute of Technology Working Paper

**Moving To Work (MTW)
Benchmarking Study:
The Atlanta Housing Authority**

Thomas D. Boston
Professor of Economics
Georgia Institute of Technology
Atlanta, GA 30327
Email: thomas.boston@econ.gatech.edu

March, 2006

Table of Contents

I.	Abstract	5
II.	Detailed Summary of Family and Neighborhood Benchmarks	6
	MIMS™: A New Benchmarking Methodology.....	6
	Benchmarks for Family Characteristics	7
	Benchmarks for Neighborhood Characteristics	17
	Students Achievement Benchmarks for AHA Assisted Elementary Kids	18
III.	Moving Families Towards Self-Sufficiency	22
	Obligations of Residents Under the MTW Program.....	22
	AHA's Obligations Under MTW	22
IV.	The Effects of Concentrated Poverty on Families: Literature Review.....	25
V.	The Quality of Life Index	29

Acknowledgement: I thank the MacArthur Foundation for its generous and continuing support and encouragement of my research into the socioeconomic status of families receiving public housing assistance. I especially thank Renée Glover, Executive Director of AHA, for supporting this research unconditionally and providing access to all information, records and data required. I also thank the large number of AHA staff and analysts who graciously shared their time and insights over the last year. I thank E. Mike Proctor for the tremendous assistance he provided and Nicholas Farsi and the MIS staff for accommodating my enormous data requests. I also thank the housing practitioners who shared valuable insights during numerous roundtable discussions. Finally, I thank Monica Douglas of the Atlanta Public Schools and the tremendously helpful MIS staff of APS for their assistance. Finally, I claim total responsibility for all errors and shortcomings of this research.

About the Author: Thomas D. Boston is a professor of economics at the Georgia Institute of Technology. He is the former editor of *The Review of Black Political Economy* and has written or edited six books on race and economic development including *The Inner City: Urban Poverty and Economic Development in the Next Century* (Transaction Publishers, 1997), co-edited with Catherine L. Ross. His latest article, "The Effects of Revitalization on Public Housing Residents: A Case Study of the Atlanta Housing Authority" appears in the *Journal of the American Planning Association* Vol. 71 No. 4 Autumn 2005.

List of Figures

Figure 1.	Housing Developments and Voucher Neighborhoods Benchmarked in this Study	8
Figure 2.	Family and Neighborhood Metrics used in the Matrix Information Management System (MIMS™) ..	9
Figure 3.	Number and Percent of AHA Assisted Households	47
Figure 4.	Number and Percent of Persons in MTW Target Population	48
Figure 5.	Number and Percent of Disabled and Elderly Persons	49
Figure 6.	Percent of Target Population Employed.....	49
Figure 7.	Income Characteristics of AHA Families	50
Figure 8.	Poverty and Crime Rate Characteristics of Neighborhoods	51
Figure 9.	Number of 3 rd and 5 th Grade AHA Assisted Students who took ITBS in AY2003/04	52
Figure 10.	Standardized Test Performance for Schools and AHA Students	52
Figure 11.	Average Number of Absences for AHA Assisted Students	53
Figure 12.	Enrollment of AHA Assisted Students at APS Elementary Schools	54
Figure 13.	Performance Ranking of AHA Assisted Elementary Students on ITBS.....	56
Figure 14.	School/s Serving AHA Housing Development or Voucher Areas	57
Figure 15.	Pathways to Self-Sufficient Families	58
Figure 16.	Location and Characteristics of AHA Properties	59
Figure 17.	Matrix Information Management System (MIMS™) 2004 Moving To Work (MTW) Benchmarks...	79
Figure 18.	Average Age of Household Head.....	60
Figure 19.	Average Age of All Assisted Person.....	60
Figure 20.	Percent of Youth of All Assisted Persons by Location.....	60
Figure 21.	Number of Persons in MTW Target Populations by Location.....	61
Figure 22.	Percent of All Assisted Persons in Target Population by Location	61
Figure 23.	Dependency Burden: Ratio of Total Assisted Persons to Target Population	61
Figure 24.	Average Age of Target Population	62
Figure 25.	Number of Elderly Assisted Persons	62
Figure 26.	Percent of All Assisted Persons that are Elderly	62
Figure 27.	Number of Assisted Persons with Disabilities	63
Figure 28.	Disabled Persons as Percent of All Assisted Persons	63
Figure 29.	Female Heads as Percent of All Household Heads	63
Figure 30.	Percent of All Households Headed by Blacks	64
Figure 31.	Average Monthly Rent Paid by Assisted Households	64
Figure 32.	Percent of Households with Persons Receiving TANF	64
Figure 33.	Average Earnings of Employed Persons in Target Population.....	65
Figure 34.	Average Age of Disabled Adults.....	65
Figure 35.	Percent of All Households with Married Heads	65
Figure 36.	Number of Black Household Heads	66
Figure 37.	Number of White Household Heads.....	66
Figure 38.	Number of Hispanic Household Heads	66
Figure 39.	Number of Asian America Household Heads.....	67
Figure 40.	Number of Native American Household Heads.....	67
Figure 41.	Percent of All Household Headed by Whites	67
Figure 42.	Average Number of Bedrooms.....	68
Figure 43.	Percent of All Households Reporting Positive Incomes	68
Figure 44.	Average Household Income for Households with Positive Incomes.....	68
Figure 45.	Average Household Income for Households with Positive and Zero Incomes	69
Figure 46.	Median Household Income for Households with Positive and Zero Incomes.....	69
Figure 47.	Poverty Line for Household based on Household Size	69
Figure 48.	Percent of Households Below Poverty Line	70
Figure 49.	Average Income Deficit	70
Figure 50.	Aggregate Income Deficit	70
Figure 51.	Percent of Assisted Households Below 50% of AMI	71
Figure 52.	Percent of Assisted Households Below 30% of AMI	71
Figure 53.	Number of Assisted Persons Receiving Retirement Income.....	71
Figure 54.	Percent of Assisted Persons Receiving Retirement Income	72
Figure 55.	Number of Households Receiving Retirement Income.....	72
Figure 56.	Percent of Assisted Households Receiving Retirement Income.....	72
Figure 57.	Average Retirement Income of Households with Retired Persons.....	73
Figure 58.	Median Retirement Income of Households with Retired Persons	73
Figure 59.	Termination Rates (Per 1000 persons)	73

Figure 60.	Median Household Income	74
Figure 61.	Percent Population that is Black.....	74
Figure 62.	Percent of Household Heads Married	74
Figure 63.	Percent of Household Heads that Rent.....	75
Figure 64.	Employment to Population Rate.....	75
Figure 65.	Unemployment Rate	75
Figure 66.	Median Earnings	76
Figure 67.	Poverty Rate	76
Figure 68.	Number of Type I Crimes	76
Figure 69.	Number of Violent Crimes	77
Figure 70.	Total Crime Rate.....	77
Figure 71.	Violent Crime Rate.....	77

List of Maps

Map 1.	Atlanta Region Super Districts	11
Map 2.	Distribution of AHA Assisted Families in Atlanta Region, July 2004.....	12
Map 3.	All AHA Families in City of Atlanta, July 2004	32
Map 4a.	AHA Voucher Holders in City of Atlanta, July 2004.....	33
Map 4b.	Distribution of AHA Vouchers in Atlanta Region.....	34
Map 5.	City of Atlanta Census Tract Boundaries (2000 Census)	35
Map 6.	City of Atlanta Zip Code Boundaries	36
Map 7.	City of Atlanta Black Population by High, Moderate and Low Percent Concentrations	37
Map 8.	Low and High Poverty Areas in the City of Atlanta.....	38
Map 9.	City of Atlanta Low Poverty Areas with Black Concentrations less than 25%	39
Map 10.	City of Atlanta Low Poverty Areas with Black Concentrations less than 50%	40
Map 11.	Location of AHA Properties by Type	41
Map 12.	Location of AHA Properties by Racial Concentration of Neighborhoods.....	42
Map 13.	Location of AHA Properties by Poverty Concentration of Neighborhoods.....	43
Map 14.	Location of AHA Properties by Number of Assisted Families and Racial Concentration.....	44
Map 15.	Location of AHA Properties by Number of Assisted Families and Poverty Concentration	45
Map 16.	Atlanta Public School System Elementary Schools.....	46

I. Abstract

This Moving To Work (MTW) Benchmarking Study has documented a strong and positive correlation between the quality of neighborhoods where assisted families reside and the socioeconomic status achieved by families among the 18,934 households that receive housing assistance from the Atlanta Housing Authority (AHA). Using an innovative benchmarking technique called MIMST[™] (Matrix Information Management System[™])¹, the study examined 109 benchmarking variables, 48 AHA housing developments, and 33 voucher neighborhoods in the Atlanta Metro area. The variables reflected detailed demographic and socioeconomic characteristics of families and the quality of neighborhoods where they reside. The variables were classified into categories. The most important benchmarking categories examined were: the demographic characteristics of the MTW target population, the employment rate and earnings of adults, the income of households, the poverty status and income deficit of households, the extent to which households were dependent upon public assistance, the income of households relative to area median income, the income of retired adults, the extent to which families encountered terminations from housing assistance because of death or other reasons, the amount of violent crimes that occurred in the police beat where families reside, the census tract characteristics of neighborhoods where families reside, the zip code characteristics of neighborhoods where families reside, the performance of elementary schools in neighborhoods where families reside, the yearly attendance record of public housing assisted students, and the performance of public housing assisted students on standardized tests in math, reading, science, and social science.

The MTW Benchmarking Report has found that the 5.8% of families who live in signature communities (i.e. revitalized mixed-income communities) experienced the most positive outcomes on all benchmarking criteria. The second most positive outcomes were experienced by the 17% of families who used vouchers and resided outside of the City of Atlanta. The third most positive outcomes were experienced by the 37% of families who used vouchers and resided within the City of Atlanta. Finally, the lowest outcomes on every dimension of socioeconomic status were experienced by the 25% of families who resided in affordable communities (i.e. conventional public housing projects). The conclusion is that the neighborhood environment and socioeconomic status is highly correlated.²

¹ Matrix Information Management System[™] (MIMS) is a trademark of Thomas D. Boston.

² This abstract does not include results for the 7% of families who reside in developments designed for the elderly and disabled.

II. Detailed Summary of Family and Neighborhood Benchmarks

In January 2001, the U.S. Department of Housing and Urban Development (HUD) designated the Atlanta Housing Authority (AHA) as a Moving To Work (MTW) Agency. The MTW Demonstration Program was authorized by Congress for the purpose of providing a framework for high performing local housing authorities to explore more effective and efficient ways of delivering housing assistance. In June 2004, AHA submitted to HUD a MTW plan entitled *Catalyst: Rethinking Community Building*. *Catalyst* was approved by HUD in September 2004. The plan was designed to deconcentrate poverty, revitalize neighborhoods through the use of public/private partnerships and real estate market principles, and create self-sufficient families living in healthy affordable communities.

As part of its annual reports to HUD, AHA must examine its progress regarding the achievement of MTW goals, which are to:

1. Become a superior provider of quality affordable housing and property and asset management services;
2. Make AHA an economically viable and self-sustaining entity;
3. Expand, improve, and diversify AHA's portfolio and influence in the affordable housing market while at the same time becoming a catalyst for community revitalization; and
4. Promote and support resident economic self-sufficiency and upward mobility out of public housing and/or the Housing Choice Voucher Program.

MIMS™: A New Benchmarking Methodology

This *MTW Benchmarking Study* was undertaken to document the status of AHA-assisted families and the quality of the neighborhoods where they resided at the beginning of the *Catalyst* plan in 2004. The findings of this study can be used to evaluate outcomes of the plan. This study uses a new method to benchmark the status of public housing assisted families. The method, created by Dr. Thomas D. Boston, uses a Matrix Information Management System™, or MIMS™. This system allows managers of Public Housing Agencies (PHAs) to access large quantities of data and determine instantly how families at every housing development are

performing on more than a hundred dimensions. It also allows managers to assess the status of families who use vouchers in each neighborhood of a metropolitan area compared to families residing at other neighborhoods and at housing developments (see MIMS™ for AHA, Figure 17). Because it is comprehensive and centralizes data from all sources in one easily accessible format, MIMS™ allows managers to be more efficient and effective.

Benchmarks for Family Characteristics

Housing developments and voucher neighborhoods examined in the study: Forty-eight (48) AHA housing developments and 33 voucher neighborhoods are examined in this report (see Figure 1 and MIMS™, Figure 17 pages 78 – 98, the first column). Housing developments include signature properties (revitalized mixed-income communities), high-rise communities (properties designated for elderly and disabled residents), affordable communities (conventional public housing projects), and project-based vouchers (small properties that are operated with designated housing vouchers and mainly reserved for elderly residents). Families holding vouchers are also examined and classified by the Atlanta Regional Commission Superdistrict, or sub-county, geography where they reside. Superdistricts are also grouped into broad geographic areas such as the City of Atlanta, North Fulton, South Fulton, Southern Crescent, DeKalb County, Gwinnett County, Cobb County, and areas outside of Metro Atlanta (see Maps 1 and 2 for Superdistrict boundaries and the geographic distribution of AHA assisted families).

Benchmarking variables: There are 109 variables used to benchmark families. These variables are listed in Figure 2. In general, the report provides information on the number and types of households; the MTW target population; the number of young, elderly, and disable residents; race and ethnicity, gender and marital status of the assisted population; employment, earnings, household income, and poverty status; retirement characteristics; the rate of termination from housing assistance; characteristics of the census tracts where families live; zip code delineated information where families live; the crime index and crime rates for neighborhoods (police beats) where families live; detailed information on the quality of schools that public housing assisted students attend; and detailed information on the performance of public housing assisted students on standardized tests at neighborhood schools.³

³ Note that information identifying specific schools will not be disclosed to the public (this includes the information provided in Figures 12, 13, and 14). These data are designed for the internal administrative use of AHA and the Atlanta Public School System. Furthermore, records appearing in columns 100 through 109 in Figure 17 will not be disclosed when a housing development has fewer than five students.

**Figure 1. Housing Developments and Voucher Neighborhoods
Benchmarked in the Study**

HOUSING DEVELOPMENTS	VOUCHER NEIGHBORHOODS
SIGNATURE PROPERTIES Ashley Courts at Cascade Ashley Terrace at West End Centennial Place Magnolia Place Summerdale Commons The Villages of Castleberry The Villages at Carver The Villages of East Lake Columbia Village HIGH-RISE COMMUNITIES Antoine Graves Antoine Graves Annex Barge Road Cheshire Bridge Road Cosby Spear Memorial Georgia Avenue Hightower Manor John O. Chiles Juniper & 10th Marian Apartments Marietta Road Palmer House Peachtree Road Roosevelt House Piedmont Road Martin Luther King Tower East Lake Tower AFFORDABLE COMMUNITIES Bankhead Courts Bowen Homes Englewood Manner Gilbert Gardens Grady Apartments Herndon Apartments Hollywood Court Jonesboro North Jonesboro South Leila Valley Martin Street Plaza McDaniel Glenn Thomasville Heights U Rescue Villa University Homes Westminster Apartments	PROJECT BASED VOUCHERS Columbia Colony Senior Residences Park Place South The Terraces Crogman School Apartments The Park at Scott's Crossing CITY OF ATLANTA VOUCHERS Central Business District Northwest Atlanta Northeast Atlanta Southeast Atlanta Southwest Atlanta Buckhead Atlanta-DeKalb NORTH FULTON VOUCHERS Sandy Springs Roswell SOUTH FULTON VOUCHERS Shannon Tri-Cities South Fulton Airport SOUTHERN CRESCENT VOUCHERS Northeast Clayton Riverdale/Fayette South Clayton Douglas Henry DEKALB COUNTY VOUCHERS Chamblee Northeast DeKalb Decatur/Northwest DeKalb Southeast DeKalb Southwest DeKalb South DeKalb GWINNETT COUNTY VOUCHERS Gwinnett/Lilburn/Rockdale COBB COUNTY VOUCHERS Marietta Northwest Cobb Northeast Cobb Cumberland South Cobb Southwest Cobb OUTSIDE ATLANTA REGION VOUCHERS Rest of the State Out of State

**Figure 2. Family and Neighborhood Metrics used in the
Matrix Information Management System (MIMS™)**

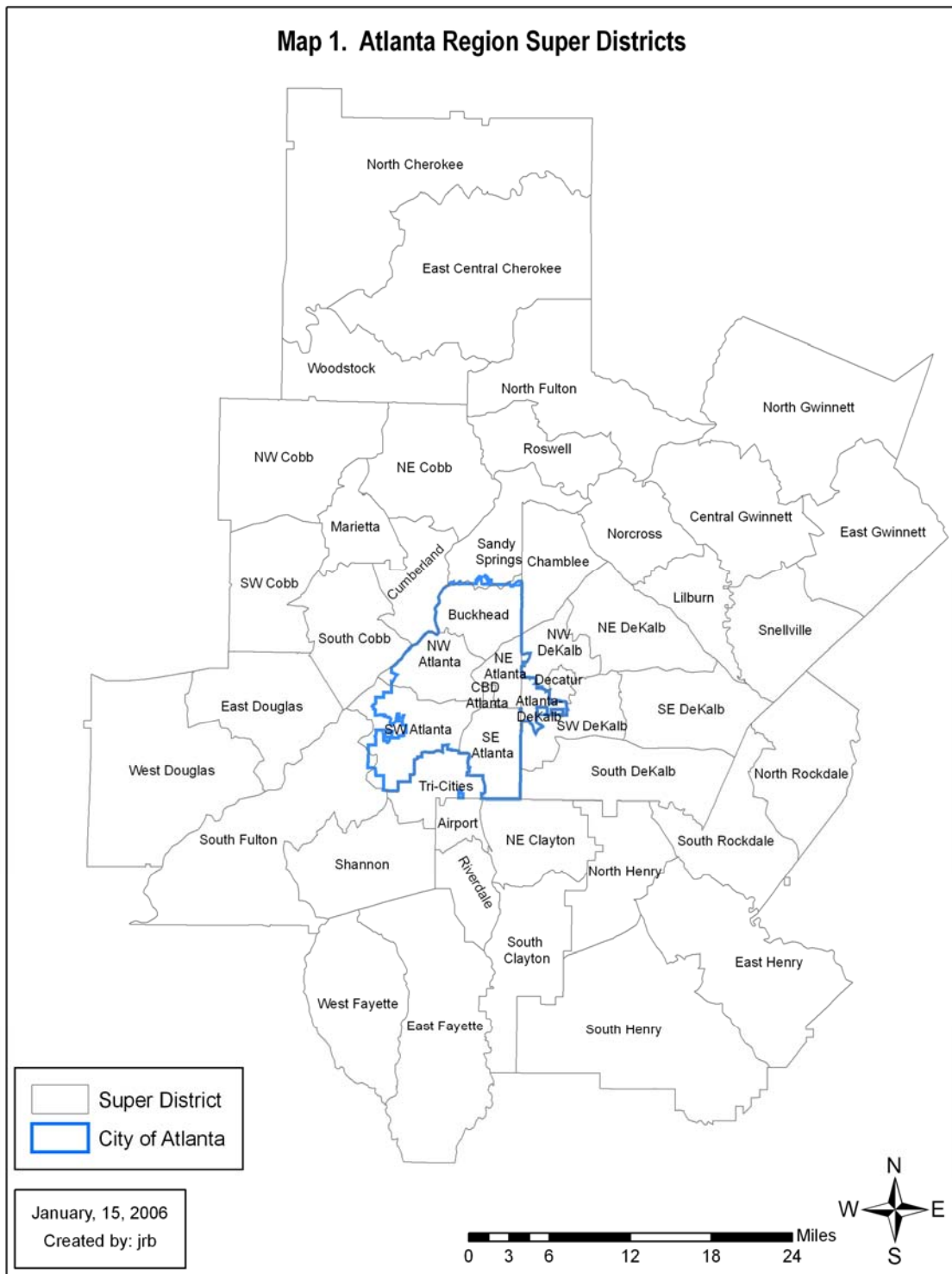
I. HOUSEHOLD, FAMILY AND INDIVIDUAL CHARACTERISTICS		
MAJOR CATEGORY	Col.	METRICS
ASSISTED HOUSEHOLDS AND PERSONS	1	No. of AHA Assisted Persons by Location
	2	Percent of AHA Assisted Persons by Location
	3	No. of AHA Assisted Households by Location
	4	Percent of AHA Assisted Households by Location
	5	No. of AHA Assisted Households in City of Atlanta
	6	Average Household Size by Location
AGE	7	Average Age of Household Head
	8	Average Age All Assisted Persons
	9	Total No. of Youth (1 to 17 years) by Location
	10	Percent Youth are of All Assisted Persons by Location
	11	Average Age of Youth by Location
TARGET POPULATION	12	No. of Persons in MTW Target Population by Location
	13	Percent of All Assisted Persons in Target Population by Location
	14	Dependency Burden: Ratio of Total Assisted Persons to Target Pop
ELDERLY AND DISABLED	15	Average Age of Target Population
	16	No. of Elderly Assisted Persons
	17	Percent of Assisted Persons that are Elderly
	18	No. Assisted Persons with Disabilities
	19	Disabled Persons as Percent of All Assisted Persons
	20	Average Age of Disabled Adults
	21	No. of Disabled and Elderly Persons
	22	Disabled and Elderly Persons as a Percent of All Persons
	23	No. Assisted Female Household Heads
	24	No. of Assisted Male Household Heads
GENDER AND MARITAL STATUS	25	Female Heads as Percent of All Household Heads
	26	Number Married Household Heads
	27	Percent of all Households with Married Heads
	28	No. Black Household Heads
RACE AND ETHNICITY	29	No. White Household Heads
	30	No. Hispanic Household Heads
	31	No. Asian American Household Heads
	32	No. Native American Household Heads
	33	Percent of all Household Headed by Blacks
	34	Percent of all Household Headed by Whites
	35	Average No. of Bedrooms
BEDROOMS AND RENT	36	Average Monthly Rent Paid by Assisted Households
PUBLIC ASSISTANCE	37	No. Households Receiving TANF
	38	No. of Persons Receiving TANF
	39	Percent of Households with Persons Receiving TANF
	40	Average TANF Income
EMPLOYMENT AND EARNINGS	41	No. of Employed Persons in Target Population
	42	Percent of Target Population Employed
	43	Average Earnings of Employed Persons in Target Population
INCOME OF HOUSEHOLDS	44	Number of Households Reporting Positive Incomes
	45	Percent of All Households Reporting Positive Incomes
	46	Average Household Income for Households with Positive Incomes
	47	Median Household Income for Households with Positive Incomes
	48	Average Household Income for HH with Positive and Zero Incomes
POVERTY CHARACTERISTICS	49	Median Income for Households with Positive and Zero Incomes
	50	Poverty Line for Household based on Household Size
	51	Number of Households Below Poverty Line
	52	Percent of Households Below Poverty Line
	53	Average Income Deficit (Ave. Distance Below Poverty Line)
	54	Aggregate Income Deficit (Tot. Distance Below Poverty Line)

MAJOR CATEGORY	Col.	METRICS
AREA MEDIAN INCOME	55	Area Median Income
	56	Median Household Income as a Percent of AMI
	57	No. of Assisted Households Below 80% of AMI
	58	Percent of Assisted Households Below 80% of AMI
	59	No. of Assisted Households Below 50% of AMI
	60	Percent of Assisted Households Below 50% of AMI
	61	No. of Assisted Households Below 30% of AMI
	62	Percent of Assisted Households Below 30% of AMI
RETIREMENT PROFILE	63	No. of Assisted Persons Receiving Retirement Income
	64	Percent of Assisted Persons Receiving Retirement Income
	65	No. of Households Receiving Retirement Income
	66	Percent of Assisted Households Receiving Retirement Income
	67	Average Retirement Income of Households with Retired Persons
	68	Median Retirement Income of Households with Retired Persons
TERMINATION OF HOUSING ASSISTANCE	69	2003 Terminations Because of Death
	70	Termination Rate due to Death of HH Head (Per 1000 persons)
	71	2003 Terminations Because of Illness
	72	Termination Rate due to Illness (Per 1000 persons)
	73	2003 Terminations Because of Modernization
	74	Termination Rate due to housing unit Modernization (Per 1000 persons)
	75	2003 Terminations Because Secured Private Housing
	76	Termination Rate due to Moving to Private Housing (Per 1000 persons)
	77	2003 Terminations Because of Drugs
	78	Termination Rate due to Drug Involvement (Per 1000 persons)
	79	2003 Terminations Because Family Abandoned Unit
	80	Termination Rate because of Abandoned Unit (Per 1000 persons)

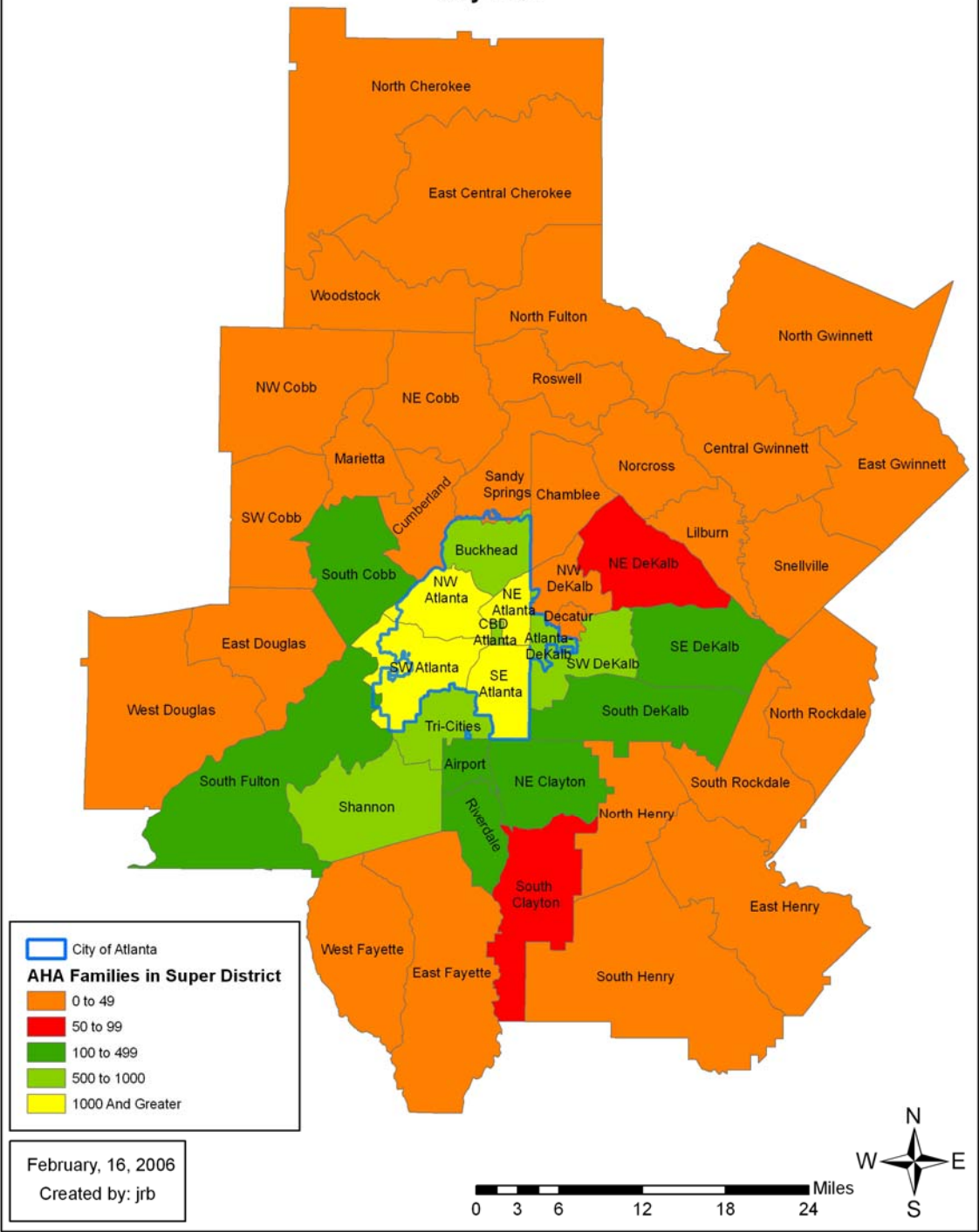
II. CHARACTERISTICS OF NEIGHBORHOODS WHERE FAMILIES RESIDE

MAJOR CATEGORY	Col.	METRICS
2000 CENSUS TRACT CHARACTERISTICS	81	Median Household Income
	82	Percent of Population that is Black
	83	Percent of Households Heads Married
	84	Size of Household
	85	Percent of Households that Rent
	86	Employment to Population Rate
	87	Unemployment Rate
	88	Median Earnings
	89	Poverty Rate
	90	Average Income Deficit
	91	No. of Business Establishments in Zip Code (2002)
	92	No. of Employees in Establishments (2002)
ZIP CODE CHARACTERISTICS	93	No. of Non-Profits with \$100,000 or more in Assets (2004)
	94	No. of Sales of Single Family Homes in 2004
	95	Sales Price of Single Family Homes in 2004
	96	No. of Type I Crimes in Police Beat
CRIME CHARACTERISTICS	97	No. of Violent Crimes in Police Beat
	98	Total Crime Rate (per 1000 persons)
	99	Violent Crime Rate (per 1000 persons)
	100	No. of 3rd and 5th Grade AHA Assisted Students Enrolled in AY2003/04
SCHOOL PERFORMANCE	101	Neighborhood School's ITBS Math Score (Iowa Test of Basic Skills)
	102	AHA Students' ITBS Math Score
	103	Neighborhood School's ITBS Reading Score
	104	AHA Students' ITBS Reading Score
	105	Neighborhood School's ITBS Science Average
	106	AHA Students' ITBS Science Score
	107	Neighborhood School's ITBS Social Science Average
	108	AHA Students' ITBS Social Science Score
	109	Average Number of Absences for AHA Assisted Students

Map 1. Atlanta Region Super Districts



Map 2. Distribution of AHA Assisted Families in Atlanta Region
July 2004



The number of assisted families: At the start of MTW in September 2004, there were 18,934 public housing assisted families. This number represents a 16% increase in assisted families over the last decade (Figure 3 and Figure 17 col. 3).

The distribution of housing assistance inside and outside of the City of Atlanta: As of 2004, 6.4% of families resided in signature properties (mixed-income communities), 16.2% of families resided in high-rise communities (properties for the elderly and disabled), 22.3% of families lived in affordable communities (conventional public housing projects), .9% of families lived in properties where project-based vouchers are used, 37.0% of families used housing vouchers and resided within the City of Atlanta, and 17.3% of families used housing vouchers and lived outside of the City of Atlanta, but within the Atlanta metropolitan area (Map 2, Map 3, Map 4a, Map 4b, Figure 3, and Figure 17 cols. 3, 4, and 5).

Size of the MTW target population: The MTW target population consisted of adults who were between the ages of 18 and 61 and are able to work. As of the 2004 benchmarking, there were 17,021 persons in the target population. The MTW target population comprised 33% of assisted persons and 71.7% of assisted adults (Figure 4 and Figure 17 cols. 12 and 13).

Youth, elderly, and disabled population: Youth comprised 54% of all 51,952 assisted persons, elderly person comprised 7%, and disabled persons comprised 8%. Together, elderly and disabled persons comprised 13% of all assisted persons. The average age of household heads was 44 years, while the average age of all assisted persons was 24 years. The average age of assisted youths was nine years (Figure 5, Figure 18, Figure 19, Figures 26-28, and Figure 17, cols. 7 – 11 and 16 – 22).

Dependency burden: The dependency burden is defined as the ratio of assisted persons to the target population. During the time of the study, the burden was 3.1. This means that each member of the target population supported 3.1 persons receiving housing assistance. The average age of persons in the target population was 33 years (Figure 23, Figure 24, and Figure 17, cols. 14 and 15).

Race and gender of heads of households: Blacks comprised 96% of all AHA households and whites comprised 3.4%. There were 651 households headed by whites, 186 households headed by non-white Hispanics, 60 households headed by Asian Americans, and 14 households headed by Native Americans. Eighty-seven percent (87) of all assisted households

were headed by women and only 2.7% of households were headed by married individuals (Figure 29, Figure 30, and Figures 17, cols. 23 – 34).

Monthly rent paid in different geographic areas: The average monthly rent paid by assisted families was \$217. Average rent for families in signature properties was \$299. Average rate in high-rise properties was \$194, and affordable communities it was \$152, or project-based vouchers it was \$238, average rent for vouchers used in the City of Atlanta was \$234, in North Fulton \$279, in South Fulton \$252, and the Southern Crescent \$289, in DeKalb County \$226, in Gwinnett County \$251, and in Cobb County \$266 (Figure 17 col. 36 and Figure 31).

Public assistance: Overall, 14% of assisted households received public assistance in the form of Temporary Assistance for Needy Families (TANF); 8% in signature communities, 1% in high-rise communities, 22% in affordable communities, 4% in project based voucher communities, 16% in voucher communities in the City of Atlanta, and 11% in voucher communities in all other locations. The average annual public assistance was \$3,111 (Figure 17, cols. 37 – 40).

Employment of the target population: Overall, 39% of the target population was employed and average earnings was \$14,215; 63% in signature communities (\$15,821), 16% in high-rise communities (\$12,379), 26% in affordable communities (\$11,585), 19% for project-based voucher recipients (\$14,867), and 41% of persons using vouchers in the City of Atlanta (\$14,867) Figure 6 and Figure 17, cols. 41 – 43.

Median income of households: The median household income for all assisted families was \$7,426; this includes families with positive incomes as well as families with zero income. In signature properties median income is \$11,938, while it was \$6,624 for families that lived in affordable properties. Median income for families holding vouchers in the City of Atlanta was \$8,412 (Figure 17 cols. 44 – 49 and Figures 43 - 46). Median household income for assisted families with positive incomes was \$8,040.

Poverty status of AHA households: The poverty status of each assisted household was determined by using federal guidelines adjusted for the size of the household. The average poverty line for all assisted households was \$14,855 in 2004. The poverty line for signature properties was \$13,978; the high-rise properties was \$9,481; for affordable communities it was \$16,055; for project-based voucher communities it was \$10,310; for vouchers used in the City of Atlanta it was \$15,830; and for all of the voucher locations was \$17,132. Overall, 76% of AHA households lived at or below the poverty line; 57% in signature communities, 76% in high-rise

communities, 88% in affordable communities, and 75% for vouchers used in the City of Atlanta (Figure 47 and Figure 48, Figure 17, cols. 50 – 54).

Income deficit: The income deficit is defined as the amount of money that would be required to bring a poverty household or all poverty households up to the poverty line. The average deficit was \$8,446 for all AHA households in poverty. It was \$6,242 for signature properties, \$10,601 for affordable communities, and \$9,269 for voucher holders residing in the City of Atlanta. The total dollars this translates into was determined by the size of the deficit and the number of persons having a particular deficit. For all AHA families, the aggregate deficit was \$121,893,161; it was \$4.2 million in signature properties, \$5.9 million in high-rise properties; \$39.2 million in affordable properties, and \$48.6 million for households using vouchers within the City of Atlanta (Figure 49 and Figure 50, and Figure 17, cols. 53-54).

Race and poverty status of Atlanta neighborhoods: Map 7 identifies the census tracts in the City of Atlanta that had high, low, and moderate concentrations of blacks. High is defined as census tracts with 50% or more blacks; moderate is defined as census tracts where blacks comprise 25% to 49.9% of the population; and low concentration areas are defined as census tracts where blacks comprise less than 25% of the population. Map 8 provides similar information for high and low poverty areas in the City of Atlanta. High poverty areas consist of census tracts with 20% or greater poverty rates, while low poverty areas consist of census tracts with less than 20% poverty. Map 9 identifies the census tracts in the City of Atlanta that have low concentrations of poverty and low concentrations of blacks. These tracts (coded in yellow on the map) are located exclusively in Buckhead and Northeast Atlanta. Map 10 superimposes census tracts with low poverty areas on tracts with moderate and low concentrations of blacks (i.e. less than 50% black population rather than 25%). The results reveal that only three additional census tracts are added that were not coded yellow in Map 9. This means that there are only three census tracts in Atlanta that have poverty rates of less than 25% where blacks comprise 25% to 49.9% of the population.

Location of AHA properties by race and poverty status of neighborhoods: Maps 11 through 15 show the location of AHA housing developments in the City of Atlanta by the type of property; i.e. signature communities, affordable communities, high-rise communities, and project-based vouchers. Map 11 indicates that signature properties are located primarily in the southern quadrant of the City of Atlanta, while high-rise communities are located both in the northern and southern quadrants of the City. Map 13 depicts the location of properties in

correspondence to high and low poverty areas of the City. The yellow coded areas are low poverty areas. Map 14 provides similar information with respect to racial concentration. The green coded areas have black populations of 50% or greater. Finally, Map 15 examines the location of properties in correspondence to the concentration of poverty and the number of assisted families living in each property. Larger circles represent more families living at a property.

Atlanta area median income: In 2004, the Area Median Income (AMI) for Metro Atlanta was \$69,000; 99.4% of AHA households had incomes below 50% of the AMI and 90.2% had median incomes below 30% of the AMI. Among families who lived in signature properties, 79.3% had incomes below 30% of the AMI. Of families living in affordable communities, 95.4% had incomes below 30% of the AMI. Of the families who used vouchers and resided in the City of Atlanta, 88.1% had median incomes below 30% of the AMI (Figure 51, and Figure 52, Figure 17, cols. 55 – 62).

Retirement profile of households: There were 4,649 households that received retirement income and 5,111 individuals in year 2004. Households receiving retirement represented 25% of all households; 62% of households in high-rise communities received retirement income and 62% in project-based voucher communities; 9% received retirement income in signature communities; 6% in affordable communities and 7% in voucher communities in the City of Atlanta. The median retirement income received by households was \$6,768 (Figure 17 and Figures 53 – 58, cols. 63 – 68).

Reasons for terminations: In 2003, 462 families were terminated from receiving any AHA housing assistance; 19% of these families were terminated due to the death of the head of household, 14% were terminated because of the critical illness of the head of household, 9% were terminated because the unit in which they lived was undergoing modernization (these types of terminations primarily affect voucher holders), 45% terminated assistance because they found housing in the private sector, 5% were terminated because of their involvement with drugs, and 8% were terminated because they abandoned their rental housing. The rate at which families are terminated can be expressed as the number of termination occurring per 1,000 persons. With this in mind, we can compare the termination rate across different types of housing assistance. For example, the termination rate because of death was 6.4 (per 1,000 persons) for all assisted families. Broken down by housing type, the termination rate due to death was 4.1 for signature communities, 18.0 for high-rise communities, 6.4 for affordable

communities, and 0.1 for families using vouchers in the City of Atlanta. The higher termination because of death that occurs in high-rise communities is expected because the majority of the population that lived in these types of housing was elderly or disabled. However, it is noticeable that terminations because of death among families that resided in affordable communities was 6.4 per 1,000 persons, while it was 4.1 in signature communities and only 0.1 among voucher holders. The variations in these rates require further investigation especially since affordable properties (in comparison to signature communities and vouchers in the City of Atlanta) have a lower percent of elderly and disabled persons and on average their household heads are slightly younger (see Figure 17 cols. 15 and 22). The termination rate because of illness among residents in signature communities was 2.5 and 1.4 in affordable communities. The termination rate for residents who find private housing was 31.4 in signature communities and 23.1 in affordable communities; it was lowest in voucher communities, 1.1. Finally, the termination rate for families who had abandoned their rental unit was significantly higher in signature communities, 10.7. It was 0.9 in affordable communities and 2.0 among voucher holders (Figure 59, Figure 17 cols. 69 – 74).

Benchmarks for Neighborhood Characteristics

Racial composition of neighborhoods: The study used year 2000 census data to correlate the address of each family with the census tract where the family resided. Information was then gathered on the census tracts as a way of determining the quality of neighborhoods where families resided. On average, families receiving AHA housing assistance lived in census tracts where the black population comprised 81%. The black population comprised 86% of households in signature communities, 50% of high-rise communities, 91% of affordable communities, and 89% or below in communities within the City of Atlanta where vouchers were used. Voucher holders in neighborhoods outside of the City of Atlanta resided in census tracts where the black population comprised 41%. (Figure 61, Figure 17 col. 82).

Poverty status of neighborhoods: The average poverty rate for all neighborhoods where AHA families reside was 33%; 36% in signature communities, 30% in high-rise communities, 55% in affordable communities, and 30% in voucher communities within the City of Atlanta. Outside of the City of Atlanta, the highest poverty rate was for families holding vouchers in DeKalb County, 17% (Figure 67 and Figure 17 col. 89).

Median household income of neighborhoods: The median income for all neighborhoods where AHA residents resided was \$30,525; it was \$26,920 in signature communities, \$43,975 in high-rise communities, \$15,191 in affordable communities, \$28,468 in communities with vouchers within the City of Atlanta, and significantly higher for voucher holders who resided outside the City of Atlanta. For example, the median income in North Fulton was \$86,407; \$41,003 in South Fulton; \$44,769 in Southern Crescent; \$41,970 in DeKalb County; \$61,369 in Gwinnett County; and \$50,804 in Cobb County (Figure 17, col. 81).

Neighborhood crime rate: The study correlated each police beat to a census tract. The population of the police beat was derived and then divided into the number of crimes occurring within the beat. This allows one to normalize the occurrence of crimes in each neighborhood by expressing it as a rate of occurrence per 1,000 persons residing in the beat. The results indicate that the 2004 crime rate (for all categories of Type I crimes) does not differ much between signature communities, affordable communities and neighborhoods in the City of Atlanta where assisted families use vouchers. However, violent crime rates vary significantly across these neighborhoods. Violent crimes consist of criminal homicide, rape, robbery, and aggravated assault. These types of crimes occur with much greater frequency in affordable communities where poverty tends to be more concentrated. For example, the rate of violent crimes amongst signature properties was 4.0 (or four violent crimes per 1000 persons) the rate in high-rise communities was 2.0, and the rate in project-based voucher communities was 2.0, the rate in voucher communities within the City of Atlanta was 3.0, while the rate in affordable communities was 7.0 (Figure 8, Figures 68 – 71, and Figure 17, cols. 96 – 99).

Students Achievement Benchmarks for AHA Assisted Elementary Kids

Elementary school performance and neighborhood revitalization: To complete the benchmarking study for 2004, we worked with the Atlanta Public School System (APS) Information Management Division over an extended period to gather data on the performance of public housing assisted students at neighborhood elementary schools. The uniqueness of the data gathered is revealed in the fact that it is not just information on the performance of all students in neighborhood schools, but the specific performance of public housing assisted children within those schools. After developing an arrangement to preserve confidentiality, student data were gathered and merged with family attribute and neighborhood attribute data. The results indicate that AHA assisted student achievement outcomes are best for students

residing in signature communities, second for students whose families use vouchers outside of the City of Atlanta, third for students whose families use vouchers within the City of Atlanta, and they are lowest for students whose families reside in affordable communities. The data revealed the following:

- There are 2,131 public housing assisted students in the 3rd and 5th grades at APS (Figure 9 and Figure 17, col. 100).
- In year 2004, public housing assisted students attended 60 of the 69 elementary schools in the APS System (Map 16).
- Public housing assisted students comprise 25% of the 3rd graders at the schools they attended and 24% of the 5th graders at schools they attended. Including the eight schools that have no public housing assisted students enrolled (but excluding Drew Charter School), public housing assisted students represent 22% of all 3rd graders and 21% of all 5th graders in the APS System.
- Data on the performance of students at Drew Charter School, a new charter school built in the mixed-income revitalized community of The Villages of East Lake, were not available for this report. However, data on the performance of students attending Centennial Place Elementary School, a relatively new school associated with the mixed-income community of Centennial Place, were available for this report.

One concern about schools constructed in revitalized communities is whether the enrollment of public housing assisted students is consistent with the enrollment of students at other elementary schools. Results indicated there is no significant difference between the enrollment of public housing assisted students at Centennial Place and the average enrollment across all APS schools. For example, public housing assisted students at Centennial Place comprised 22% of all 3rd graders at the school and 24% of 5th graders. In comparison, among the 68 APS elementary schools, assisted students represent 22% of all 3rd graders and 21% of all 5th graders. Among the 60 schools that are attended by public housing assisted students, the assisted students comprise 25% of all 3rd graders and 24% of 5th graders.

The report examined the student performance on the Iowa Test of Basic Skills (ITBS) in math, reading, science, and social science. As a national standardized test, ITBS ranks the performance of students as compared to a national norm. The score indicates the percentile ranking of the student against all students taking the test. For this study, the test results are based on the academic year 2003-2004. The overall percentile score for schools in neighborhoods where AHA's assisted students resided are as follows: math, 40; reading, 38; science, 34; and social science, 38. The percentile score for AHA-assisted students at those schools are as follows: math, 37; reading, 31; science, 30; and social science, 35 (Figure 17, cols. 100 – 108).

The performance of schools and the performance of AHA-assisted students vary significantly according to the neighborhood where the students reside. For example, the performance of schools serving signature communities was as follows: math, 50; reading, 48; science, 45; and social science, 50. Likewise, the performance of public housing assisted students attending schools in signature communities was as follows: math, 46; reading, 41; science, 40; and social science, 45 (Figure 10 and Figure 17, cols. 101 and 108).

The performance of schools serving affordable communities was as follows: math, 36; reading, 34; science, 30; and social science, 33. The performance of public housing assisted students that lived in affordable communities was as follows: math, 33; reading, 28; science, 27; and social science, 31 (Figure 10 and Figure 17, cols. 101 and 108).

The performance of schools attended by students whose families were recipients of housing vouchers were as follows: math, 43; reading, 41; science, 36; and social science, 41. Similarly, the performance of public housing students on vouchers was as follows: math, 40; reading, 33; science, 32; and social science, 36 (Figure 10 and Figure 17, cols. 101 and 108).

Finally, the report benchmarked school attendance records for public housing assisted students. On average, public housing assisted students missed eight days during the academic year: average days missed was six for students who resided in signature properties, eight for students who resided in affordable communities, and eight for students whose families used vouchers (Figure 11 and Figure 17, cols. 101 and 108).

These data indicate that neighborhood environment and socioeconomic status is highly correlated. Without question, selectivity influences these results. By selectivity we mean that more highly motivated and capable residents will generally gravitate towards higher-quality communities. Therefore, it is often difficult to distinguish between the influence of selective attributes and the better environment to the higher socioeconomic status. The author is currently engaged in research that addresses this issue. Our preliminary results show that the association between positive socioeconomic outcomes and higher-quality neighborhoods is very robust. Therefore it is doubtful that the outcome is attributable to selectivity alone. Today, only 25% of AHA public housing assisted families reside in affordable communities; yet significantly better socioeconomic outcomes have been attained by 75% of families who do not live in these communities. It is hard to imagine that 75% of the public housing assisted population has selective attributes. One must keep in mind that a very large percentage of these families formerly lived in affordable communities and were forced to relocate because of the mixed income revitalization. When these families lived in affordable communities their socioeconomic attributes were similar to the families who live in those communities today. It was only after they resettled to better neighborhoods that their socioeconomic status improved drastically (Boston, 2005). The important point is that the change in environment, and not just selectivity, has influenced the socioeconomic status of families.

III. Moving Families Towards Self-Sufficiency

Obligations of residents under the MTW program

1. Each adult member of an AHA-assisted household who is 18 years of age through 61 years of age and not disabled must:
 - a) Have legal paid employment for at least 30 hours each week; or
 - b) Must be enrolled in and successfully complete a management approved training program for at least 30 hours a week; or
 - c) Must have a combination of work hours and training hours that totaled at least 30 hours a week; and
 - d) Regardless of work status, must participate in an approved economic improvement program. This program may include job skills or life skills training, assessment services, coaching and counseling services, and the Good Neighborhood Program.
2. School attendance is mandatory for all public housing assisted children younger than 18 years of age. A resident's lease may be terminated or subject to non-renewal if a school-age child does not attend school regularly. Any child who is 16 or 17 years of age and has dropped out of school must comply with the work requirement.
3. Each resident must participate in the "Good Neighborhood Program."
4. Residents must not engage in criminal behavior.
5. Residents must observe the terms of the lease and must not commit serious lease violations.

AHA's Obligations under MTW

According to the terms of its Catalyst Plan, AHA assumes the following obligations:

1. Provide services that will facilitate resident self-sufficiency. AHA's service providers include the Boys and Girls Clubs of Metro Atlanta, the YMCA of Metropolitan Atlanta, Clark Atlanta University's Department of Environmental Justice, and Quality Moving Services, Inc. Service provider assistance falls under the following categories: Youth Services; Workforce Development Services; Services for Seniors; and Homeownership Services.

- a) Youth: Youth programs include Integrated Computer Learning Activities Supporting Students (In C.L.A.S.S.). This program is a partnership with the Boys and Girls Club of Metro Atlanta and is designed to increase youth knowledge in math and science. The participating students develop an understanding of how computer technology can be incorporated into the everyday lives and into their classroom performance. A second program is the Year-Around-Youth Programs. This program is designed to positively influence school attendance, classroom performance, behavior, and promote parental involvement in education.
- b) Work Force Development: The Worker Education Apprenticeship and Training Program (WEATP) is a program designed to provide adults training in the construction and environmental remediation industry. Basic education, pre-apprenticeship construction training, on-the-job training, and employment placement are part of this program. The Workforce Enterprise Program is designed to prepare persons for self-sufficiency. This program has several tracks: GED or remedial services, life skills and career counseling, life skills and career readiness, and direct entry into job placement.
- c) Services for Seniors and the Disabled: These programs are designed to serve critically ill, frail, elderly, and disabled residents living in conventional public housing communities. The program seeks to link residents to supportive services and provide residents with permanent affordable housing and assisted living. Included among the program activities are sessions in physical fitness and creative arts. Seniors are also provided transportation assistance.
- d) Homeownership Programs: The two homeownership programs available to AHA families are Keys to Homeownership Program and the Housing Choice Homeownership Program. The first program is designed to help families prepare themselves financially for homeownership and to provide them information and insight into the home buying process. The second program allows families to use their rental subsidy to pay for all or a portion of the mortgage payment for their first home. AHA also provides homeownership counseling classes, budget and money management training, credit counseling, and default and foreclosure counseling.

Other obligations of AHA include:

- Organizing public hearings regarding the MTW Plan;
- Making sure that at least 75% of families assisted by AHA are “very low income” families;
- Continuing to assist approximately the same total number of eligible low income families under the MTW plan as would have been assisted had AHA not become a demonstration agency; and
- Undertaking only activities and programs covered by the plan and doing so in a manner that is consistent with the MTW Agreement.

Figure 15 diagrams the pathways and principles that have been developed to move AHA-assisted families towards economic self-sufficiency.

IV. The Effects of Concentrated Poverty on Families: Literature Review

Studies have documented that concentrated poverty negatively affects the socioeconomic mobility of low income families. Such environments constrain the capacities of residents in many ways. Children who live in high-poverty communities do not receive proper educational guidance and miss out on important early childhood learning experiences and other recreational and after school activities. These factors lay the “foundation for success or failure in school” and in life (Heckman, 2000).

Neighborhoods influence social networks, job opportunities, health, behavior, and attitudes of residents. For example, constant exposure to crime and fear of victimization can have mental consequences and distort people’s perception of societal norms. Because individuals strive to conform to social norms, their behaviors and attitudes are influenced by peers (Oreopoulos, 2003). Brooks-Gunn et al. (1993) have found that peer influences are particularly significant in guiding the behavior, attitudes, and values of adolescents.

Several studies have examined the effects of residential mobility programs on the original residents of public housing projects. The human dimensions that are usually measured include changes in employment, income, exposure to crime, educational attainment, health status, and neighborhood quality. Two programs that have been examined extensively are the Gautreaux Program in Chicago (implemented as a result of a court order) and the Moving To Opportunity (MTO) Program implemented experimentally in Baltimore, Boston, Chicago, Los Angeles, and New York to evaluate the effect of residential mobility on socioeconomic status.

The Gautreaux Program: In 1976, the U.S. Supreme Court, in the case of *Gautreaux v. Chicago Housing Authority*, rendered a final decision that found the Authority had discriminated against black tenants by concentrating them in large-scale developments that were located in poor black neighborhoods. As a result, the court ordered the Authority to make 7,100 Section 8 certificates available to current and former residents. These certificates were to be used in neighborhoods that were less than 30% black. During the 20 years following the decision, about 6,000 participants of the Gautreaux Program moved to less racially concentrated neighborhoods of Chicago, mainly to predominately white suburban communities (Goetz, 2003: 53). Research that examines the outcome of families who moved generally found they experienced positive increases in socioeconomic status. Households that moved to less racially

concentrated suburban neighborhoods, as opposed to those who remained within the city, usually benefited the most from the program. Positive changes included greater employment and labor force participation, and children attending higher quality schools, experiencing greater high school graduation rates and college attendance rates (Johnson, Ladd, Ludwig, 2001; Rosenbaum, 1993 and 2001; Rubinowitz and Rosenbaum, 2000; Rosenbaum and Popkin, 1989). Some research results were not as positive. For example, the analysis by Clampet-Lundquist (2004) only found modest positive employment gains for adult participants who moved to the suburbs as compared to adult participants who remained in the city. Rubinowitz and Rosenbaum (2000) did not find an increase in wages or in the number of hours worked among suburban movers.

There are some well-known shortcomings of the research design of studies based on the Gautreaux Program. These shortcomings include the fact that residents self-selected into the program, many residents who participated in the program were not currently receiving housing assistance, and most families that participated in the program did not move and those who did were likely to be the most highly motivated. Finally, "researchers were not able to track people from pre- to post-move, but rather conducted only post move surveys" (Popkin, Buron, et al., 2000).

The Moving To Opportunity Program: The Moving To Opportunity (MTO) demonstration program is another widely researched residential mobility program. Sponsored by HUD and conducted in five cities between 1994 and 1998, this program was experimentally designed to determine whether an individual's neighborhood environment can change his or her life chances (Popkin, Harris, et al., 2002b). The MTO treatment group (Group A) received housing vouchers (Section 8 Certificates) that could only be used in census tracts with 1990 poverty rates below 10%. The treatment group received housing mobility counseling. A second group (Group B) received housing vouchers that could be used in any location, but this group did not receive mobility counseling. Finally, the control group (Control Group) received project based housing assistance. There were about 9,000 participants in all.

The evaluation of the Baltimore-site by Ludwig, Ladd, and Duncan (2001) revealed that the academic achievements of the Groups A and B were higher than those of the Control Group. Leventhal and Brook-Gunn's (2000) preliminary analysis showed that Section 8 parents (Group A) in the New York-site were more involved in their children's schooling compared to the

experimental (Group B) and control group. The analysis also concluded that households in the experimental group (Group B), and in some cases the Section 8 group (Group A), in the New York-site had better health than those in the control group (Johnson, Ladd, Ludwig, 2001).

Johnson, Ladd, Ludwig (2001) summary of research findings indicates that in the Boston-site residents in both Groups A and B had less self-reported crime victimizations in comparison to the control group. In addition, boys from the experimental (Group B) and Section 8 (Group A) groups, ages 6-15, had much lower average values on an index of criminal offending than those in the control group. An evaluation of the Baltimore-site found that violent crimes among boys were lower by one-fourth and one-half for experimental (Group B) and Section 8 (Group A) groups respectively, in comparison to boys from the control group. However, boys from the experimental group (Group B) had property crimes rates twice as high as boys from the control group (Katz, Kling and Liebman, 2001; Ludwig, Duncan, and Hirschfield, 2001). Some researchers also found that the experimental group (Group B) had lower rates of welfare dependency and better health outcomes in comparison to the control group.

Other studies: Some recent studies using data sources that allows researchers to employ more rigorous empirical techniques have failed to find a positive association between residential mobility and improvements in educational and labor market outcomes (Jacob, 2004; Oreopoulos, 2003; Musterd, Ostendorf and De Vos, 2003). In contrast, Boston's (2005) large-scale empirical study documents a significant positive association between residential mobility and socioeconomic status among families affected by HOPE VI revitalization.

Finally, very little definitive empirical research exists on the effects of the \$4.5 billion HOPE VI Program, the nation's largest residential mobility program (Boston, 2005; Clampet-Lundquist, 2004; Popkin, Katz, et al., 2004; Brooks, Wolk and Adams, 2003; Holmes, Moody, et al., 2003; Buron, Popkin, et al., 2002; Popkin, Levy, et al., 2002). In fact, HUD did not track residents affected by HOPE VI revitalization until 1998 and did not require grantees to report the location of residents until 2000 (U.S. GOA, 2003:8). In recent years, several studies have used resident surveys to longitudinally track the effect of HOPE VI mixed-income revitalization on original residents of public housing projects (Brooks, Wolk and Adams, 2003; Holmes, Moody, et al., 2003; Buron, Popkin, et al., 2002). Because these studies are designed to track residents longitudinally over a long period of time, they are not yet able to provide definitive answers regarding how HOPE VI has affected public housing assisted families. Boston (2005) uses

administrative data to follow the outcome of residential mobility longitudinally over a seven-year period. He concludes that moving away from concentrated poverty significantly improved the socioeconomic status of families and that families resettled in neighborhoods much higher in quality than their communities of origin.

V. The Quality of Life Index

I have developed a Quality of Life Index (QLI) to measure the socioeconomic status of families and the quality of the neighborhood where they reside. Because of the large number of benchmarking variables, the new QLI measures are still being developed and will be appended to this report once they are completed. The QLI is a broad measure that reflects the holistic vision of revitalization. The magnitude of the benchmarking data has required a significant revision in the approach to deriving the QLI. Federal Housing regulations generally rely on two indices to measure the well-being of families affected by residential mobility programs. They are: (1) The extent to which families move to less racially concentrated neighborhoods; and (2) The extent to which they move to neighborhoods with less concentrated poverty. This approach misses altogether the numerous factors that comprise quality of life. To overcome this limitation we have created an entirely new index that will allow us to measure the socioeconomic status of families at different points in time while they participate in different housing programs. We call this the Quality of Life Index or QLI.

It is analogous to the Human Development Index (HDI). The HDI was created by the United Nations Development Program (UNDP) to capture the complex realities in which people live by reflecting the progress of a country in terms of life expectancy, knowledge, and standard of living.¹ Like HDI upon which it is conceptually based, QLI was created to convey the idea that

¹ Since the beginning of the 1990's there has been an effort, particularly by the United Nations (UN) through its Human Development Program and annual *Human Development Reports*, to generate awareness of the human and social dimensions of economic development. Rather than measuring economic development by per capita income alone, the UN's *Human Development Reports* have set out to measure social progress by creating five indices. These include: the Human Development Index (HDI), the Gender-related Development Index (GDI), the Gender Empowerment Measure (GEM), and the Human Poverty Index (HPI-1 and HPI-2). These new indices have highlighted aspects of economic development that were previously ignored and have led to the creation of new benchmarks for countries to achieve more balanced development.

Starting in the 1990s, human development theory gained increased visibility within the discipline of development economics. Its growing influence shifted the paradigm for conceptualizing national progress by using measurements based on per capita income only to those focused on the underlying social dimensions of development. The assumption is that social dimensions depict more accurately the progress of nations because they take into consideration people's living conditions rather than just their income.

The HDI was developed in 1990 by Pakistani economist, Mahbub ul Haq.¹ Since 1993, the index has become a permanent addition to the *UNDP, Human Development Reports*. The index is designed to capture "the average achievement of a country in basic human capabilities" (UNDP, 1995b).

The three dimensions included in the HDI are longevity, knowledge, and standard of living. Longevity is measured by the average life expectancy at birth. Knowledge consists of two components: adult literacy (which comprises two-thirds of this dimension) and gross enrollment in primary,¹ secondary, and tertiary schools (which comprises one-third). The third dimension is the country's GDP per capita.

revitalization is a multi-dimensional process. We recognized that too often officials of PHAs and other housing policy officials and practitioners have used only the poverty rate and racial composition of neighborhoods to benchmark the social and economic progress of families engaged in residential mobility. The QLI is designed to overcome this limitation.

The QLI provides a numerical score for each family and the family's surrounding neighborhood environment. Therefore, it can be used to measure the change in the family's socioeconomic status at discrete points in time as the family moves between different housing programs and different neighborhoods. As such, it is a tool that can be applied generally to gauge the impact of a broad range of housing policies on assisted residents.

The QLI differs from the HDI in two ways. First the QLI includes many more dimensions than does the HDI. Second, the QLI is measured at the micro level (i.e. family and neighborhood level) rather than at the national level. It is important to measure socioeconomic status at the micro level because during any given year a significant percentage of assisted families change places of residence and housing assistance programs. The dimensions of the QLI are classified in two categories, the Family Development Index (FDI) dimensions and the Neighborhood Development Index (NDI).

Actual values for the dimensions of the FDI are derived for each family by using AHA's administrative data, specifically using observations taken in December 2004. The QLI measures for neighborhood values (NDI) are derived by geo-coding the family's address with the census tract characteristics where the family resides (using the 2000 Census geography and data). Some neighborhood characteristics, such as the crime index, the performance of neighborhood schools, housing values, and number of businesses, are generated at geographic levels different from census tracts. Nevertheless, they are geo-coded to the address where the

Goalposts are established for each dimension of the HDI. These goalposts allow the actual measurement to be converted to a score between 0 and 1. For example, suppose in measuring life expectancy, the minimum value is set at 25 years, the maximum value is set at 85 years and the actual measured average life expectancy for a country is 73.4 years. In this case, 25 years is the minimum goalpost and 85 years is the maximum goalpost. The index value for life expectancy is then derived as follows:

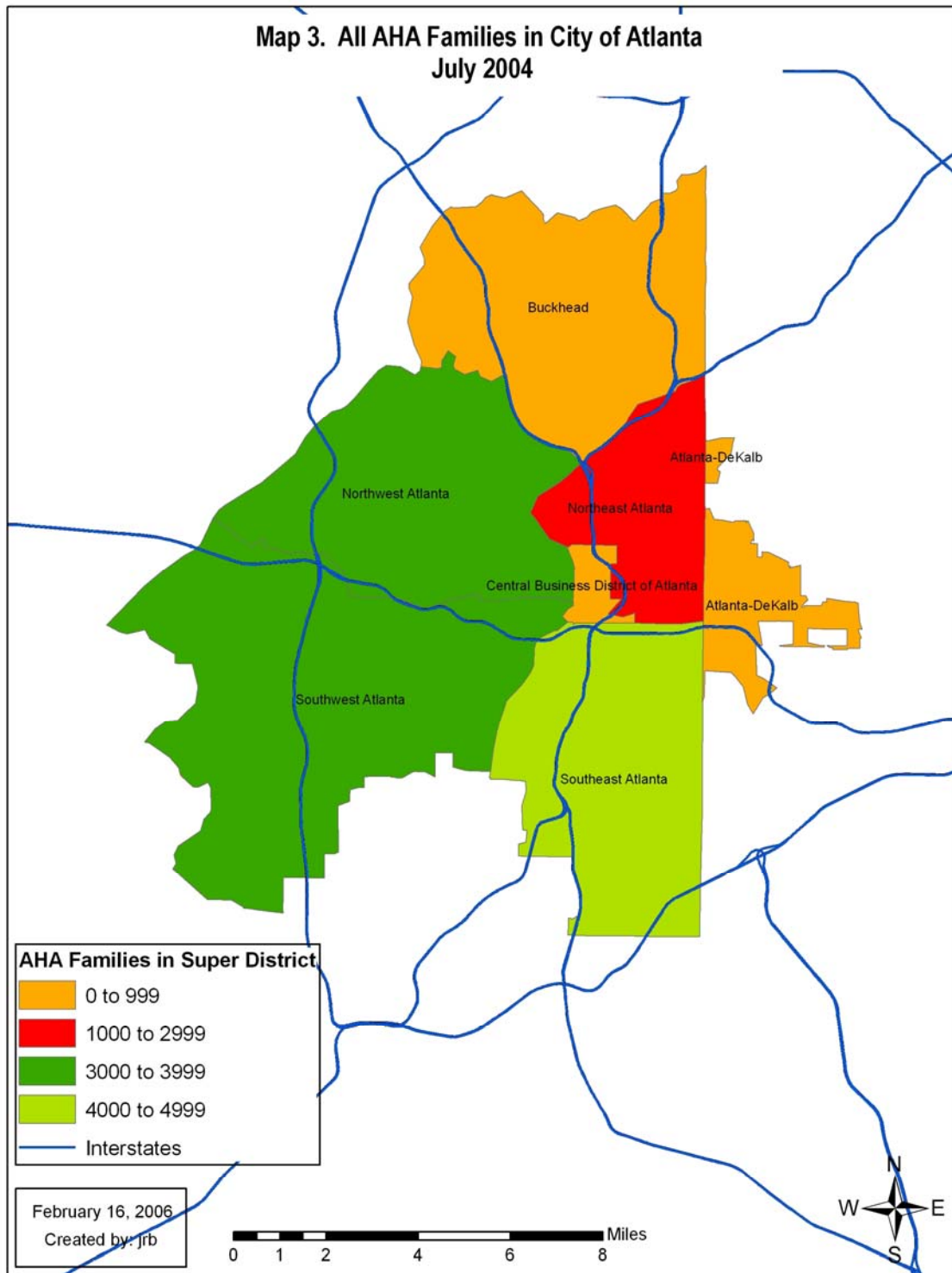
$$\text{Life expectancy index} = \frac{(73.4 - 25)}{(85 - 25)} = 0.807$$

By establishing a minimum and maximum value, the index score will always range between 0 and 1. Using this procedure, a numerical index is derived for each dimension and the average of all indexes is the HDI.

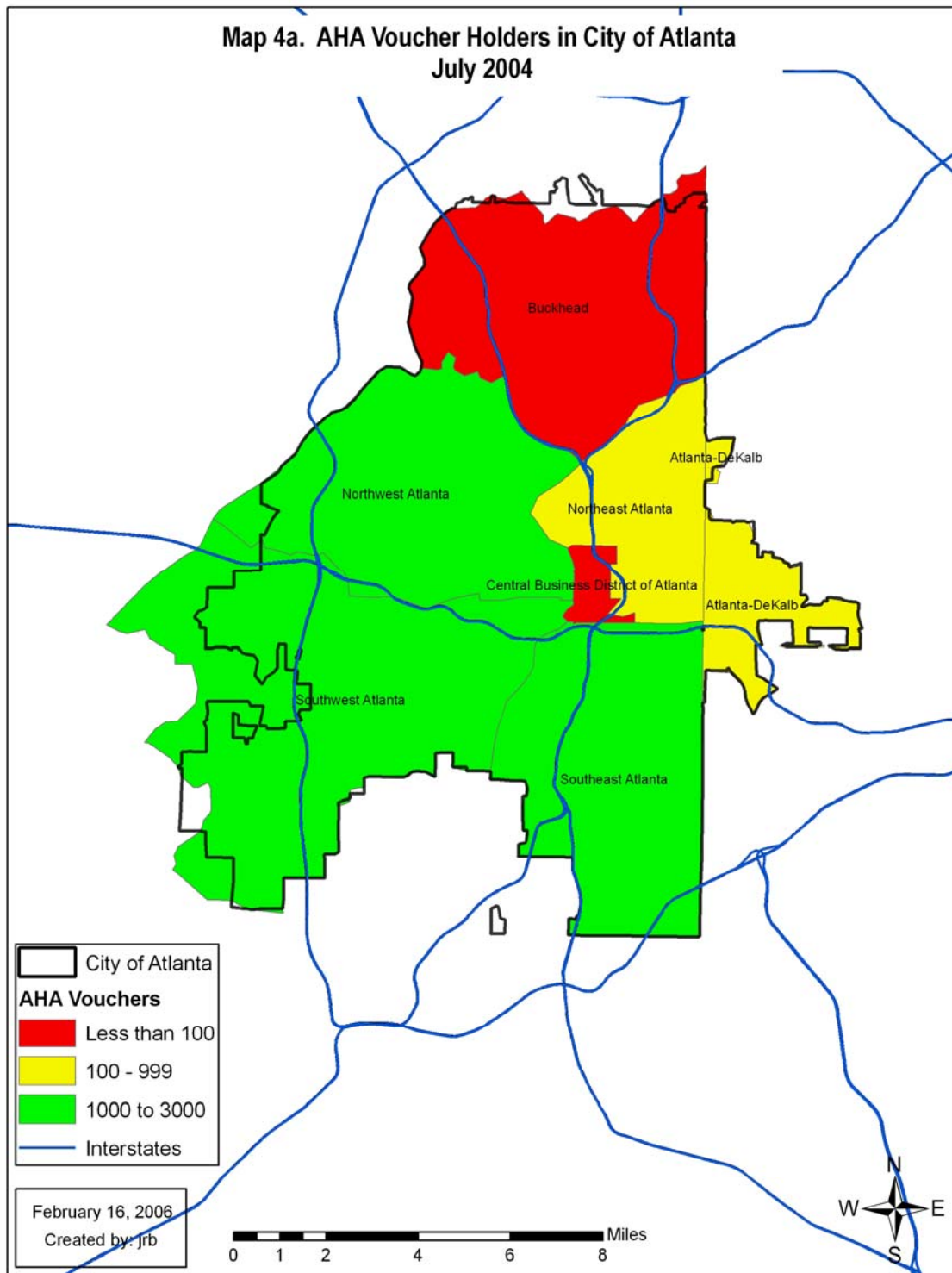
family resided. For example, the crime index is based on the police beat within which a family resided, while housing values are derived for the zip code where the family lived.

There are 109 potential dimensions to be included in the QLI. To reduce this to a usable number, we are using factor analysis. This statistical procedure allows one to identify the most essential dimensions to include in the QLI. After deriving the index value for each dimension, the average FDI and NDI values are calculated. The QLI is then the average of the FDI and NDI. The potential variables used in the 2001 QLI are listed in Figure 2. Statistical work on the derivation of the QLI by use of factor analysis is ongoing.

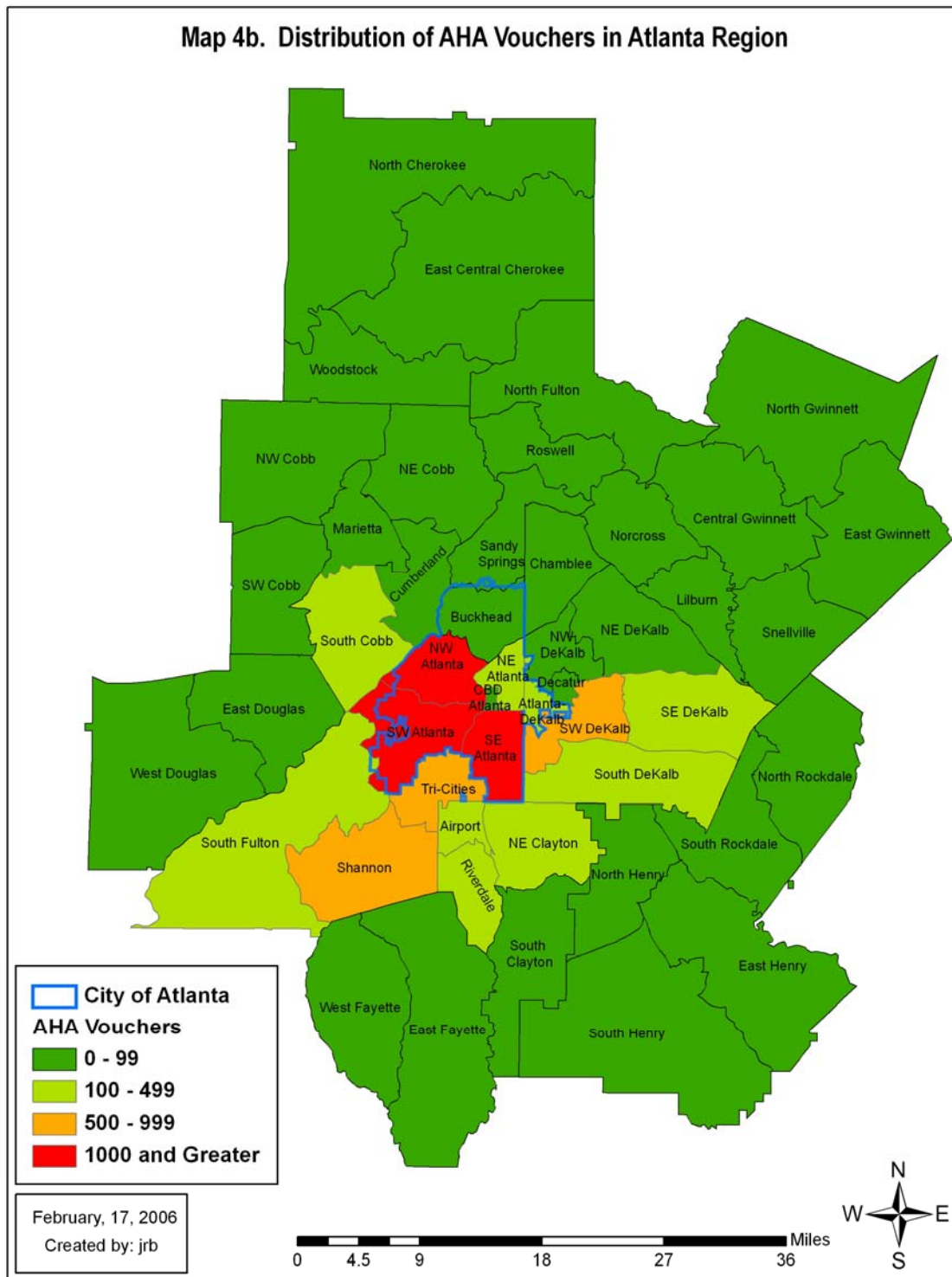
**Map 3. All AHA Families in City of Atlanta
July 2004**



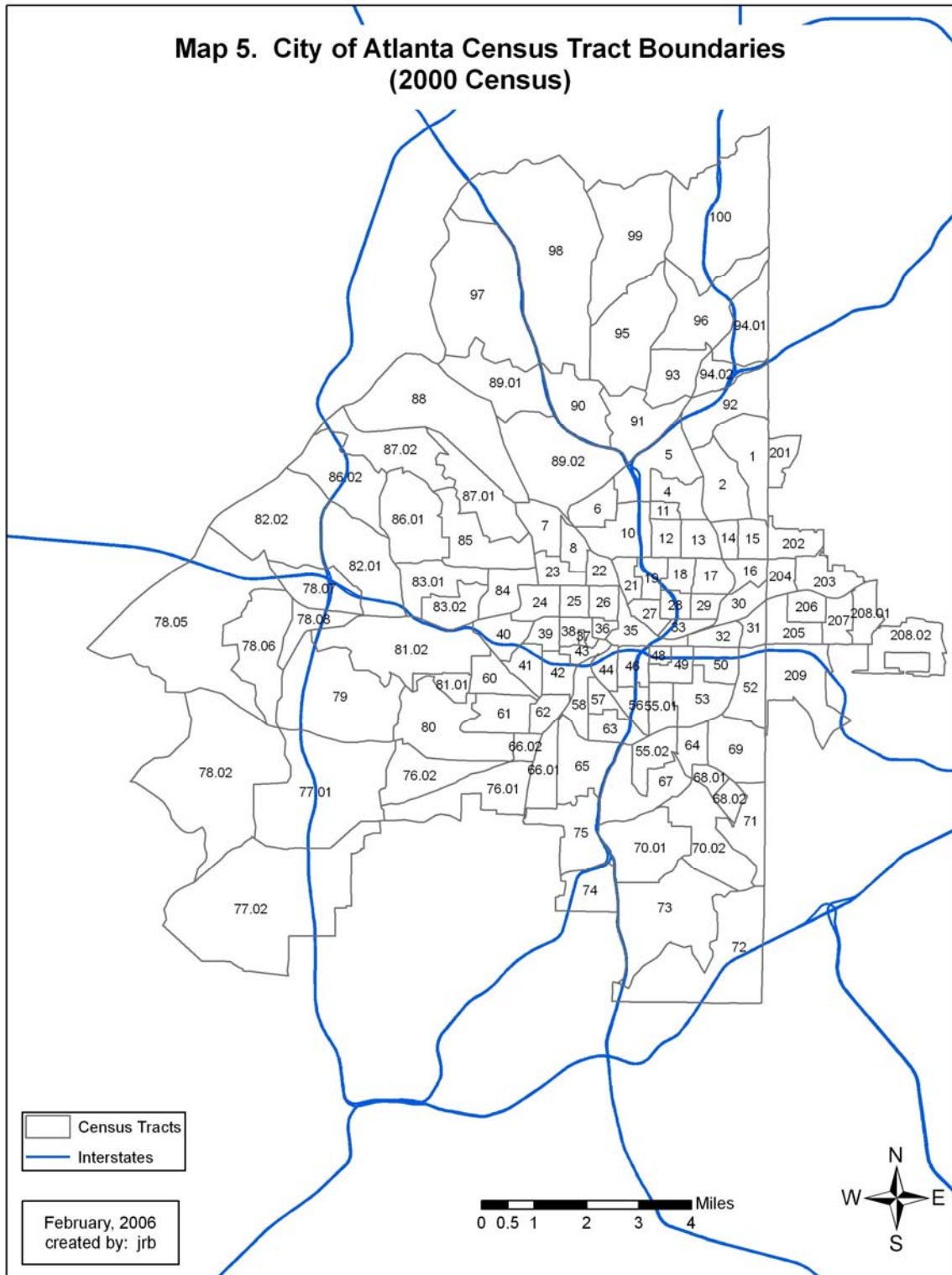
**Map 4a. AHA Voucher Holders in City of Atlanta
July 2004**



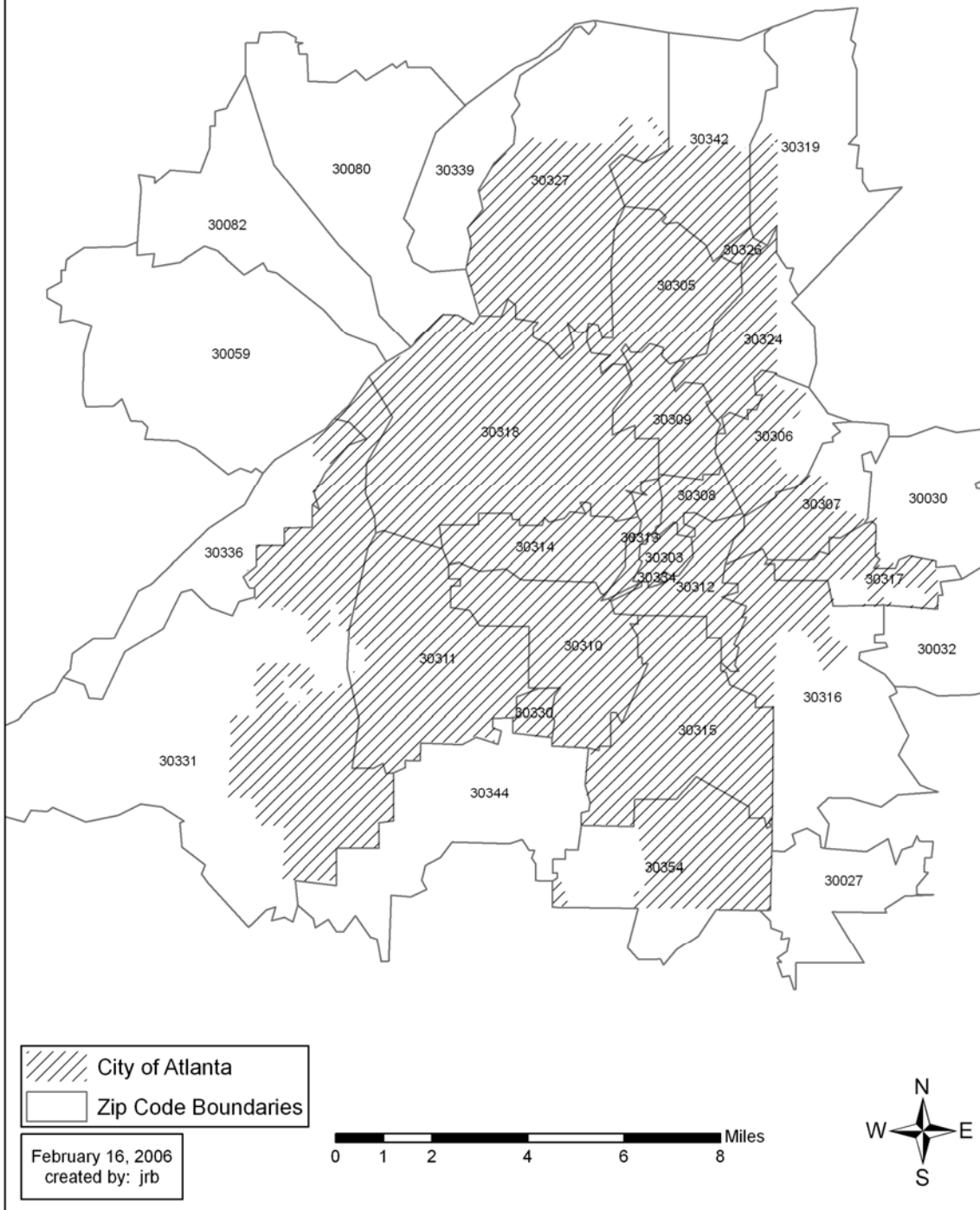
Map 4b. Distribution of AHA Vouchers in Atlanta Region



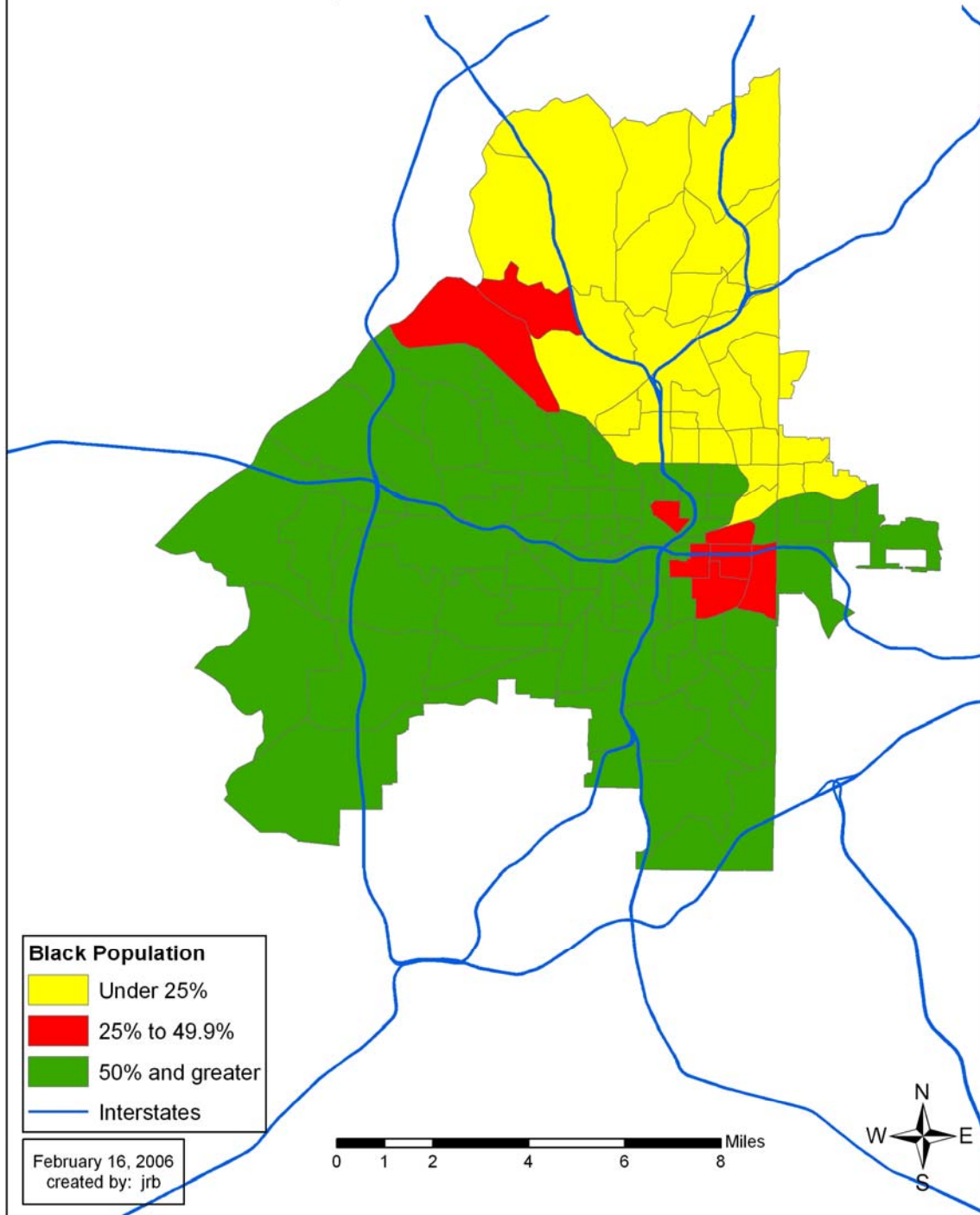
**Map 5. City of Atlanta Census Tract Boundaries
(2000 Census)**



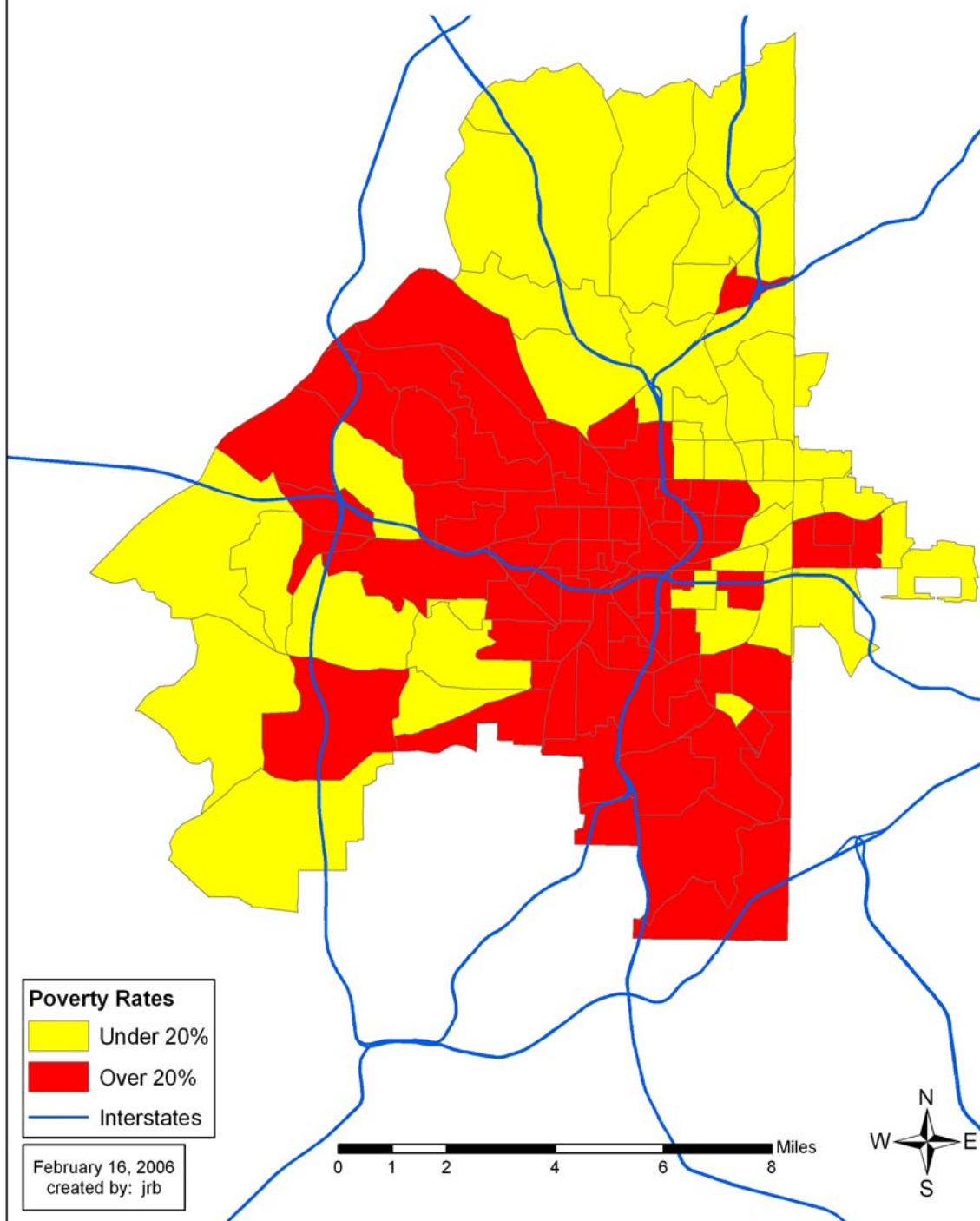
Map 6. City of Atlanta Zip Code Boundaries



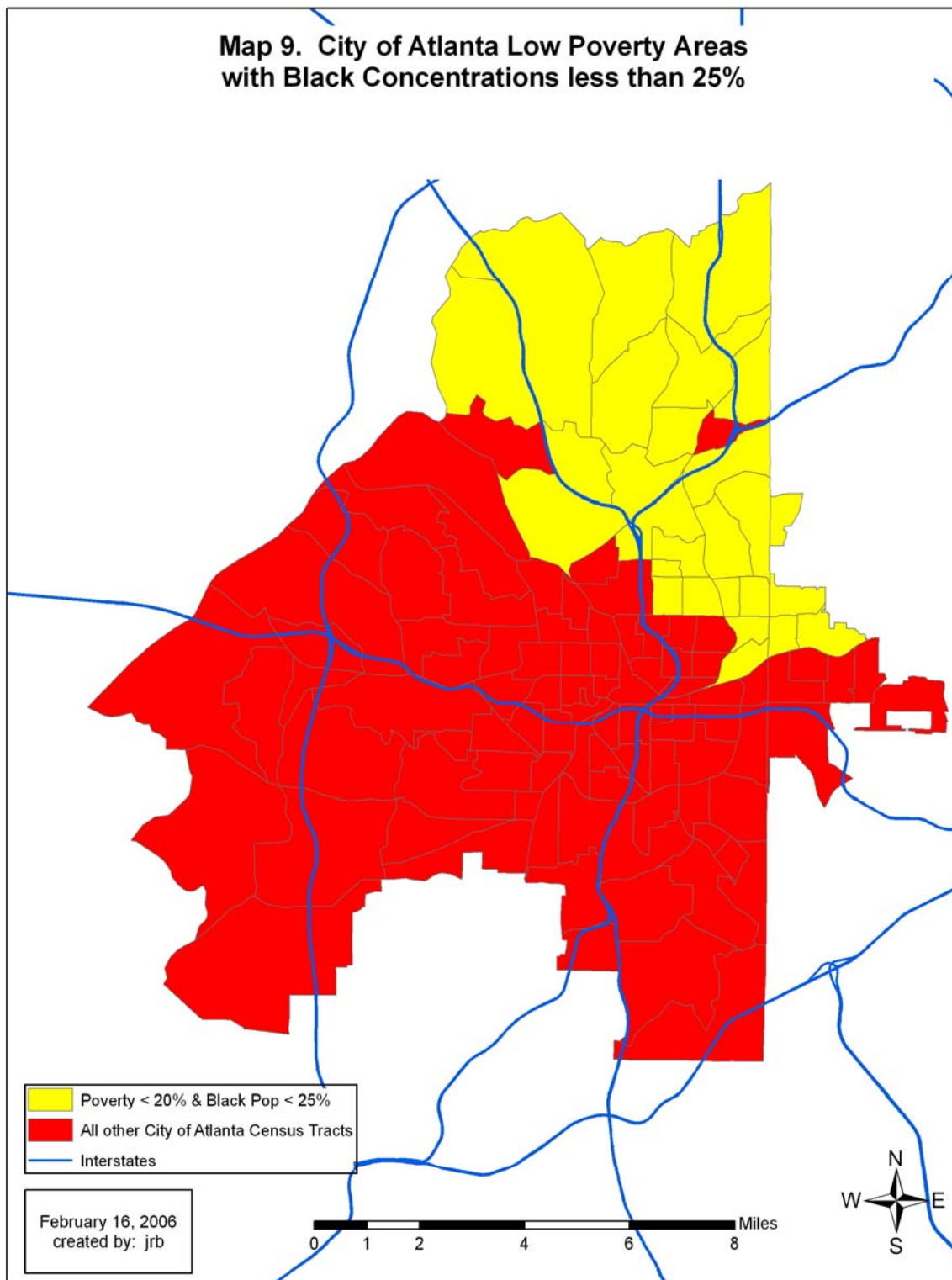
Map 7. City of Atlanta Black Population by High, Moderate, and Low Percent Concentrations



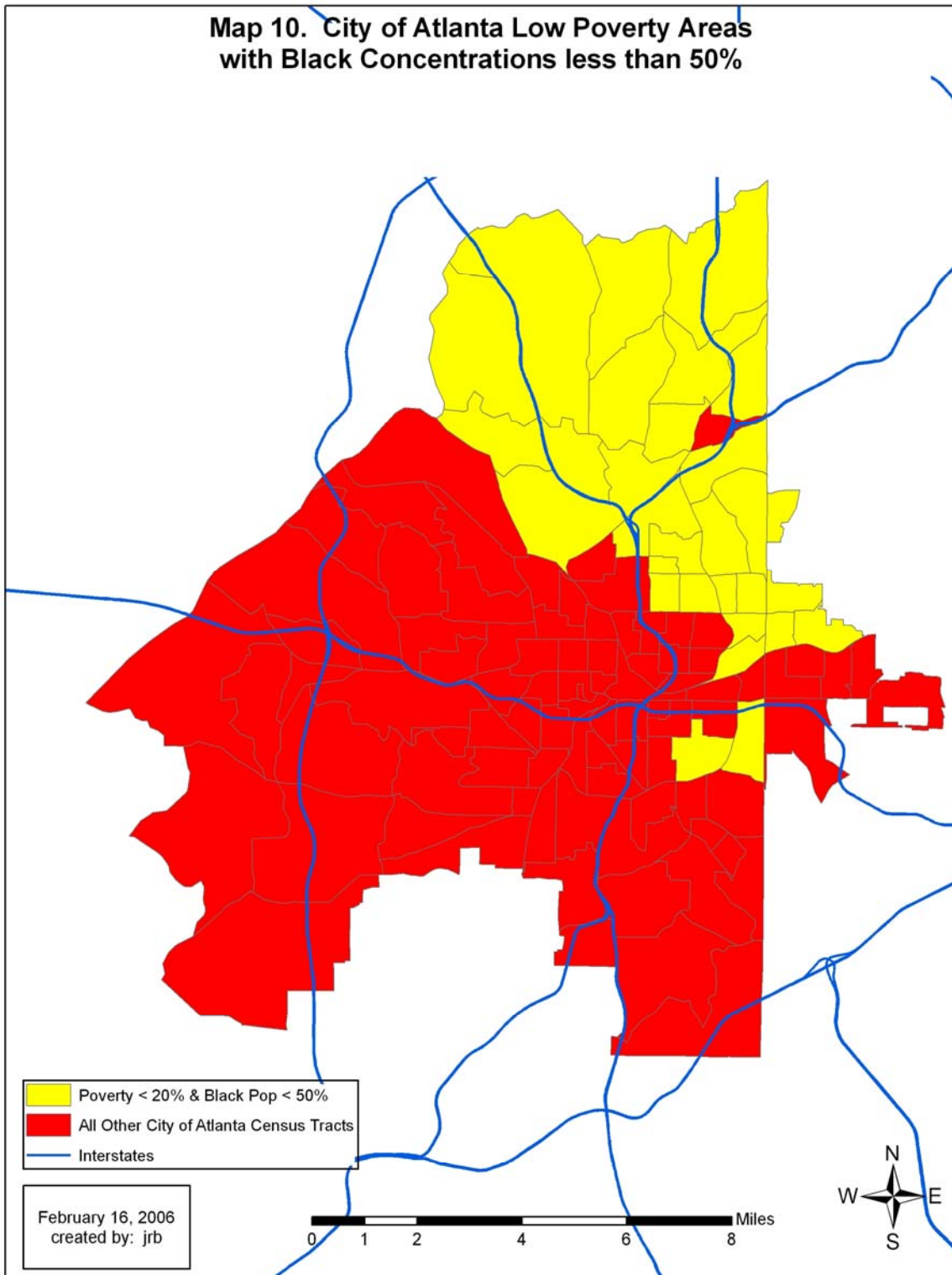
Map 8. Low and High Poverty Areas in the City of Atlanta



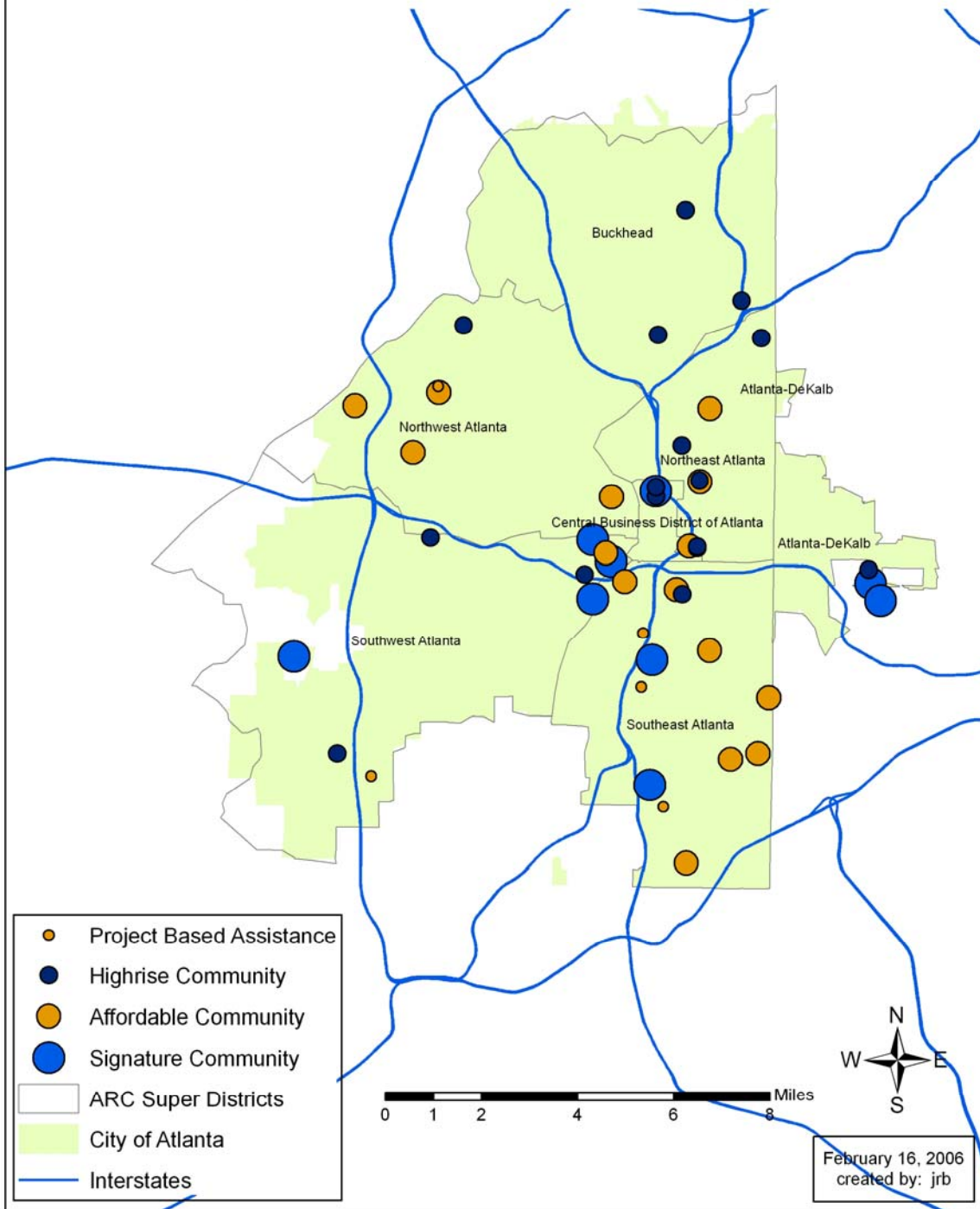
**Map 9. City of Atlanta Low Poverty Areas
with Black Concentrations less than 25%**



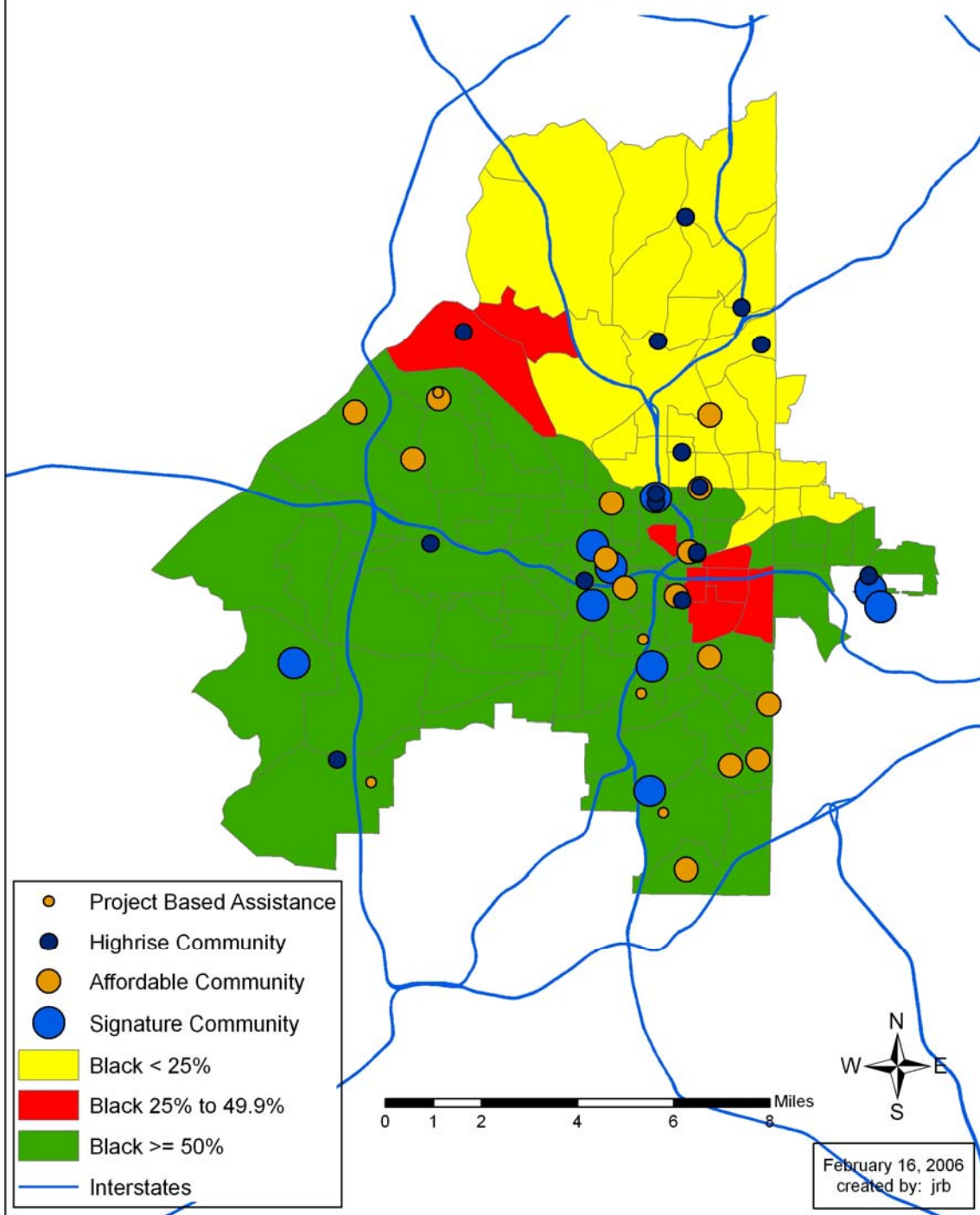
**Map 10. City of Atlanta Low Poverty Areas
with Black Concentrations less than 50%**



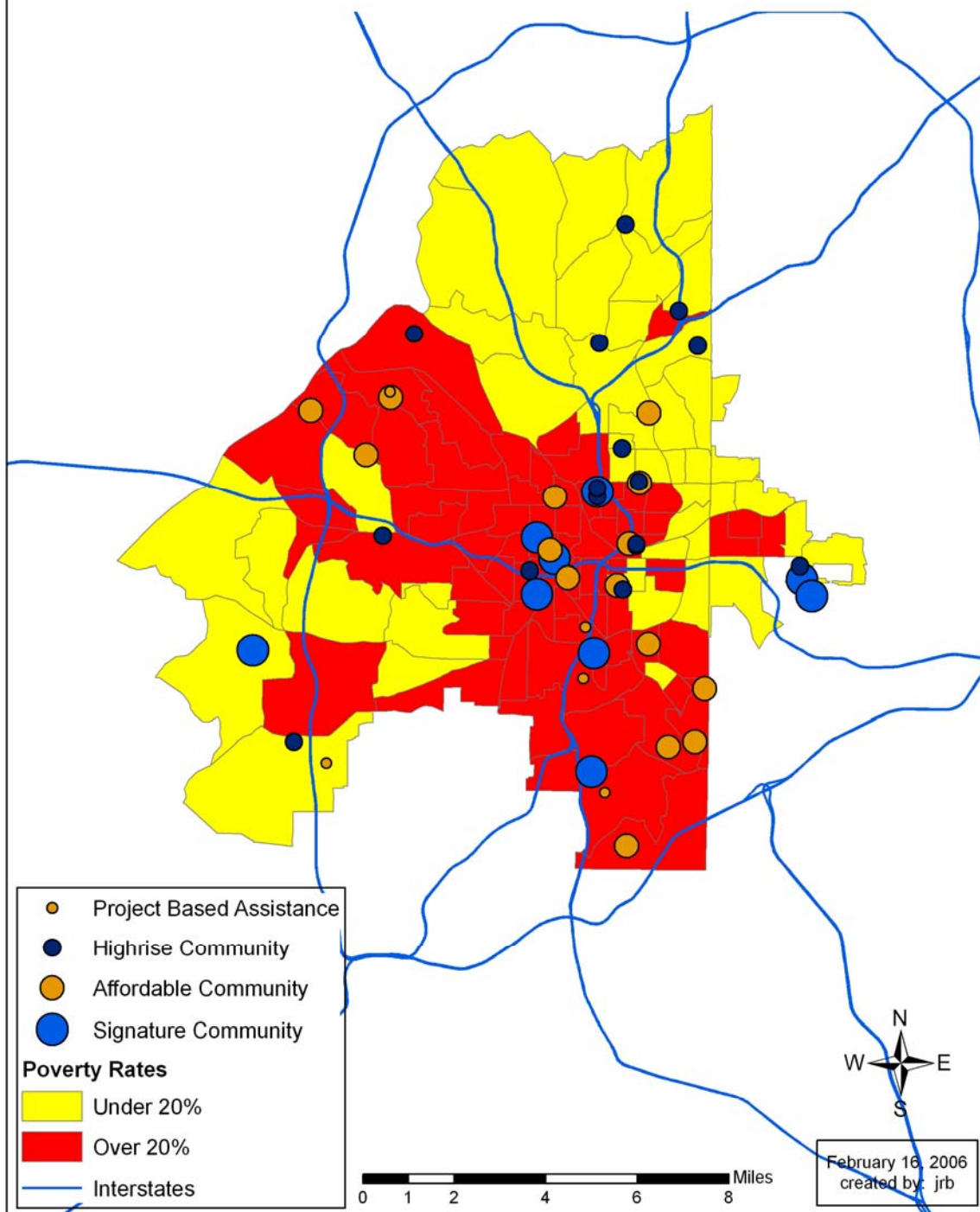
Map 11. Location of AHA Properties by Type



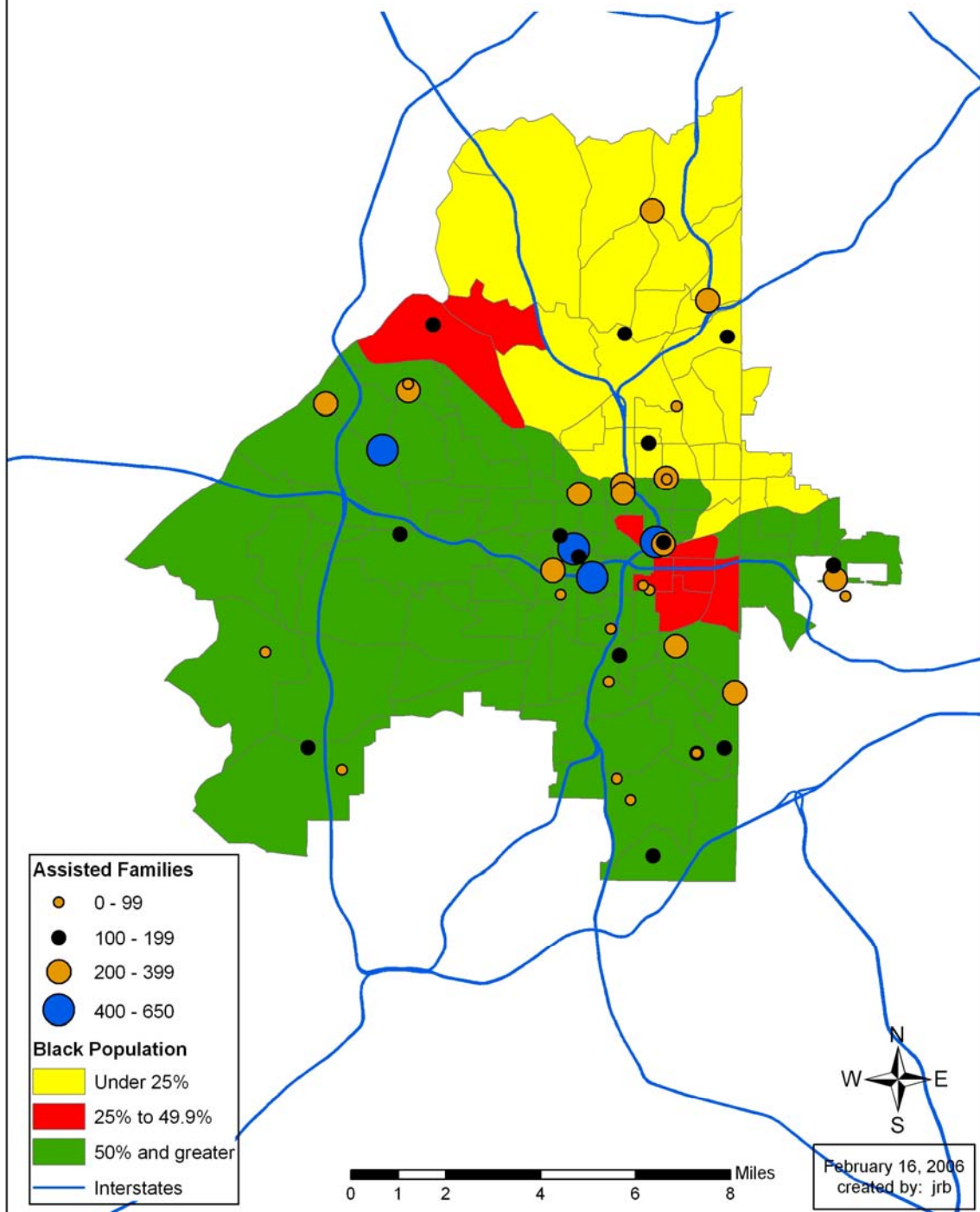
**Map 12. Location of AHA Properties by
Racial Concentration of Neighborhoods**



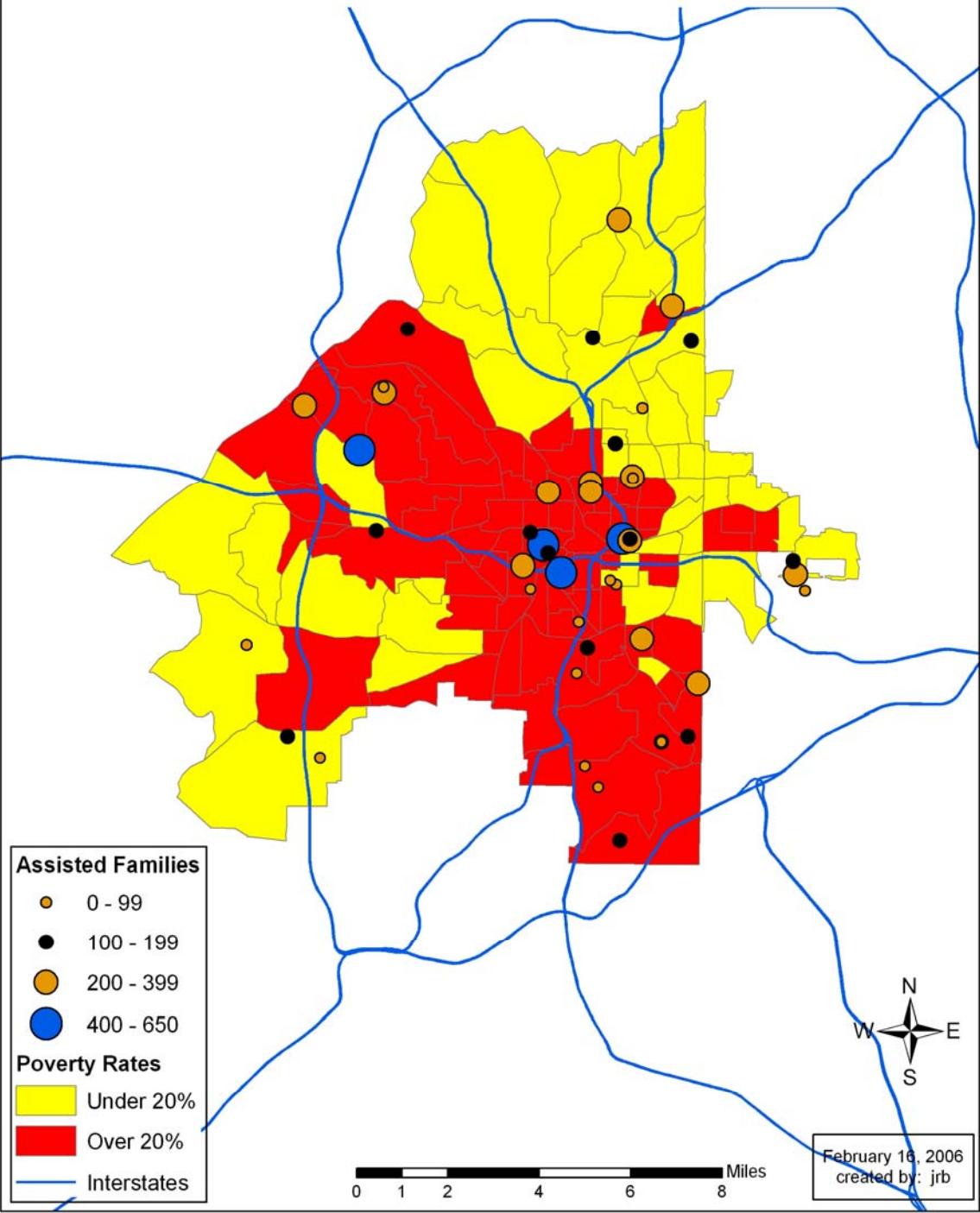
Map 13. Location of AHA Properties by Poverty Concentration of Neighborhoods



Map 14. Location of AHA Properties by Number of Assisted Families and Racial Concentration



Map 15. Location of AHA Properties by Number of Assisted Families and Poverty Concentration



**Map 16. Atlanta Public School System
Elementary Schools**

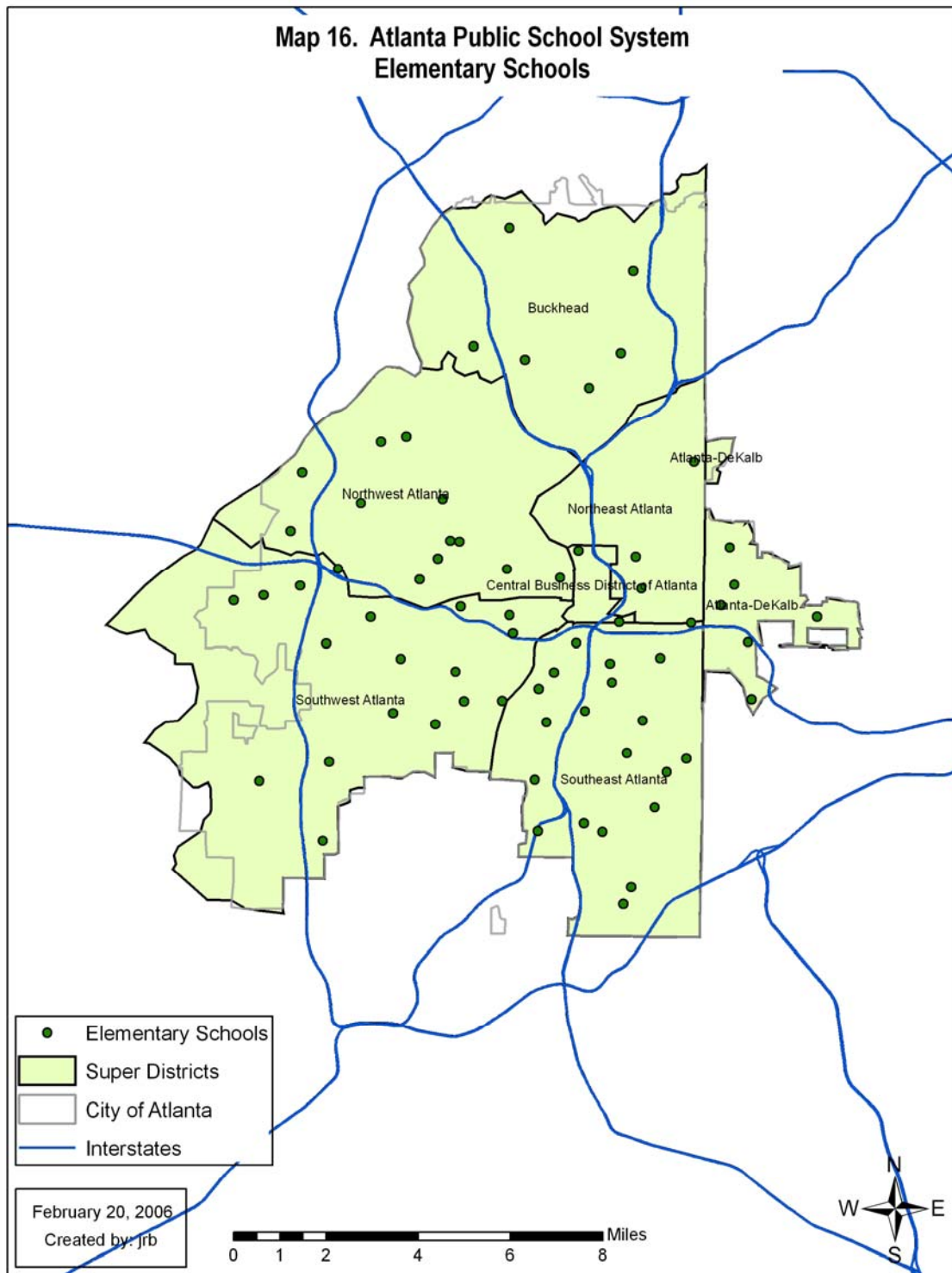


Figure 3. Number and Percent of AHA Assisted Households

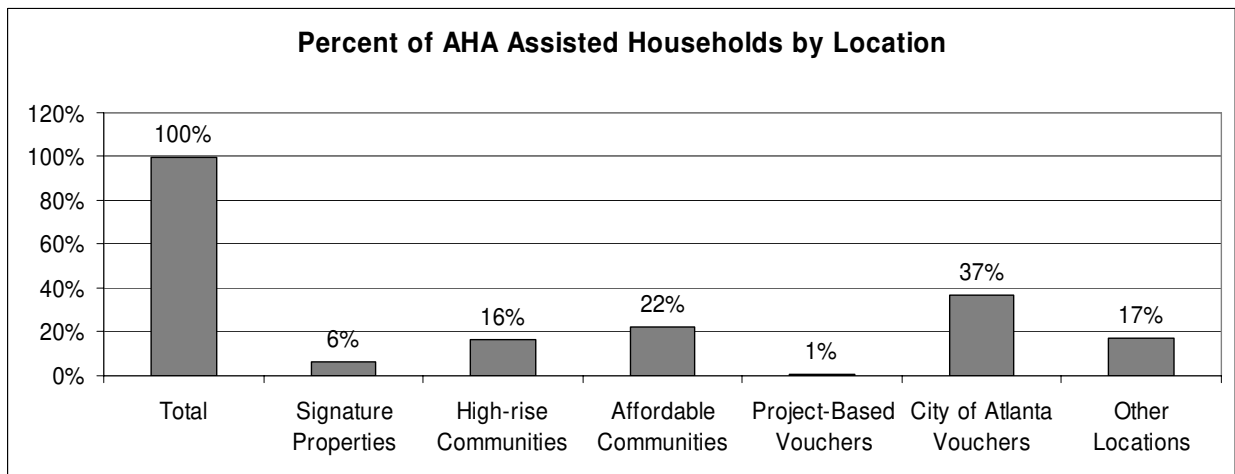
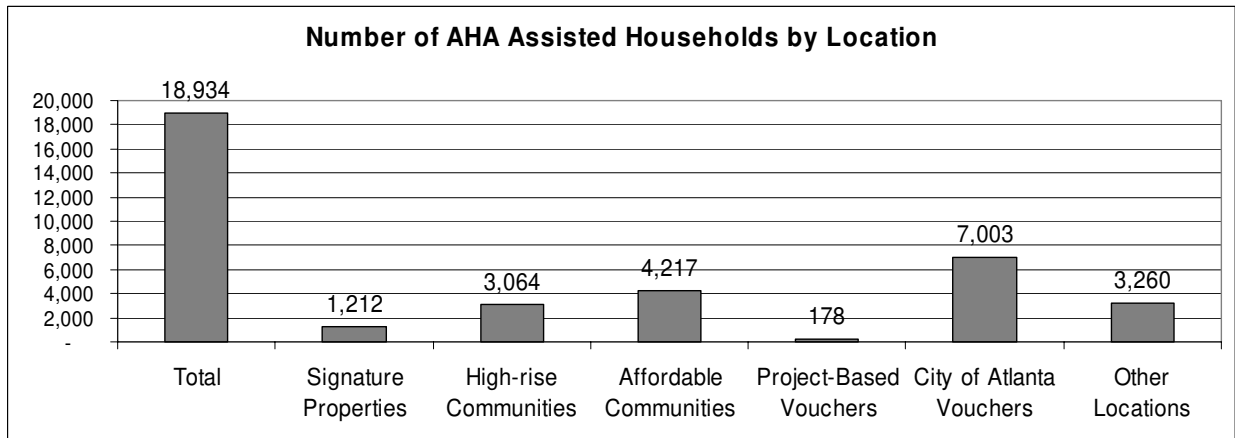


Figure 4. Number and Percent of Persons in MTW Target Population

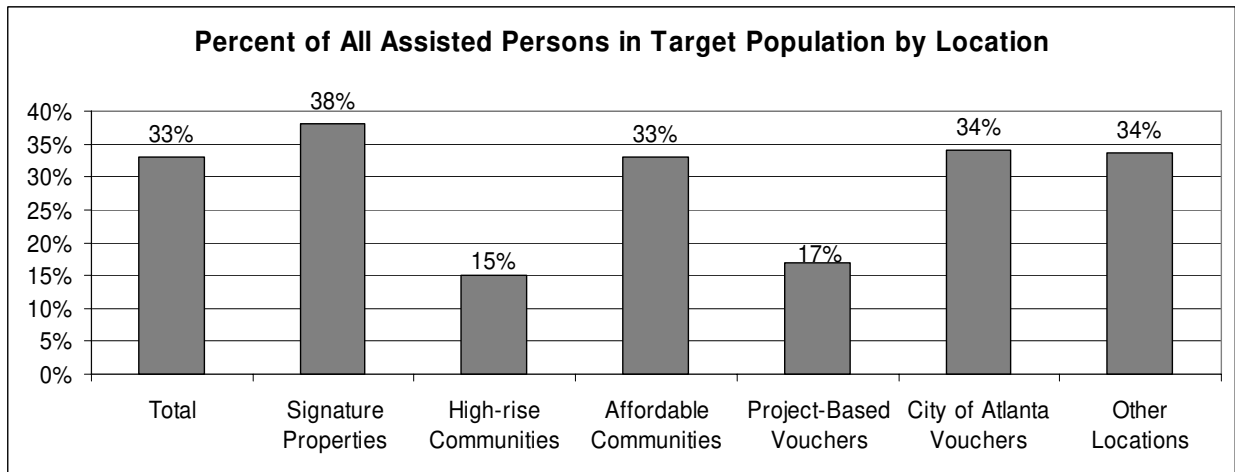
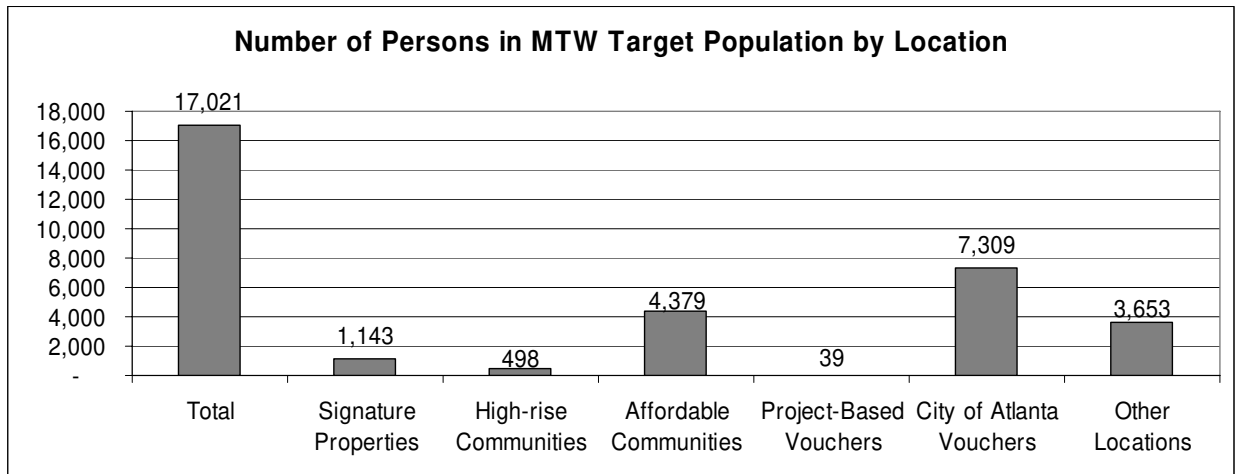


Figure 5. Number and Percent of Disabled and Elderly Persons

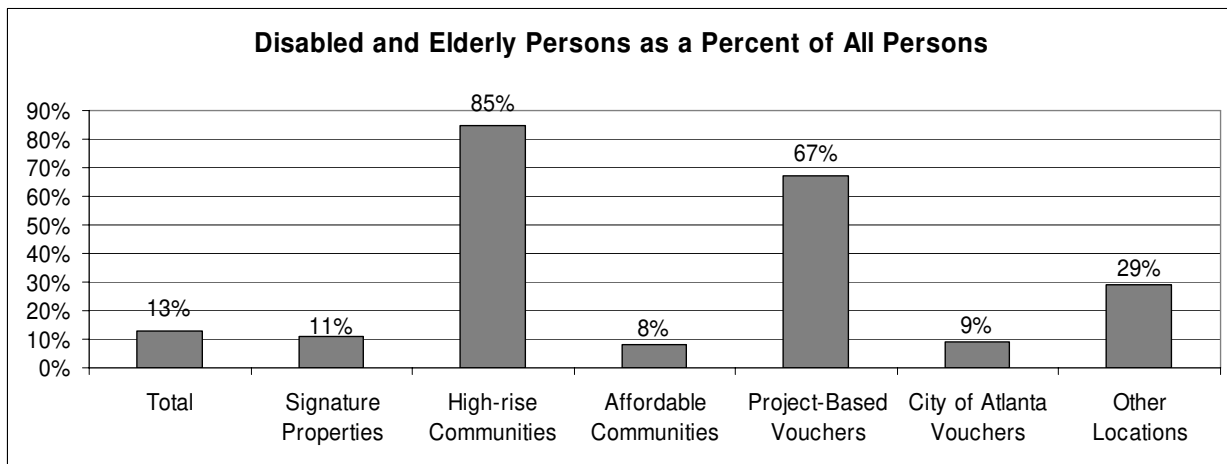
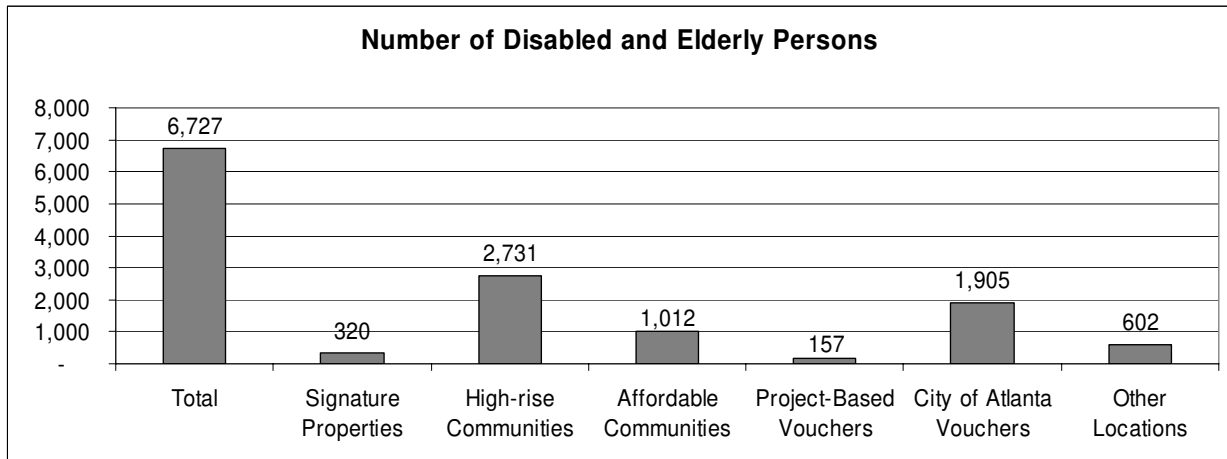


Figure 6.

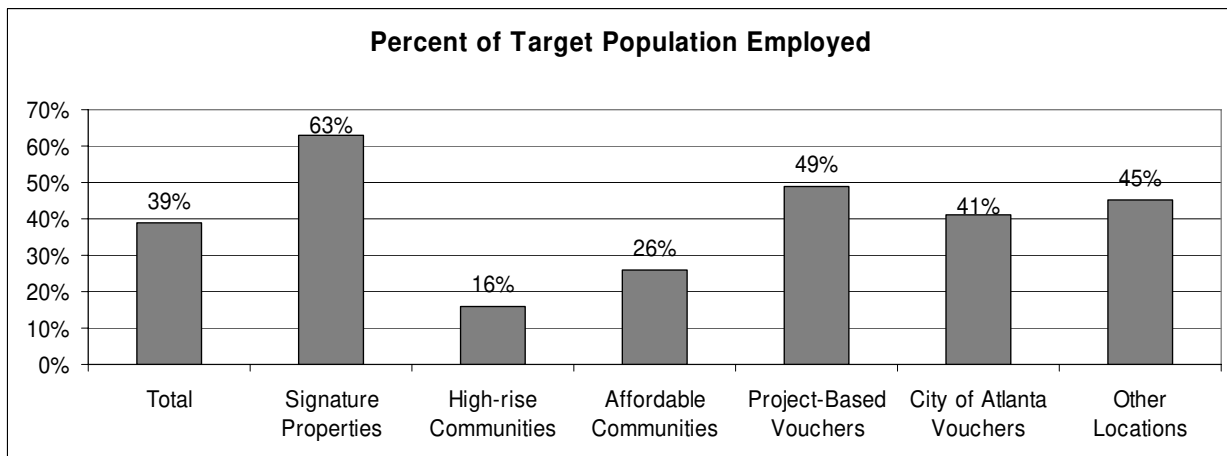
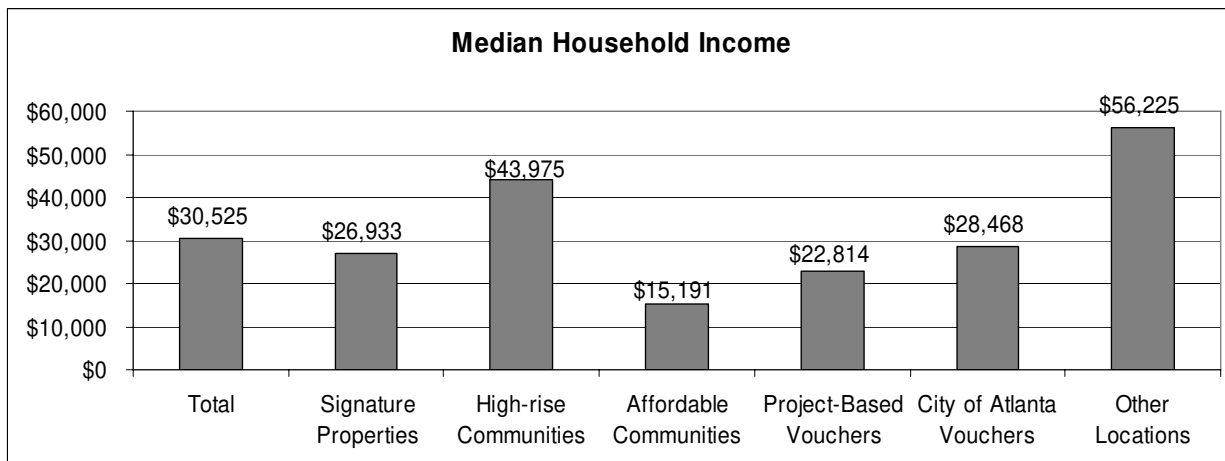
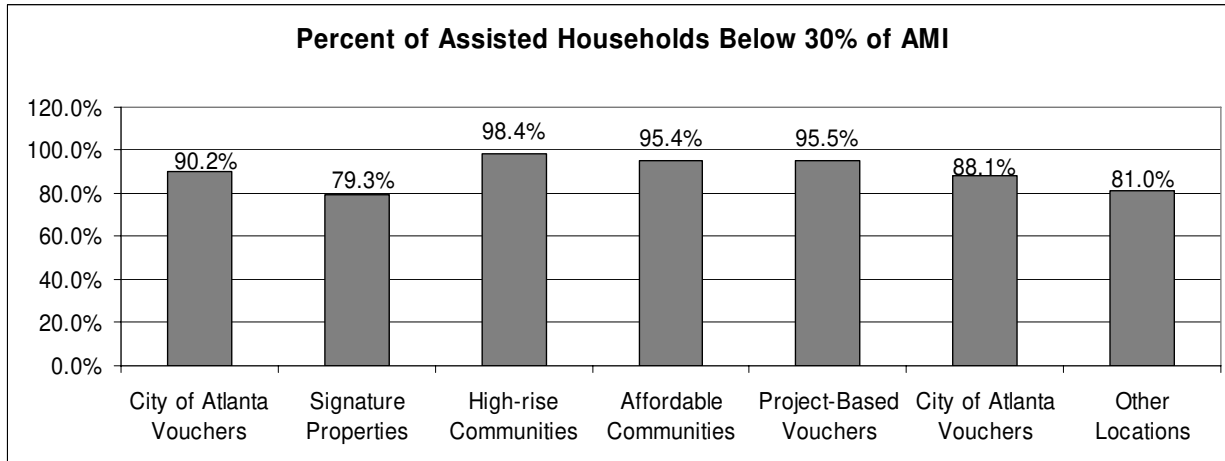
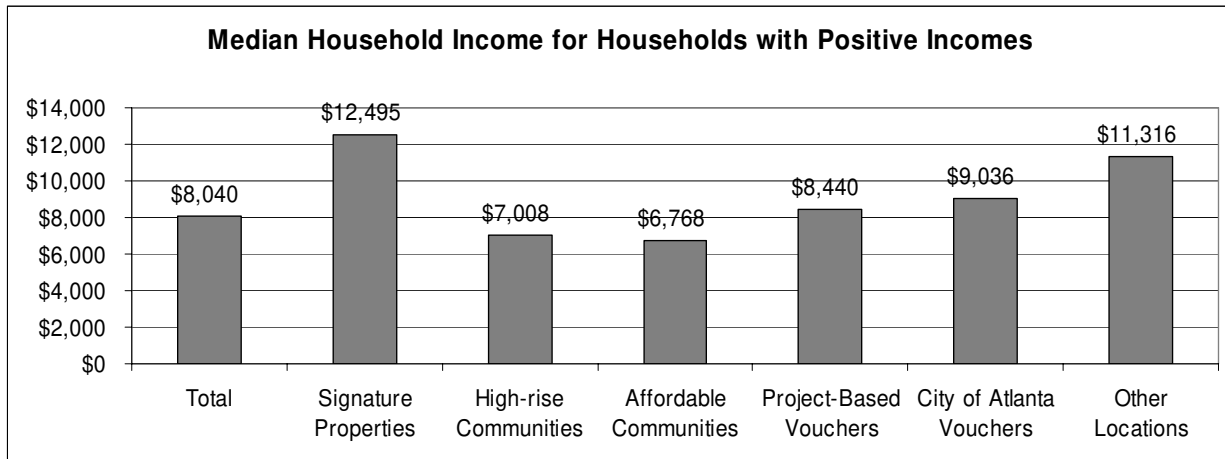


Figure 7. Income Characteristics of AHA Families



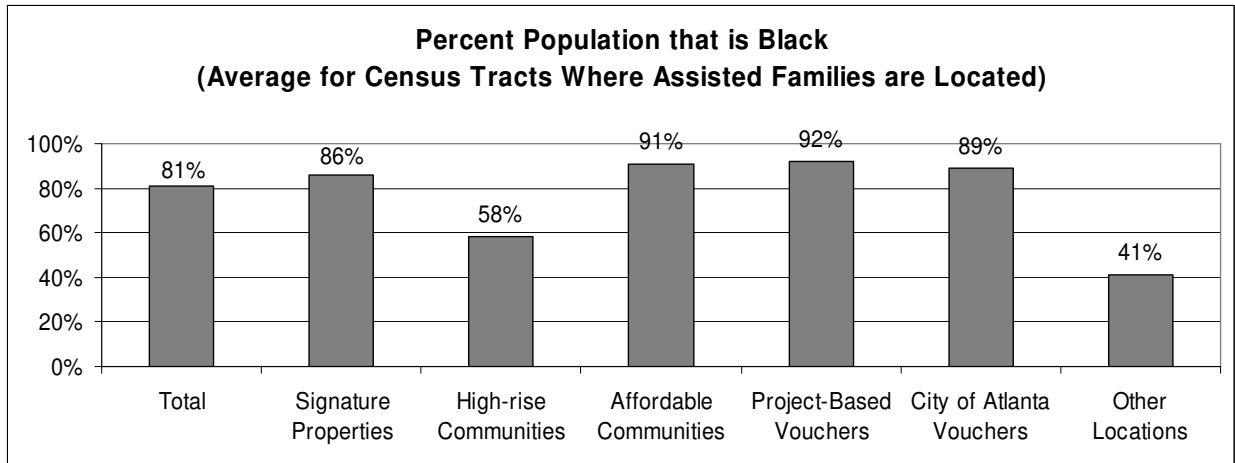


Figure 8. Poverty and Crime Rate Characteristics of Neighborhoods

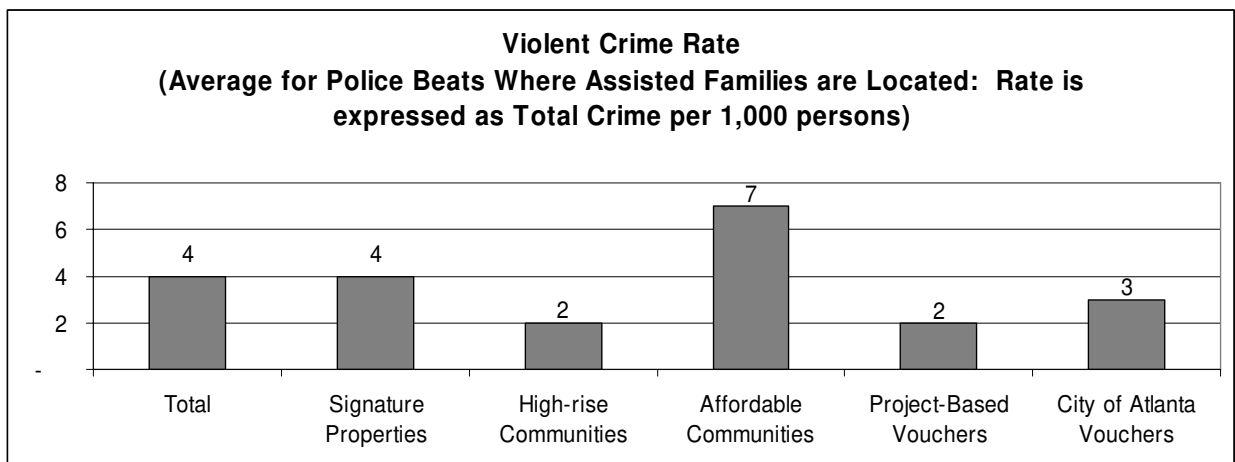
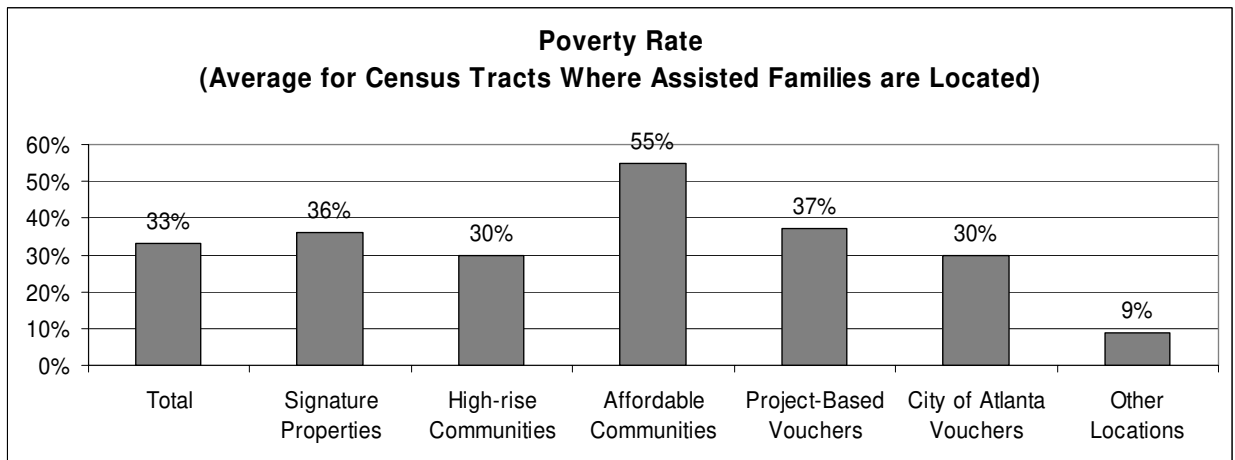


Figure 9.

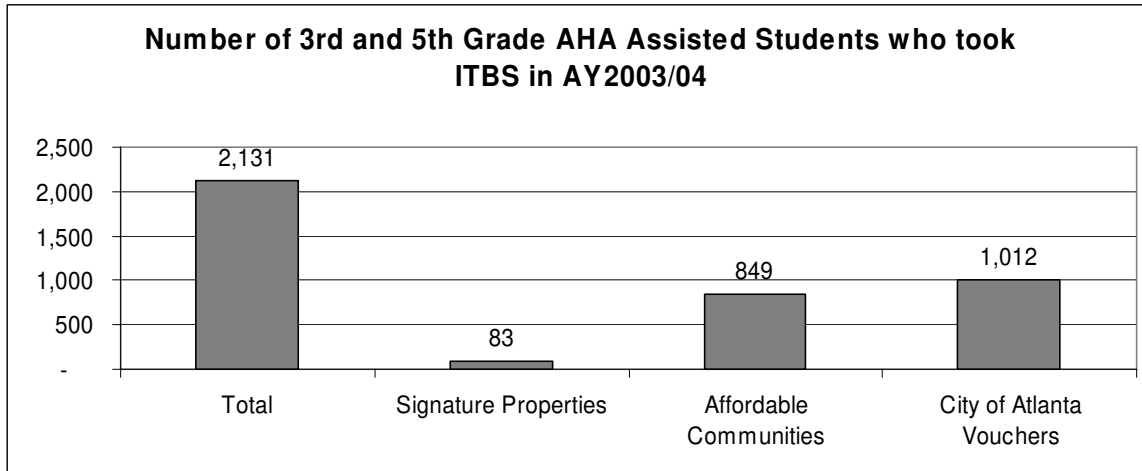
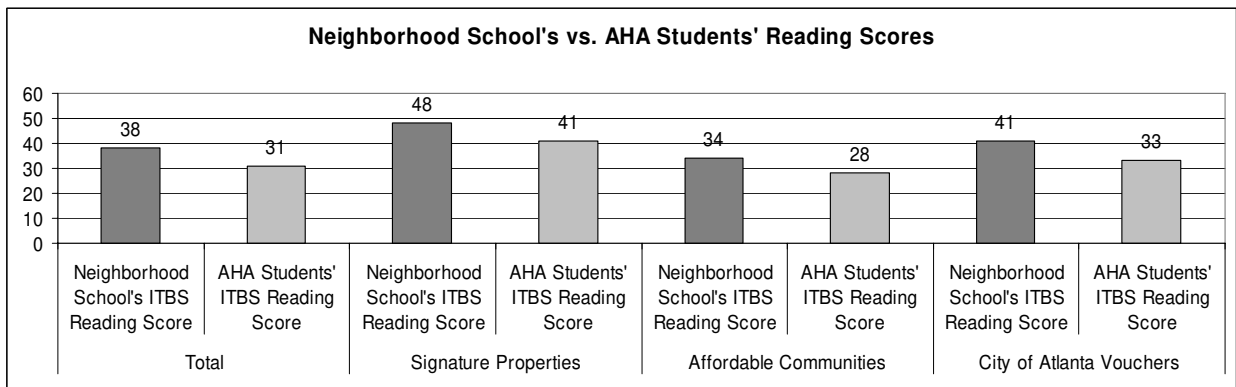
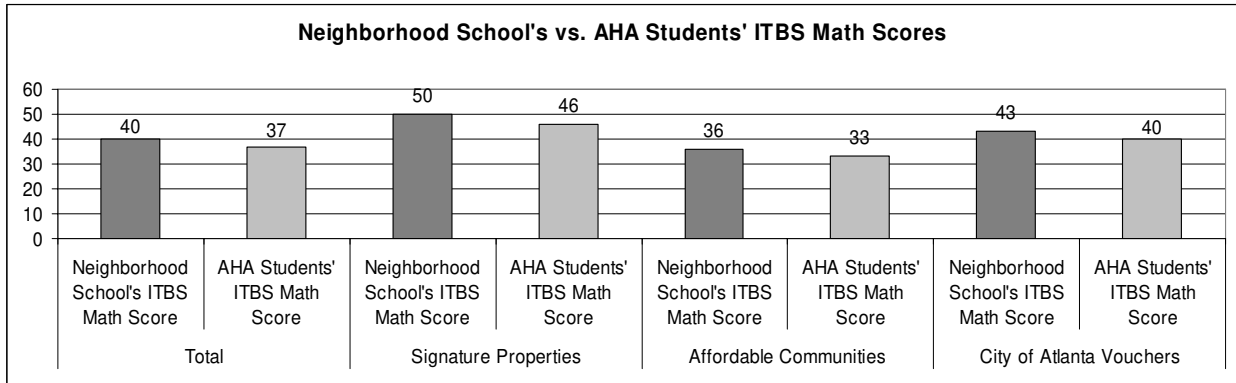


Figure 10. Standardized Test Performance for Schools and AHA Students



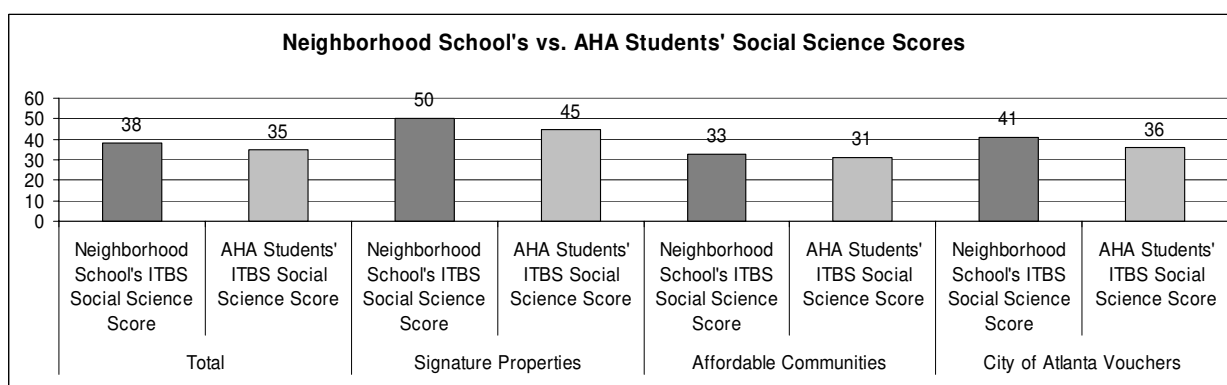
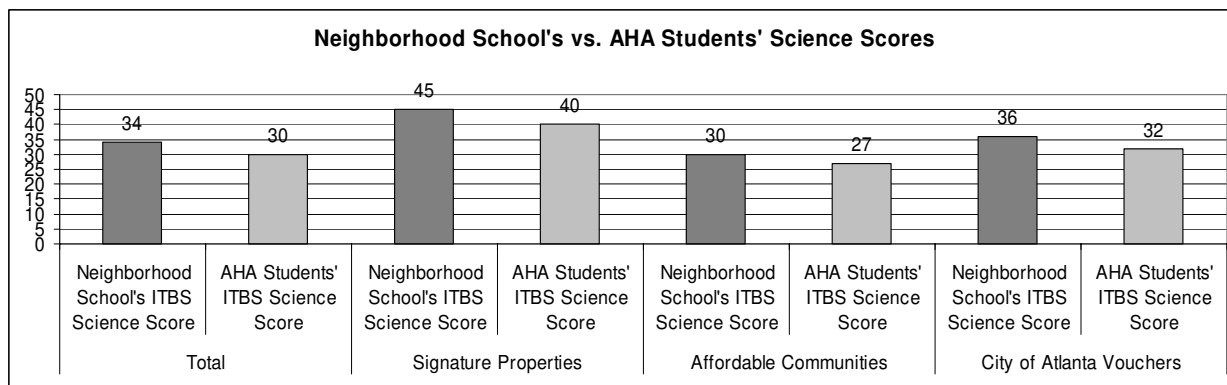


Figure 11.

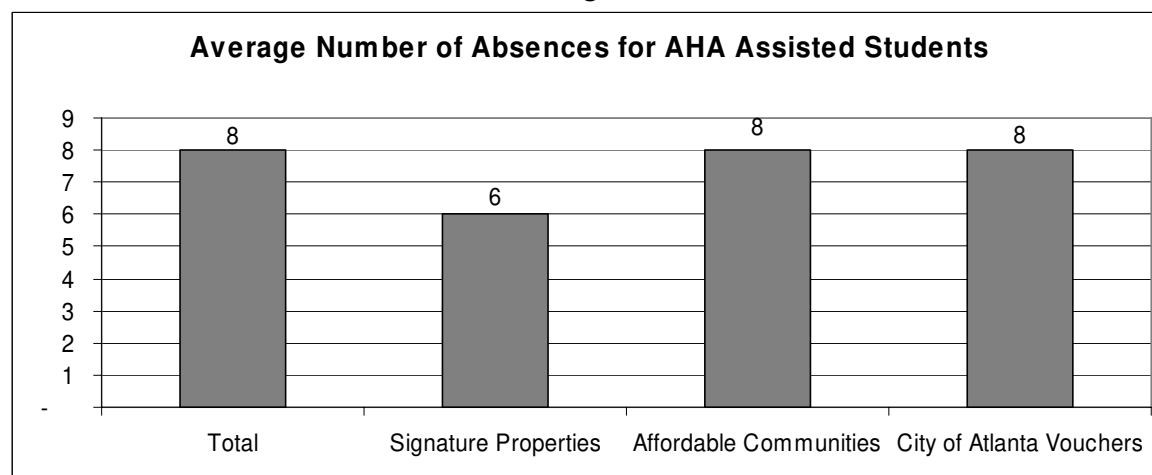


Figure 12. Enrollment of AHA Assisted Students at APS Elementary Schools

FIGURE 12 CONFIDENTIAL DATA

As a condition for obtaining confidential student data from Atlanta Public Schools (APS), Dr. Thomas D. Boston is not permitted to release said data to the public pursuant to APS privacy requirements governing the identification of student information at the school level. Figure 12 aggregate data on the enrollment of Atlanta Housing Authority assisted students at APS schools, however, is incorporated in the analysis presented in this report.

Figure 12. (continued)

FIGURE 12 CONFIDENTIAL DATA

As a condition for obtaining confidential student data from Atlanta Public Schools (APS), Dr. Thomas D. Boston is not permitted to release said data to the public pursuant to APS privacy requirements governing the identification of student information at the school level. Figure 12 aggregate data on the enrollment of Atlanta Housing Authority assisted students at APS schools, however, is incorporated in the analysis presented in this report.

Figure 13. Performance Ranking of AHA Assisted Elementary Students on ITBS

FIGURE 13 CONFIDENTIAL DATA

As a condition for obtaining confidential student data from Atlanta Public Schools (APS), Dr. Thomas D. Boston is not permitted to release said data to the public pursuant to APS privacy requirements governing the identification of student information at the school level. Figure 13 aggregate data on the performance ranking of Atlanta Housing Authority assisted elementary students on ITBS, however, is incorporated in the analysis presented in this report.

Figure 14. School/s Serving AHA Housing Development of Voucher Areas

FIGURE 14 CONFIDENTIAL DATA

As a condition for obtaining confidential student data from Atlanta Public Schools (APS), Dr. Thomas D. Boston is not permitted to release said data to the public pursuant to APS privacy requirements governing the identification of student information at the school level. Figure 14 aggregate data on the schools serving Atlanta Housing Authority developments or voucher areas, however, is incorporated in the analysis presented in this report.

Figure 15. Pathways to Self-Sufficient Families

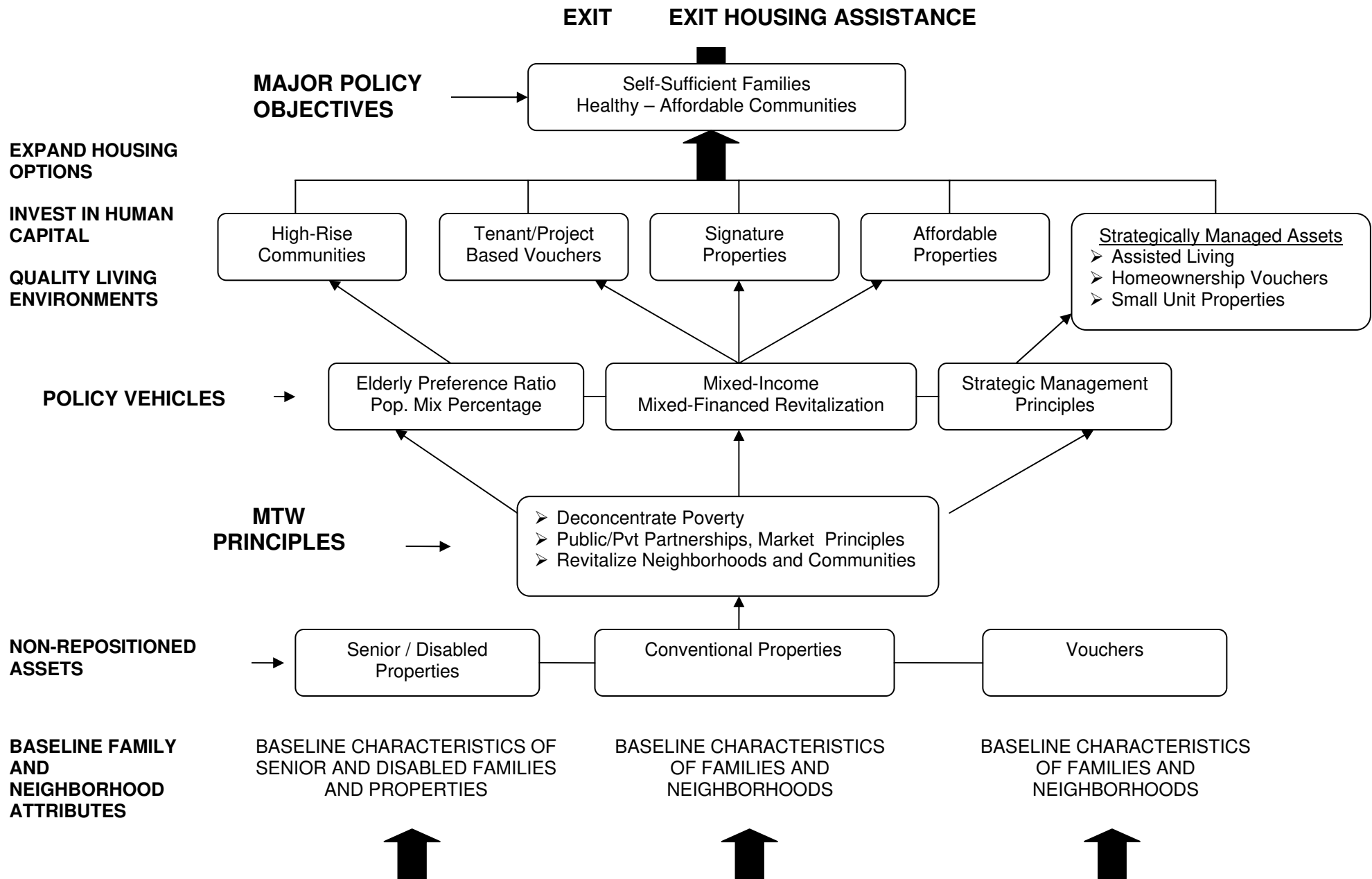


Figure 16. Location and Characteristics of AHA Properties

Signature Communities	Address	City	Zip Codes	No. Families (7/04)	No. Asst. Units	Total Units	Census Tract
Ashley Courts at Cascade	1371 Kimberly Way SW	Atlanta	30331	82	87	288	78.02
Ashley Terrace at West End	717 Lee Street, SW	Atlanta	30310	31	34	112	42.00
Centennial Place	523 Centennial Olympic Park Drive NW	Atlanta	30313	292	301	738	19.00
Magnolia Park	60 Paschal Boulevard NW	Atlanta	30314	156	116	400	25.00
Summerdale Commons	2745 Old Hapeville Road SE	Atlanta	30354	74	74	244	73.00
The Villages of Castleberry Hill I & II	600 Greensferry Avenue SW	Atlanta	30314	178	180	450	43.00
The Villages at Carver	201 Moury Avenue SE	Atlanta	30315	102	238	479	55.02
The Villages of East Lake	460 East Lake Blvd, SE	Atlanta	30317	268	271	542	208.02
Affordable High-rise Communities		Atlanta					
Antoine Graves	126 Hilliard Street NW	Atlanta	30312	210	210	210	28.00
Antoine Graves Annex	110 Hilliard Street NW	Atlanta	30312	100	100	100	28.00
Barge Road	2440 Barge Road SW	Atlanta	30331	130	130	130	77.02
Cheshire Bridge Road	2170 Cheshire Bridge Road NE	Atlanta	30324	161	162	162	92.00
Cosby Spear Memorial Towers	355 North Avenue NE	Atlanta	30308	282	282	282	18.00
Georgia Avenue	174 Georgia Avenue SE	Atlanta	30312	81	81	81	49.00
Hightower Manor	2610 ML King Drive SW	Atlanta	30311	129	130	130	81.02
John O. Chiles	435 Joseph E. Lowery Blvd. SE	Atlanta	30310	250	250	250	42.00
Juniper & 10th	150 Tenth Street NE	Atlanta	30309	148	150	150	11.00
Marian Road	760 Sidney Marcus Blvd NE	Atlanta	30324	237	240	240	94.01
Marietta Road	2295 Marietta Road NW	Atlanta	30318	130	130	130	88.00
Palmer House	430 Centennial Olympic Park Drive NW	Atlanta	30313	245	250	250	19.00
Peachtree Road	2240 Peachtree Road NE	Atlanta	30309	196	197	197	91.00
Roosevelt House	582 Centennial Olympic Park Drive NW	Atlanta	30313	256	257	257	19.00
Affordable Family Communities							
Bankhead Courts	3400 Maynard Court NW	Atlanta	30331	378	386	386	82.02
Bowen Apartments	2804 Yates Drive NW	Atlanta	30318	617	650	650	86.02
Englewood Manor	1271 Gault Street SE	Atlanta	30315	297	324	324	64.00
Gilbert Gardens	3600 Ruby H. Harper Blvd Se	Atlanta	30354	180	220	220	72.00
Grady Apartments	100 Bell Street SE	Atlanta	30312	457	495	495	33.00
Herndon Apartments	511 John Street SW	Atlanta	30313	280	283	283	22.00
Hollywood Court	2515 Hollywood Court NW	Atlanta	30318	202	202	202	87.02
Jonesboro North	2471 Jonesboro Road SE	Atlanta	30315	98	100	100	70.02
Jonesboro South	2471 Jonesboro Road SE	Atlanta	30315	148	160	160	70.02
Leila Valley	2413 Leila Lane SE	Atlanta	30315	123	124	124	71.00
Martin Street Plaza	600 Martin Street SE	Atlanta	30312	60	60	60	49.00
McDaniel Glenn	521 McDaniel Street SW	Atlanta	30312	431	434	434	44.00
Thomasville Heights	1038 Henry Thomas Drive SE	Atlanta	30315	349	350	350	71.00
University Apartments	660 Fair Street SW	Atlanta	30314	495	500	500	37.00
Project Based Assistance							
Columbia Colony Senior Residences	2999 Continental Colony Parkway	Atlanta	30331	37	24	120	77.02
Park Place South Senior	2668 Amal Drive	Atlanta	30315	93	40	100	67
The Terraces	40 Mount Zion Road	Atlanta	30319	6	11	44	73
Crogman School Apartments	1093 West Avenue	Atlanta	30315	37	25	105	63
The Park and at Scott's Crossing	1620 Hollywood Drive	Atlanta	30318	5	54	216	85

Figure 18.

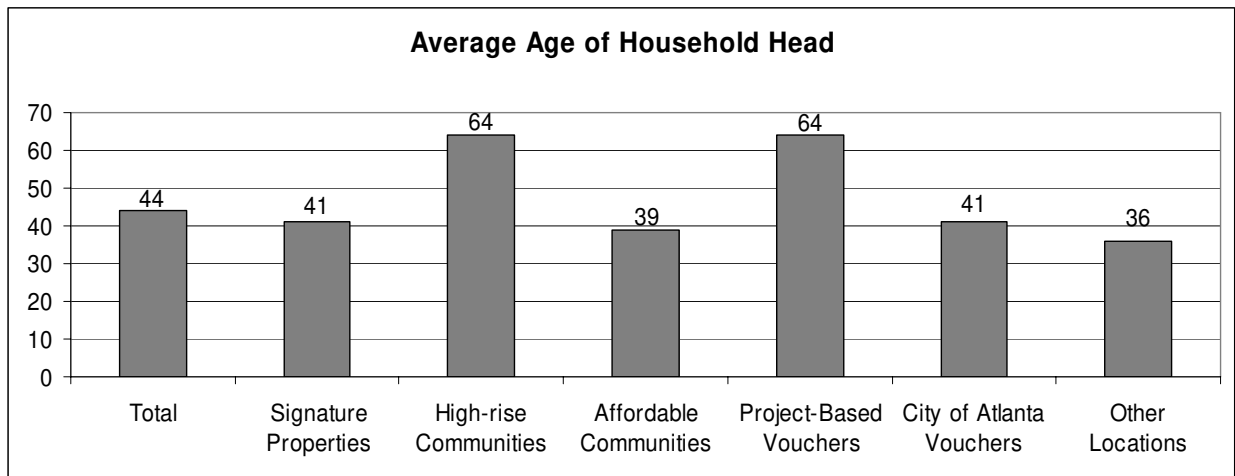


Figure 19.

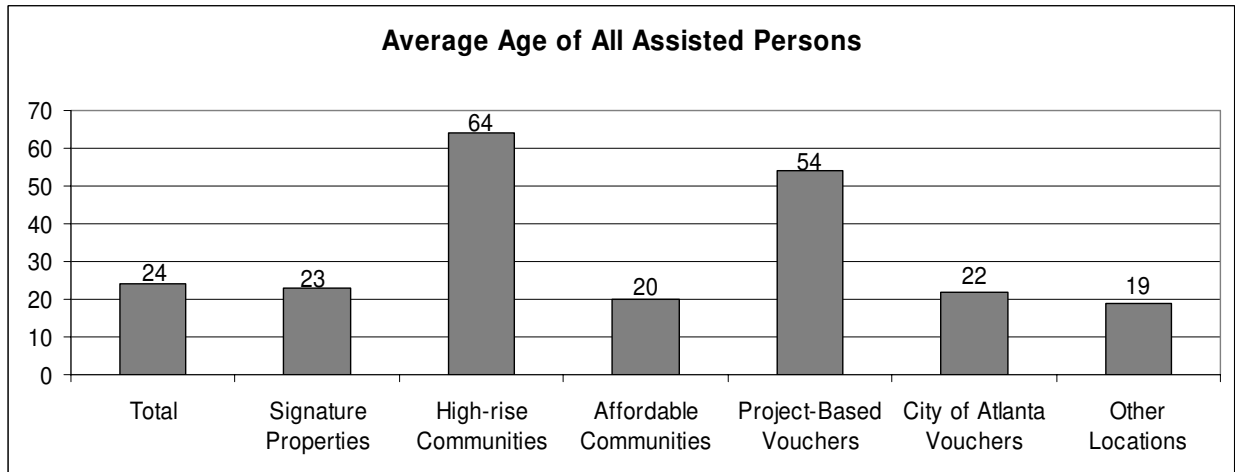


Figure 20.

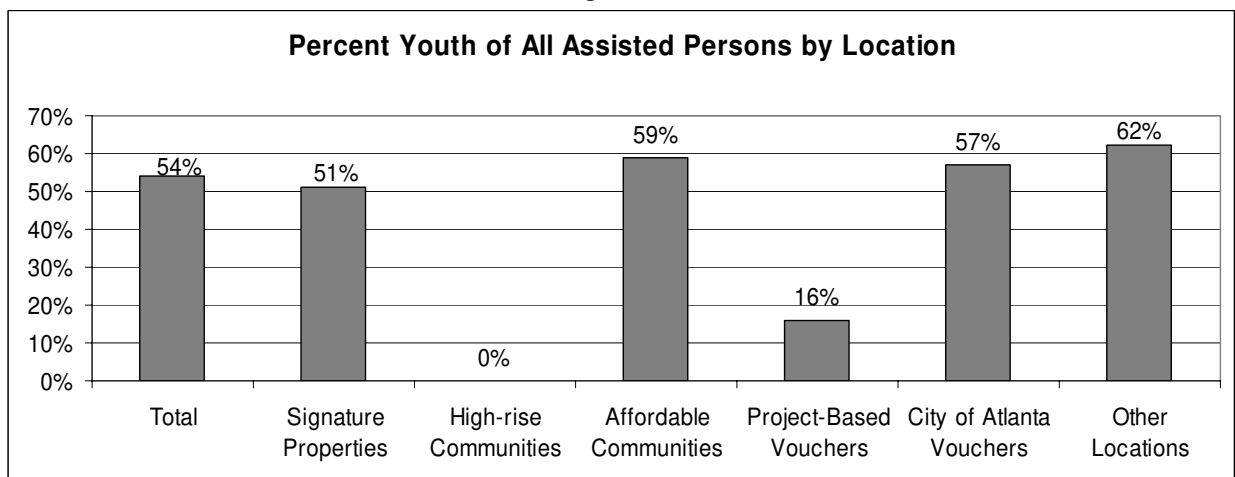


Figure 21.

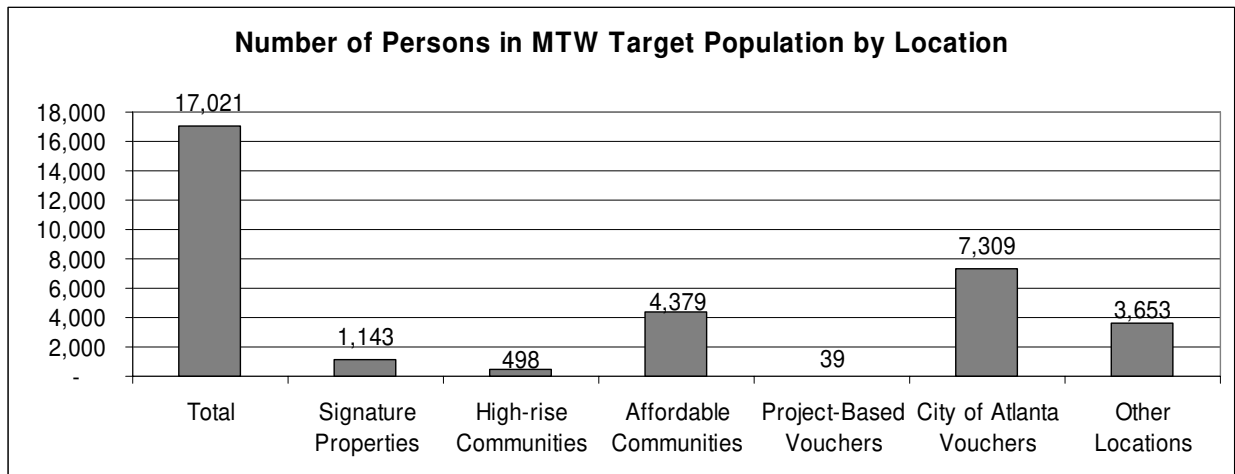


Figure 22.

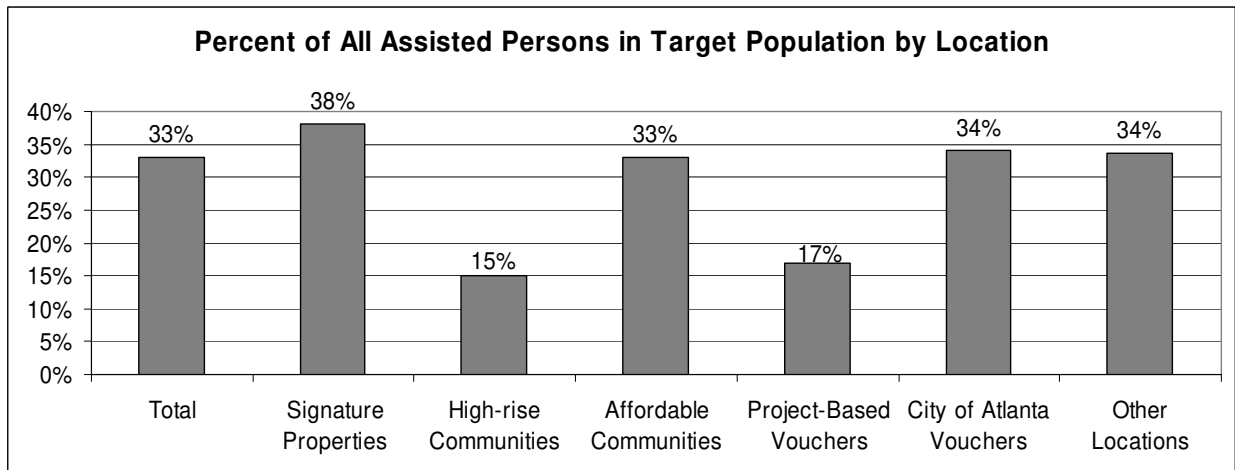


Figure 23.

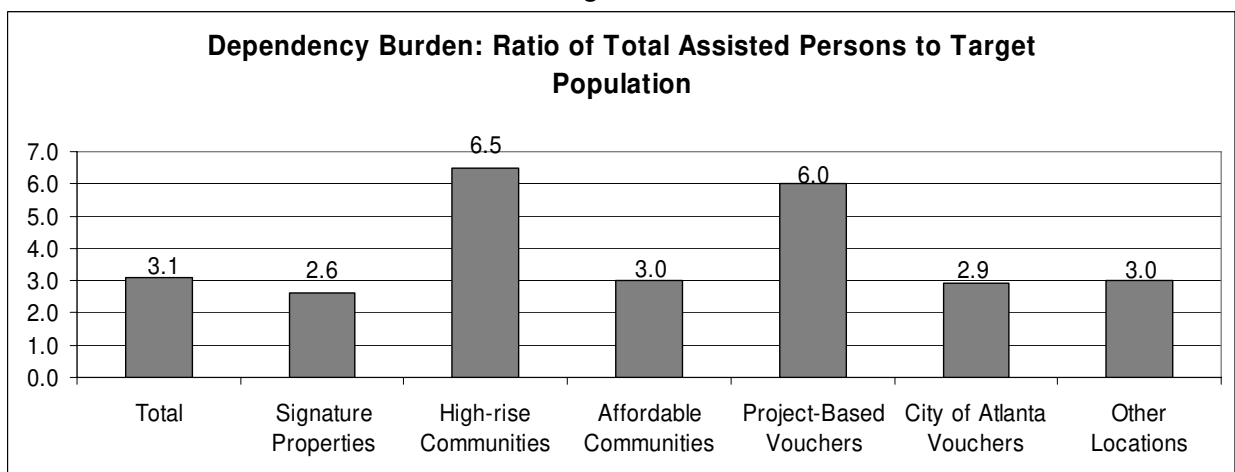


Figure 24.

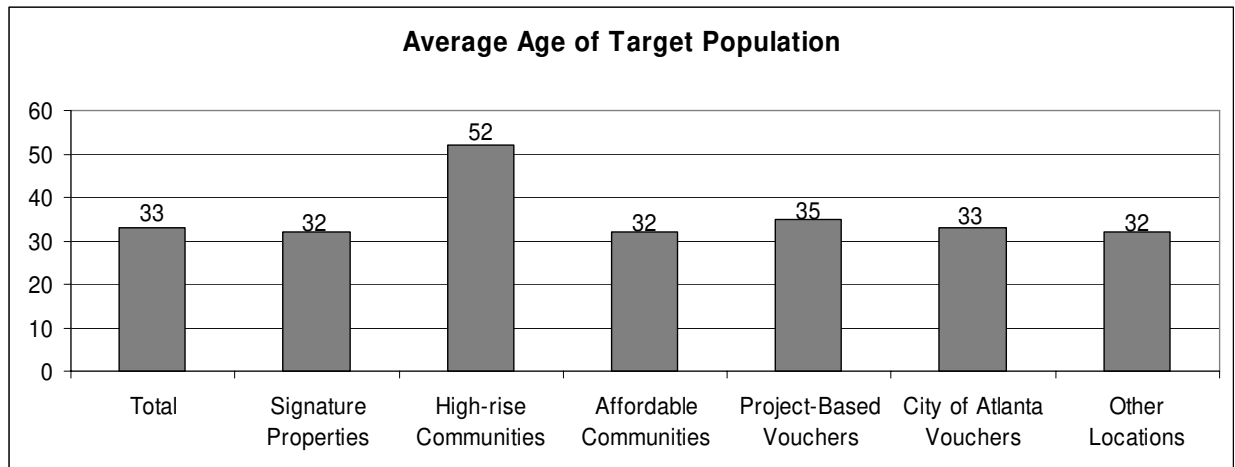


Figure 25.

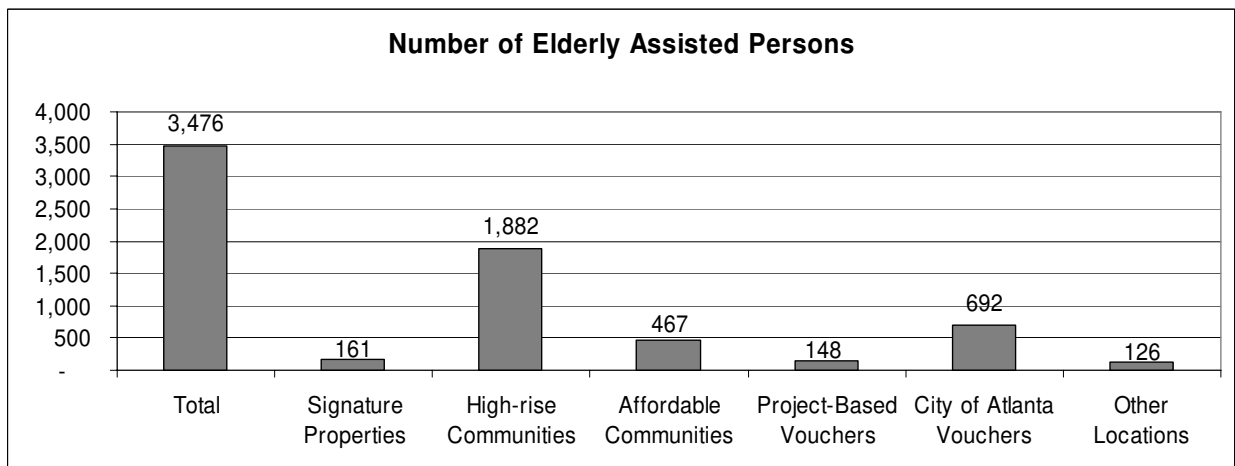


Figure 26.

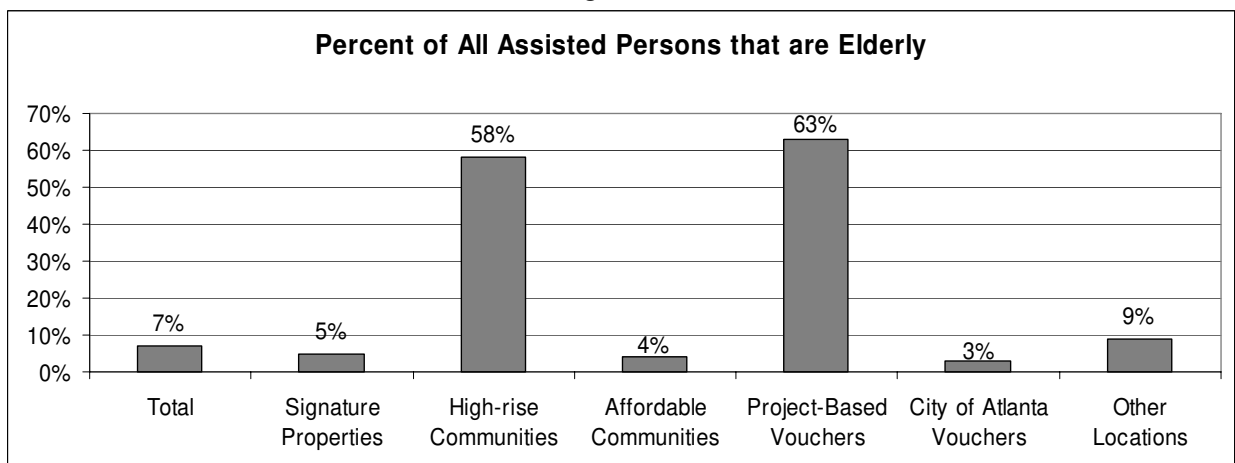


Figure 27.

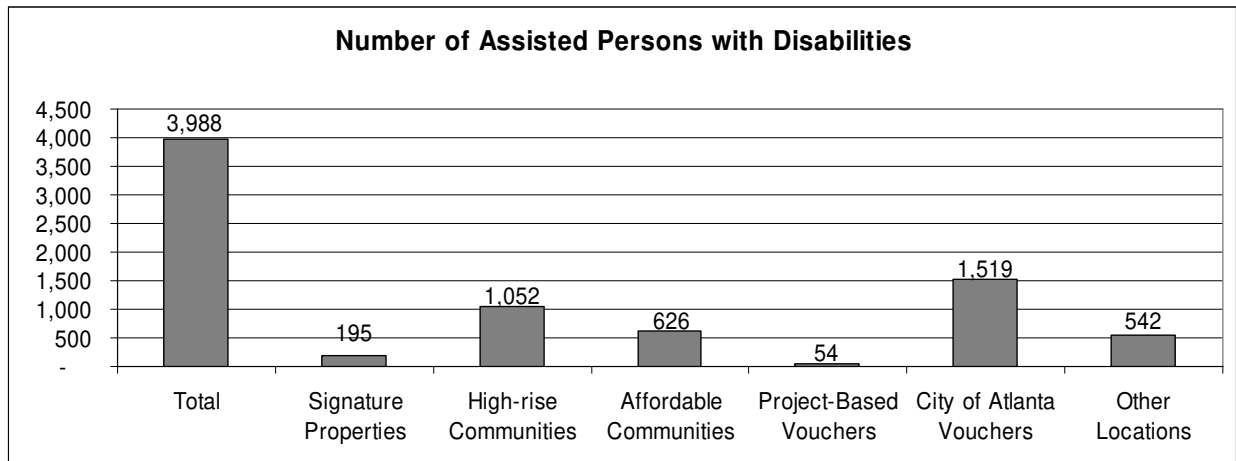


Figure 28.

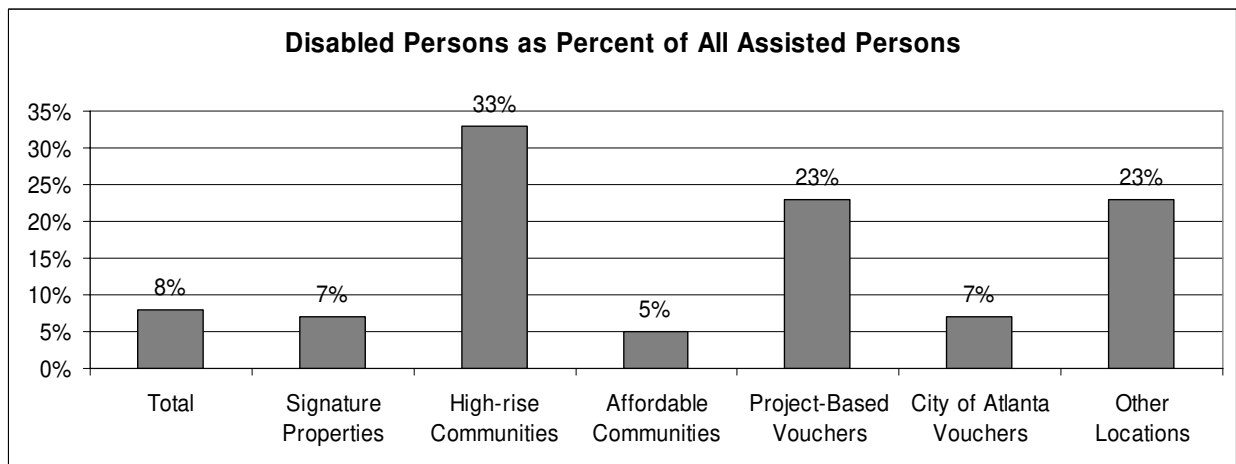


Figure 29.

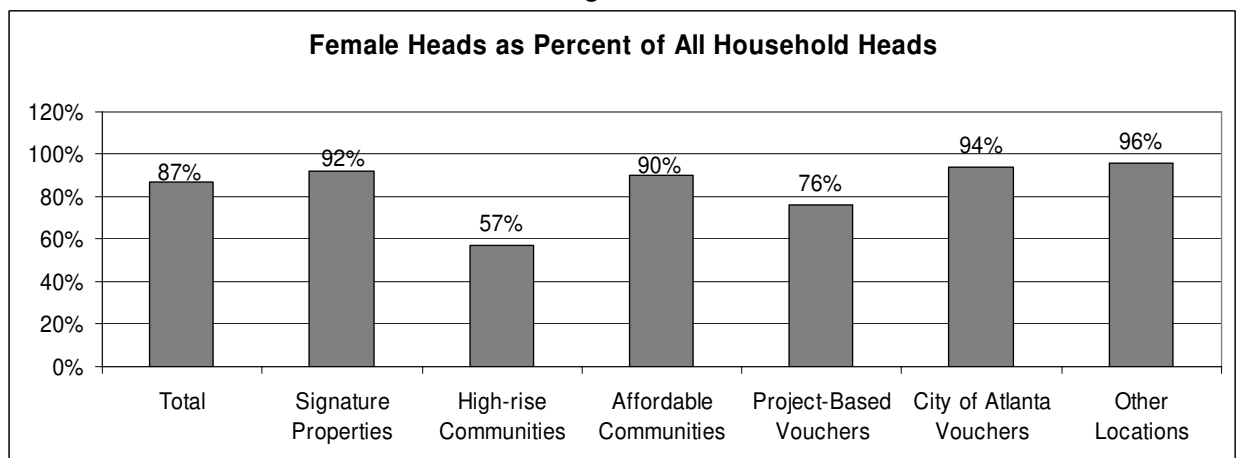


Figure 30.

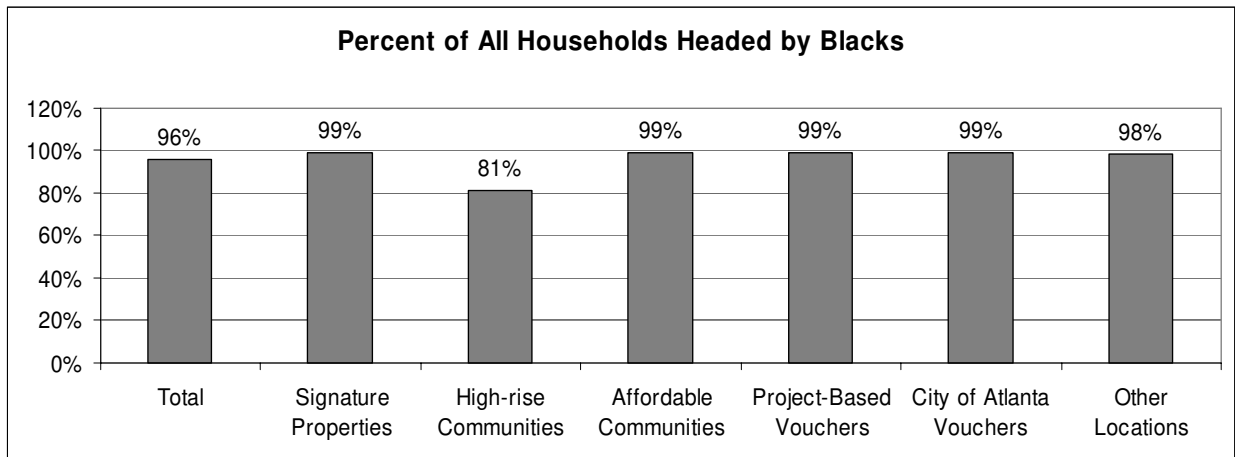


Figure 31.

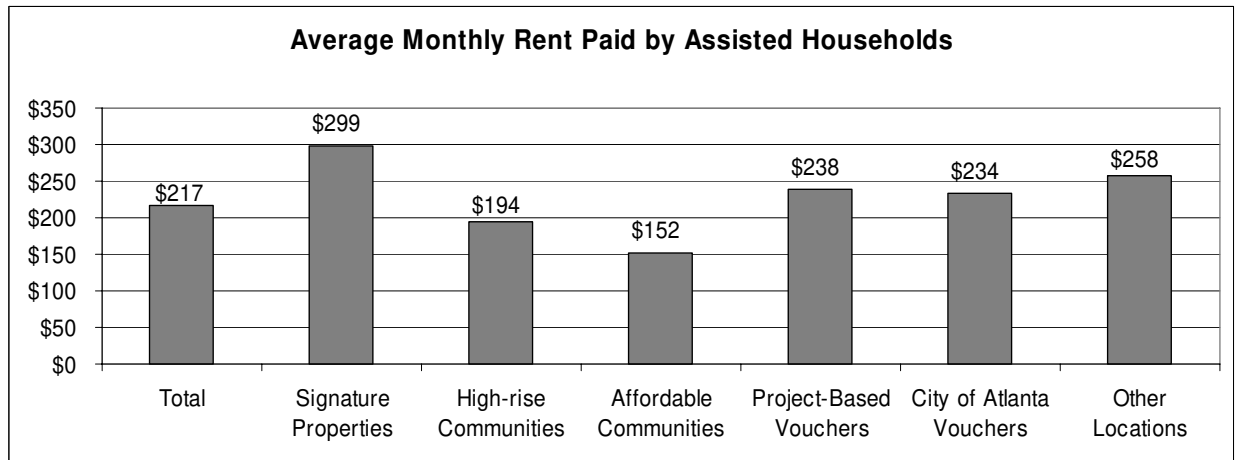


Figure 32.

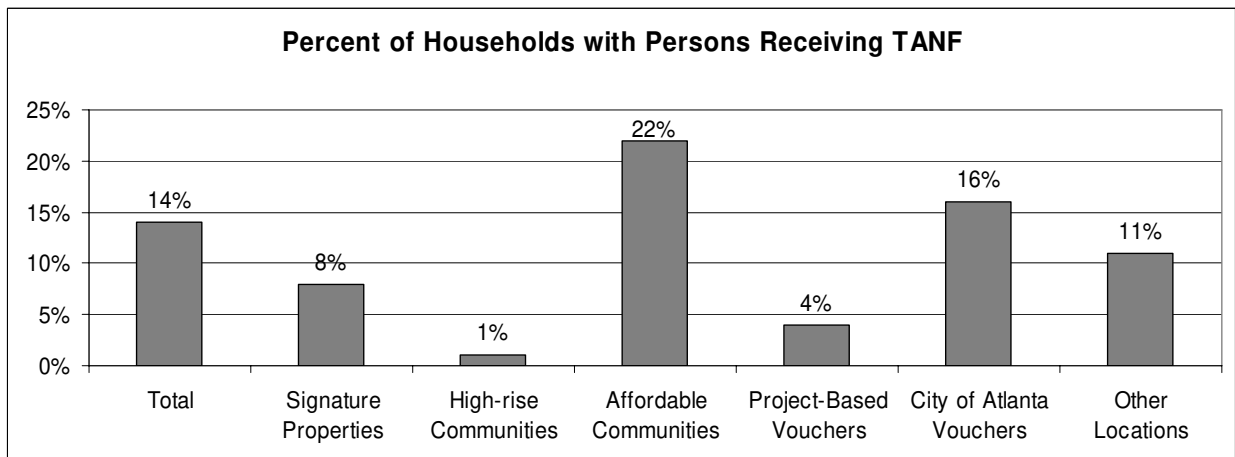


Figure 33.

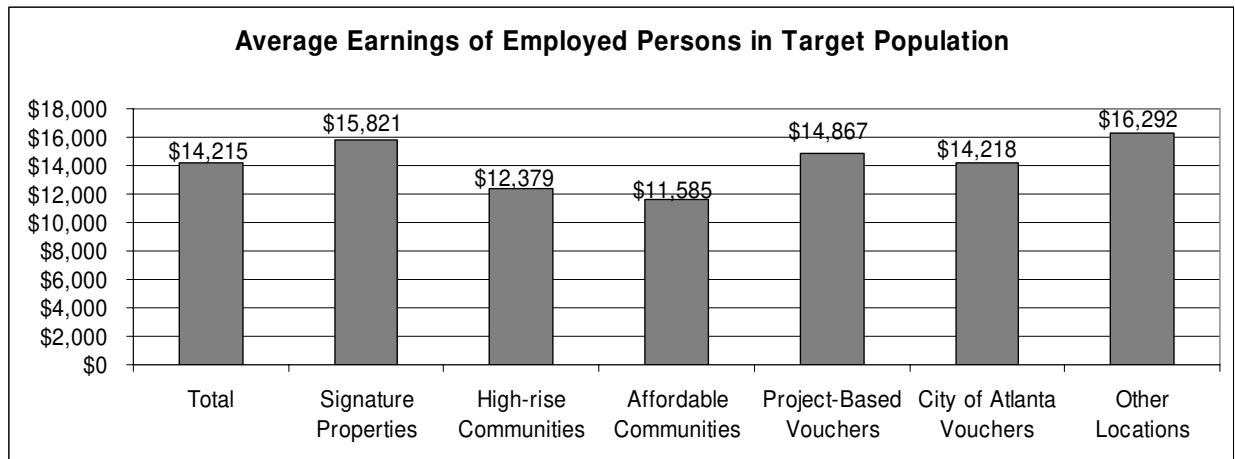


Figure 34.

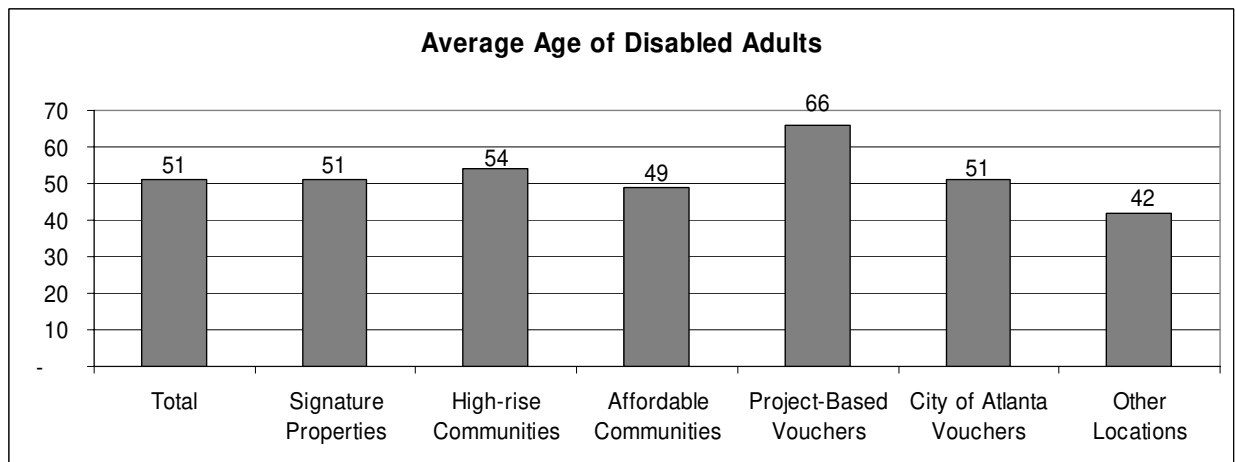


Figure 35.

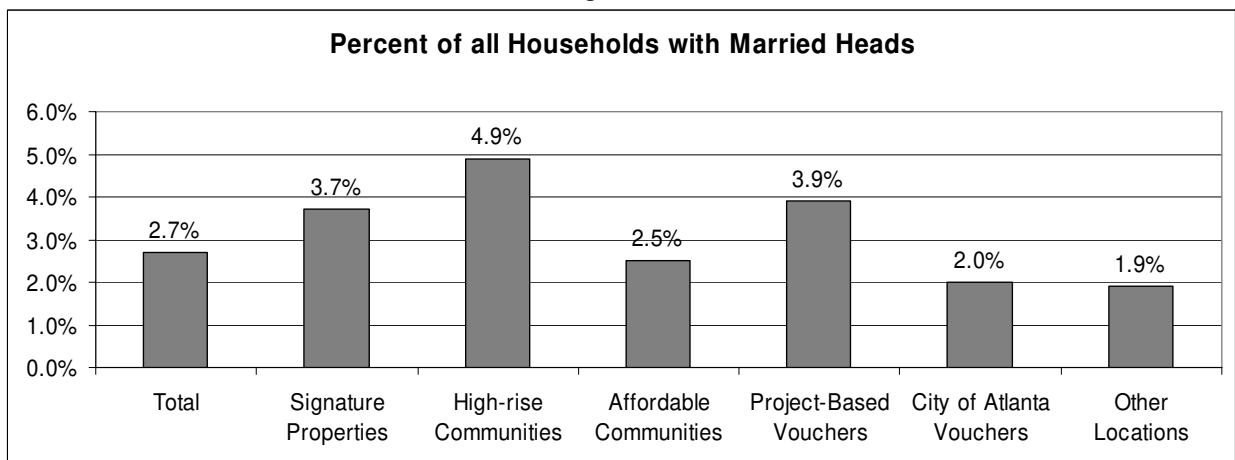


Figure 36.

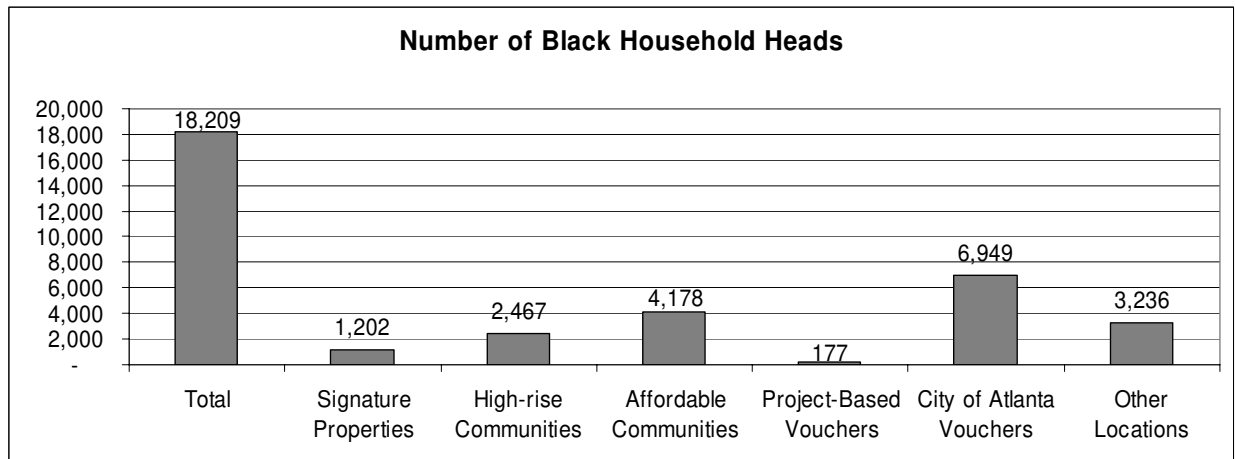


Figure 37.

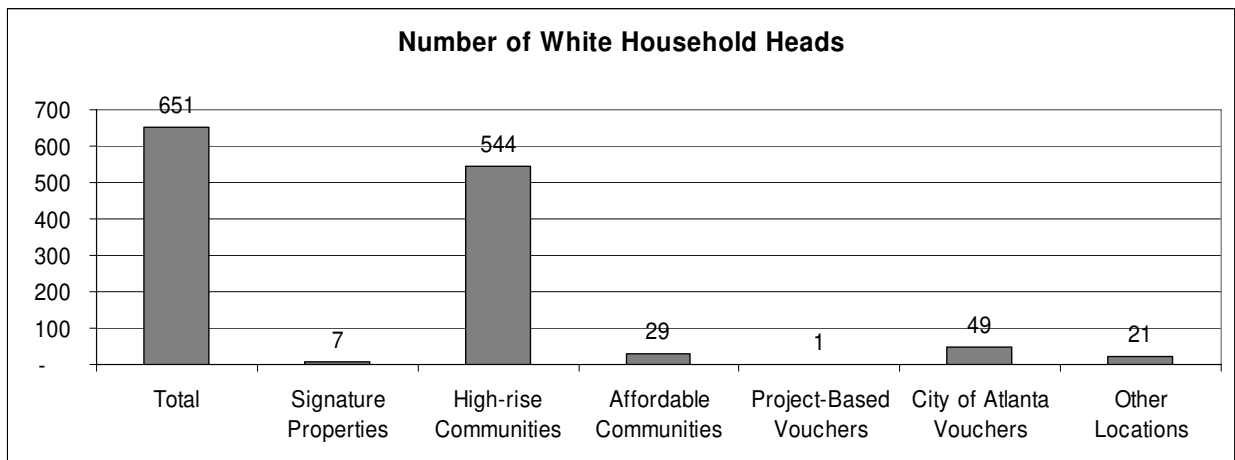


Figure 38.

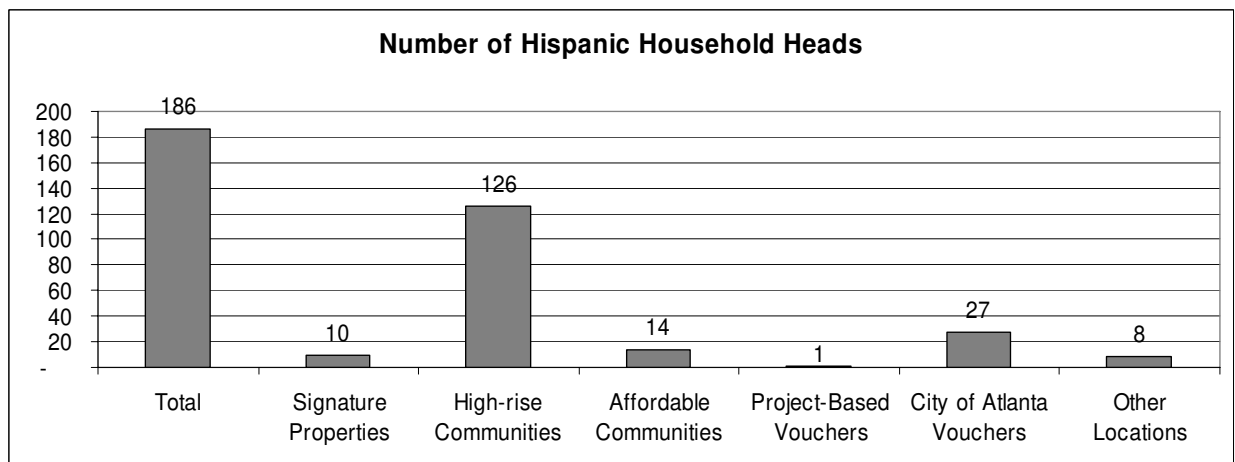


Figure 39.

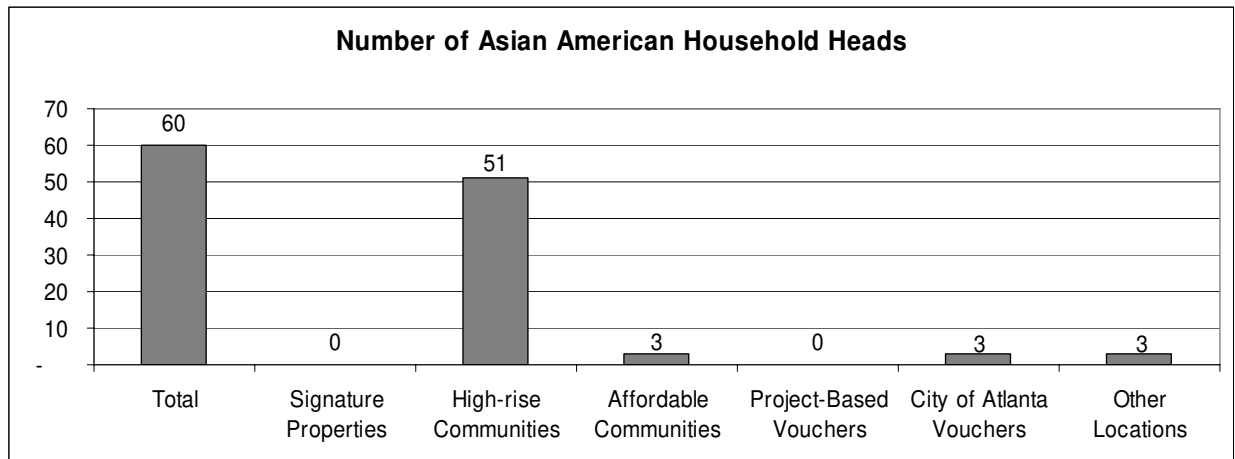


Figure 40.

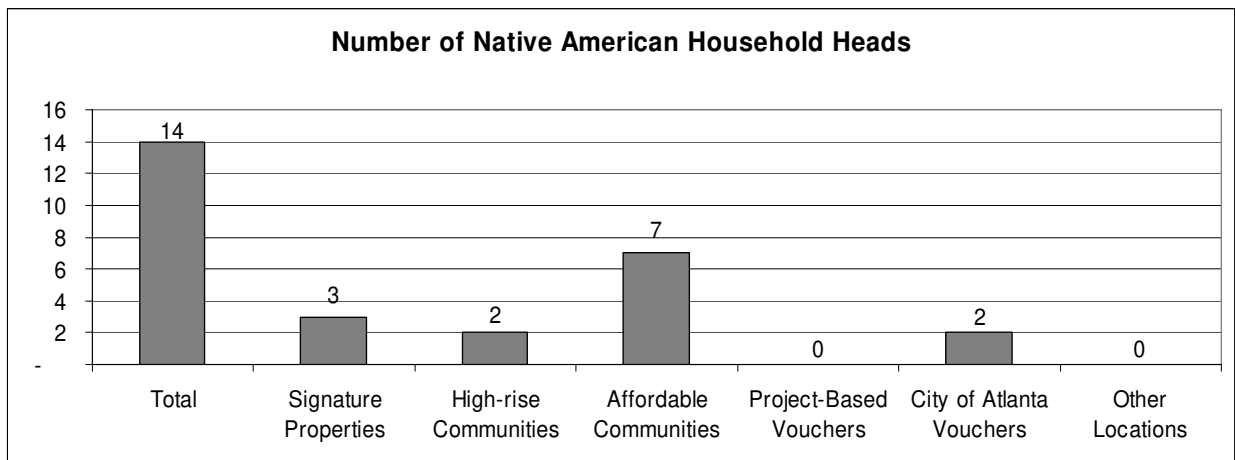


Figure 41.

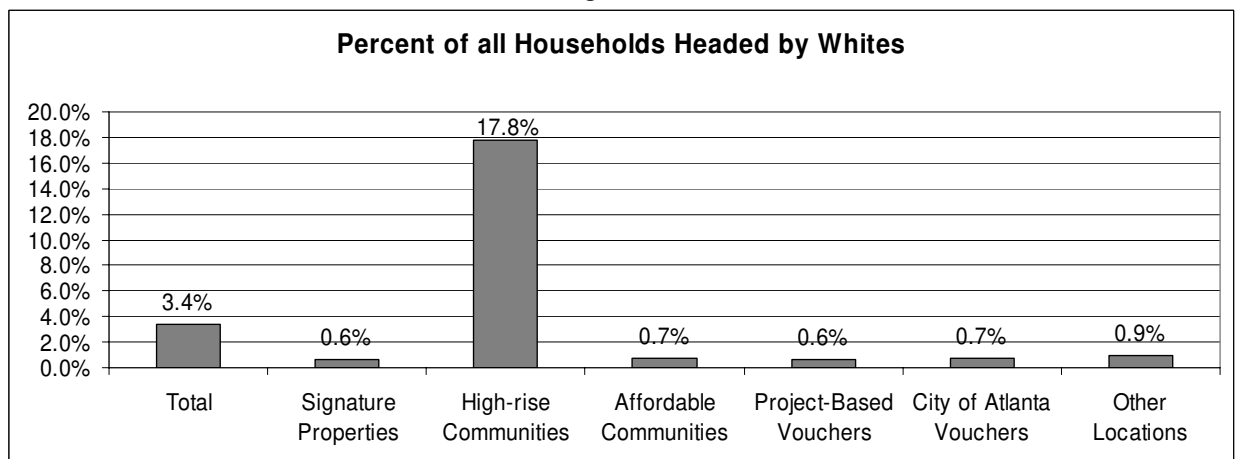


Figure 42.

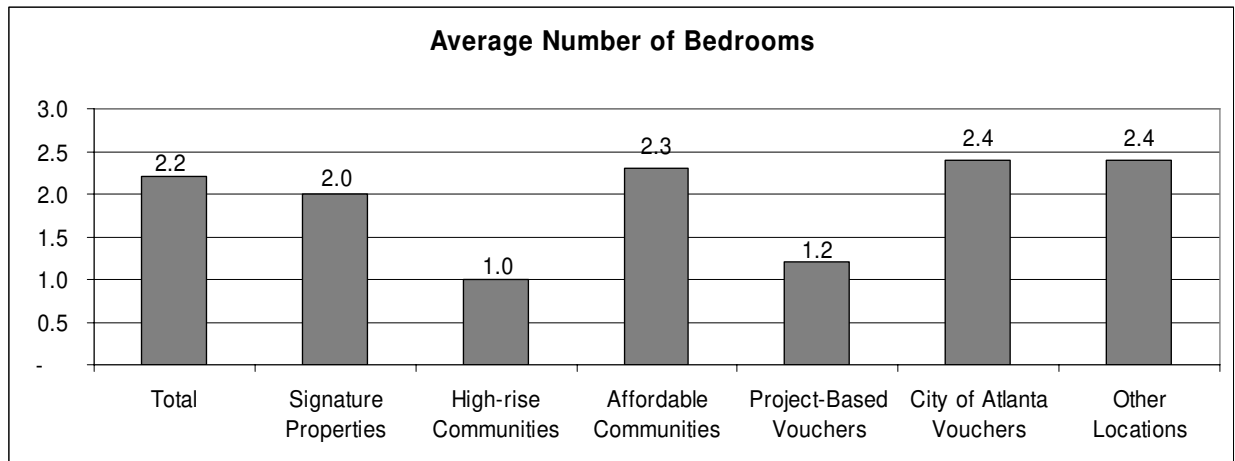


Figure 43.

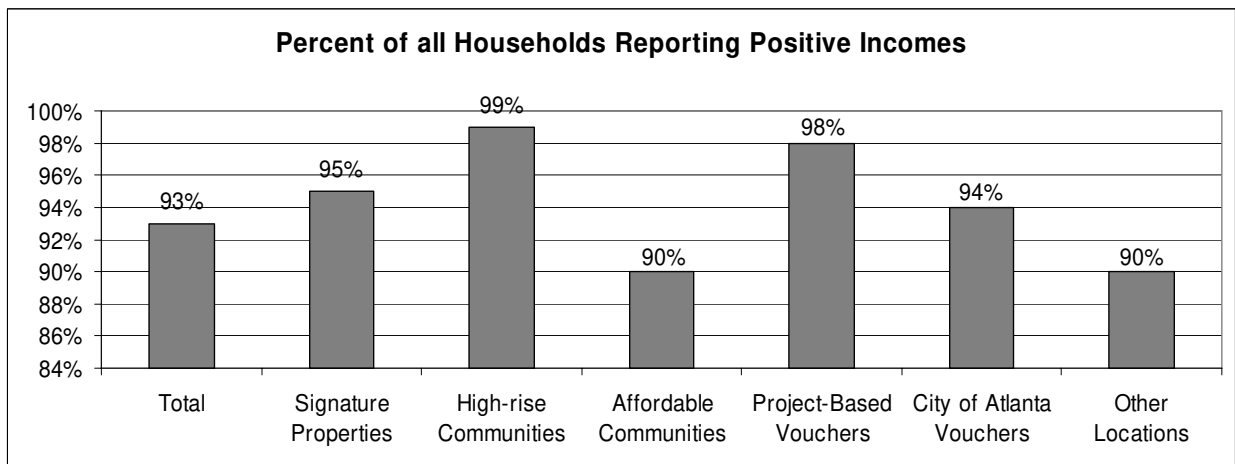


Figure 44.

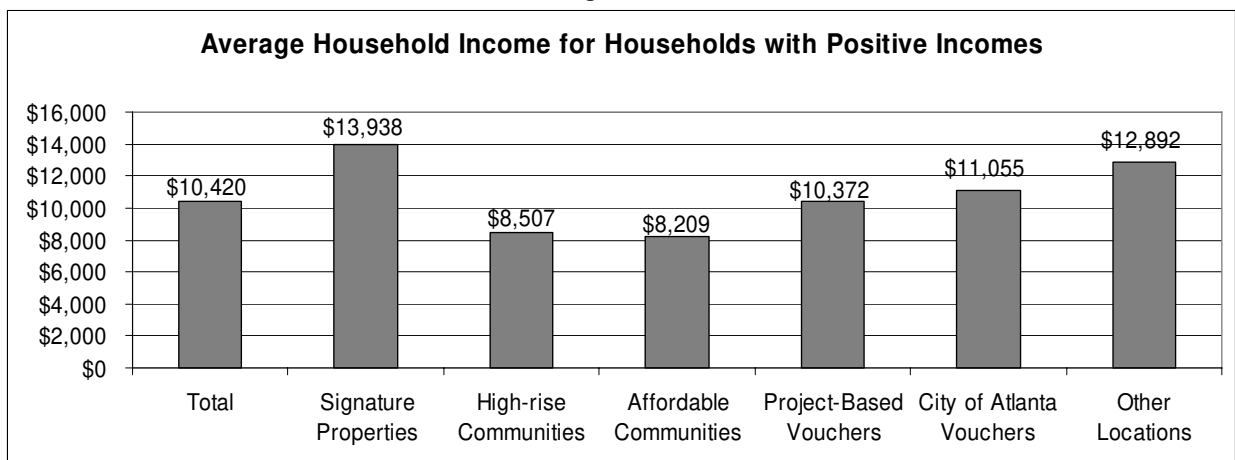


Figure 45.

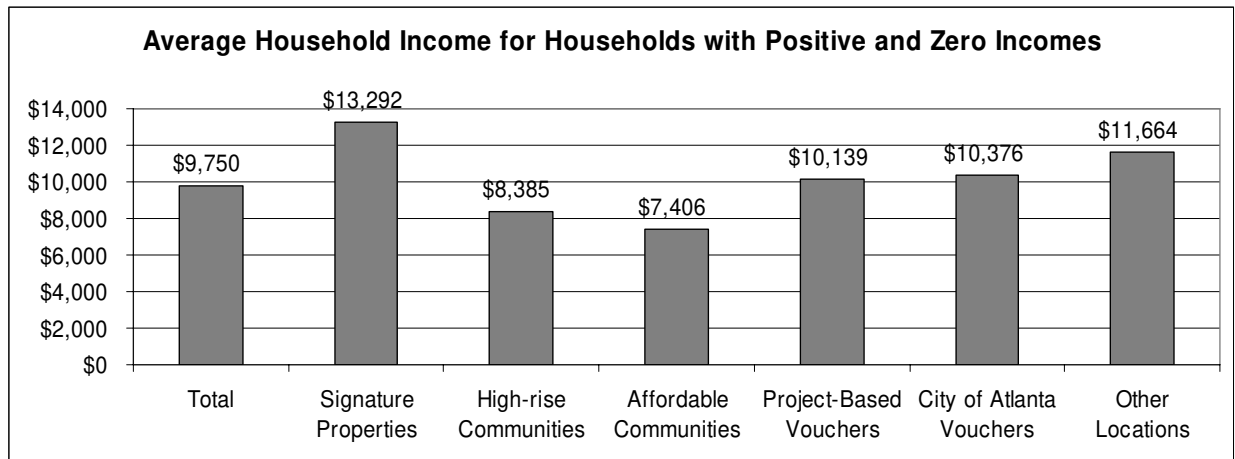


Figure 46.

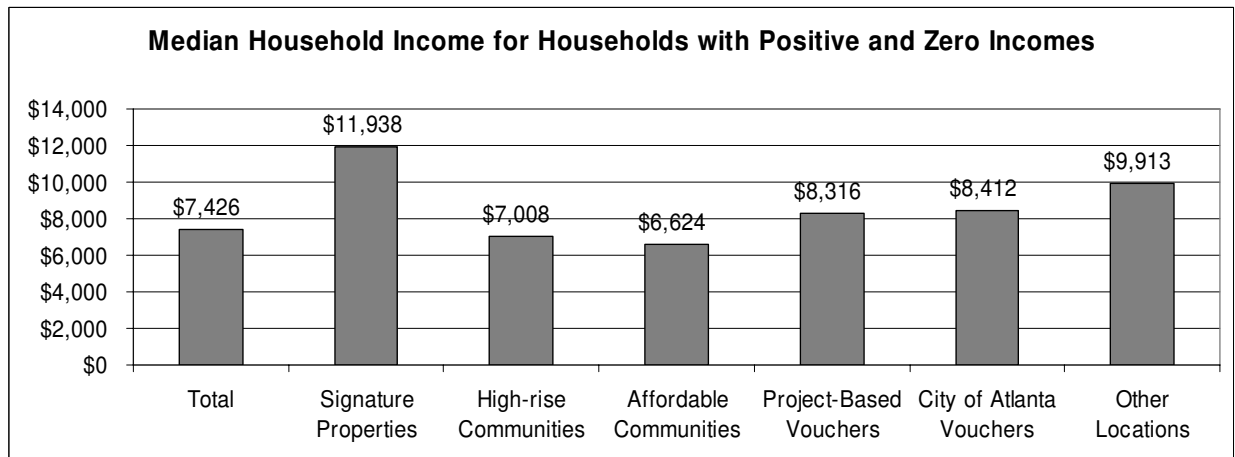


Figure 47.

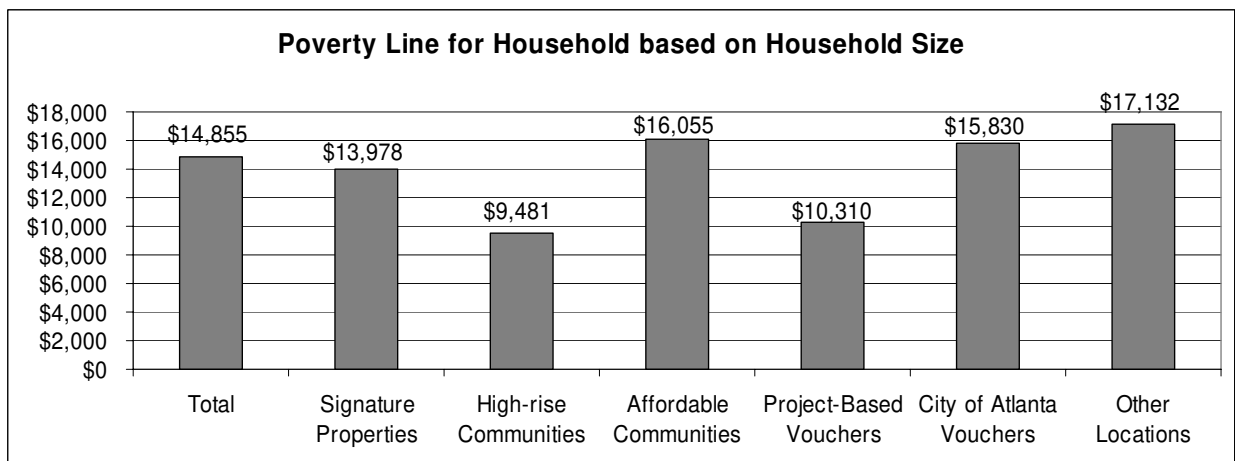


Figure 48.

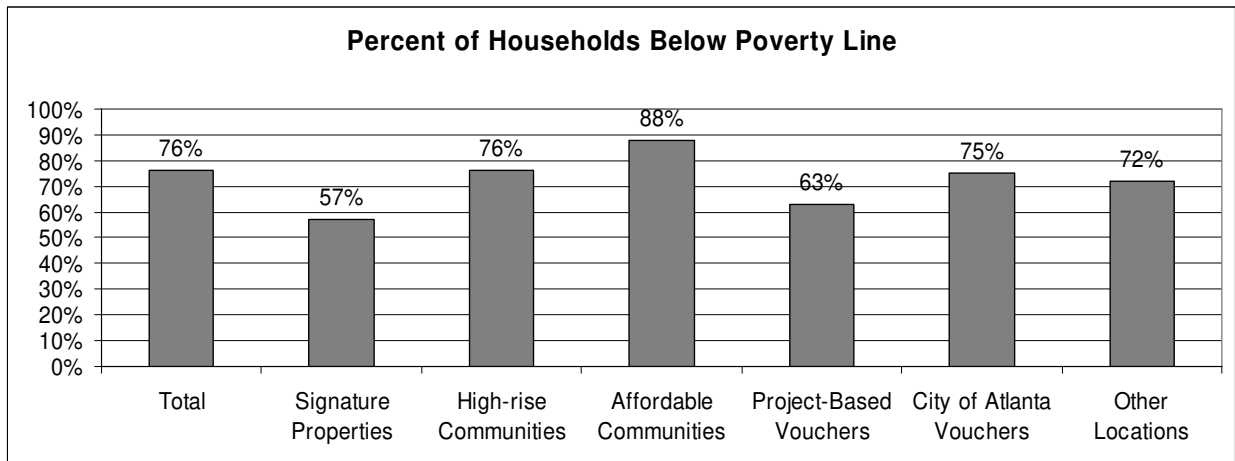


Figure 49.

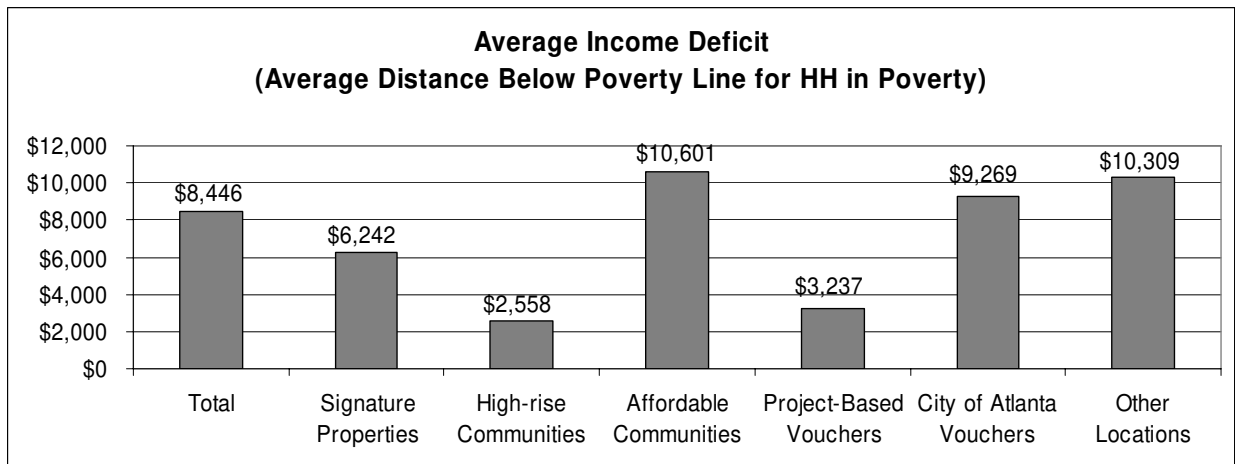


Figure 50.

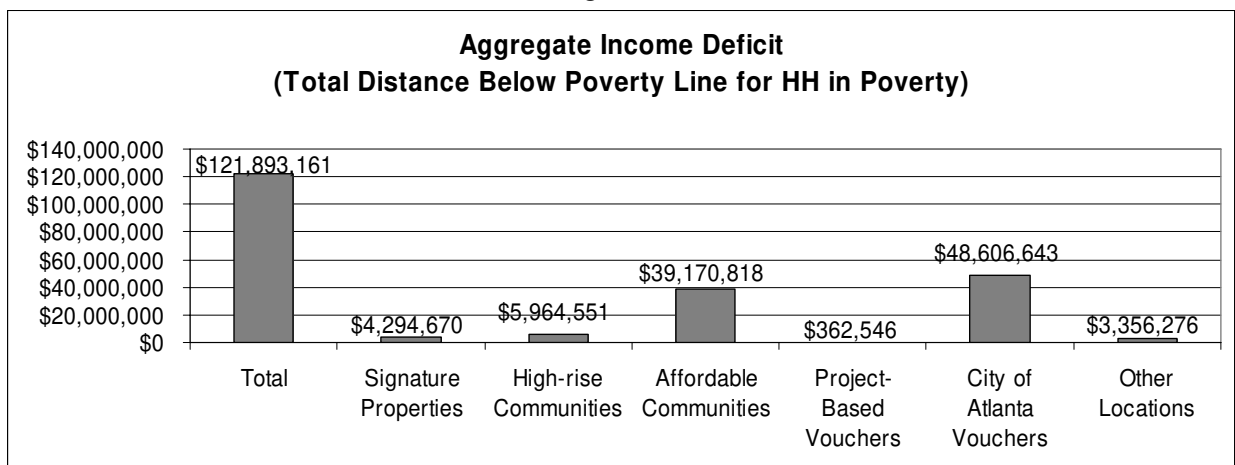


Figure 51.

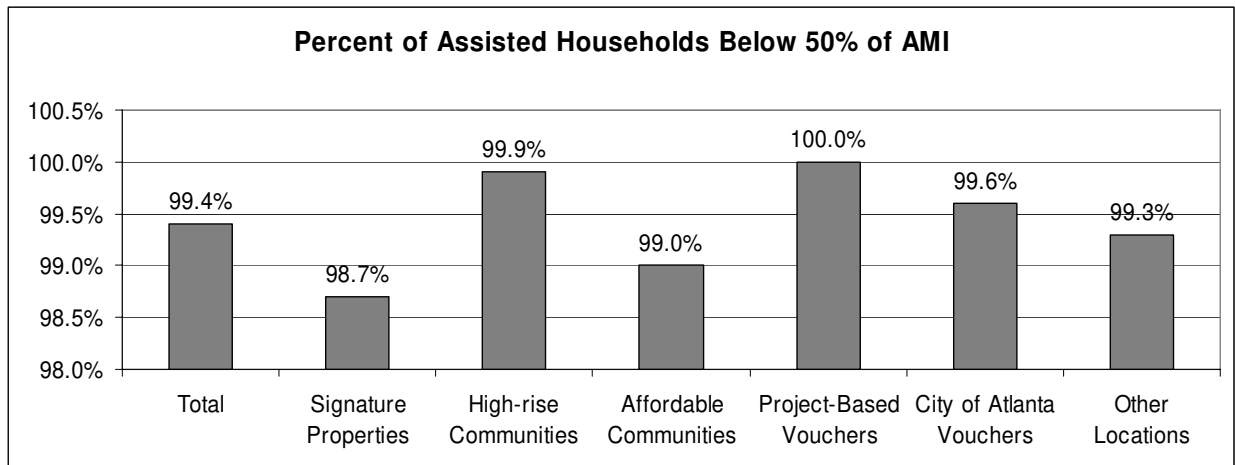


Figure 52.

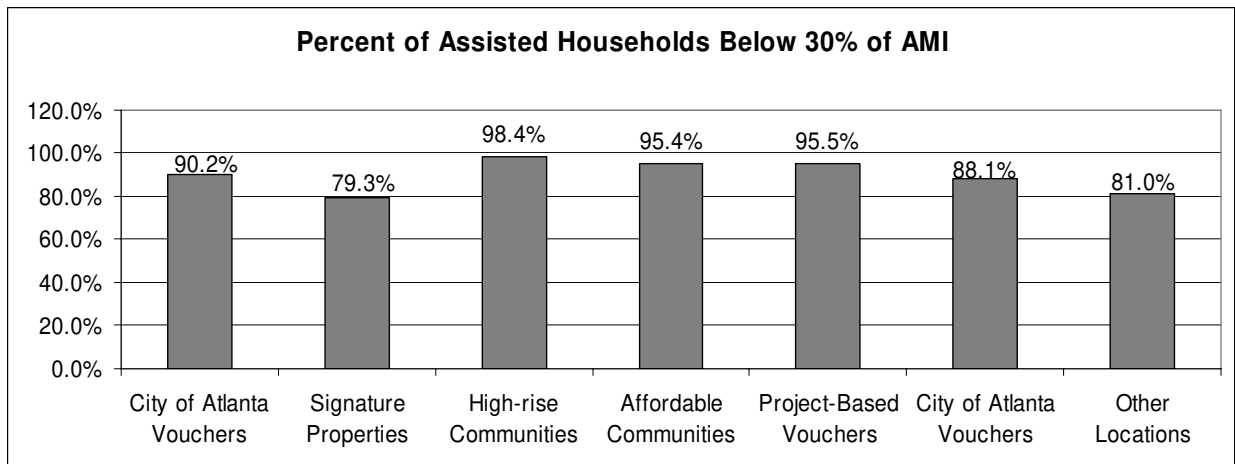


Figure 53.

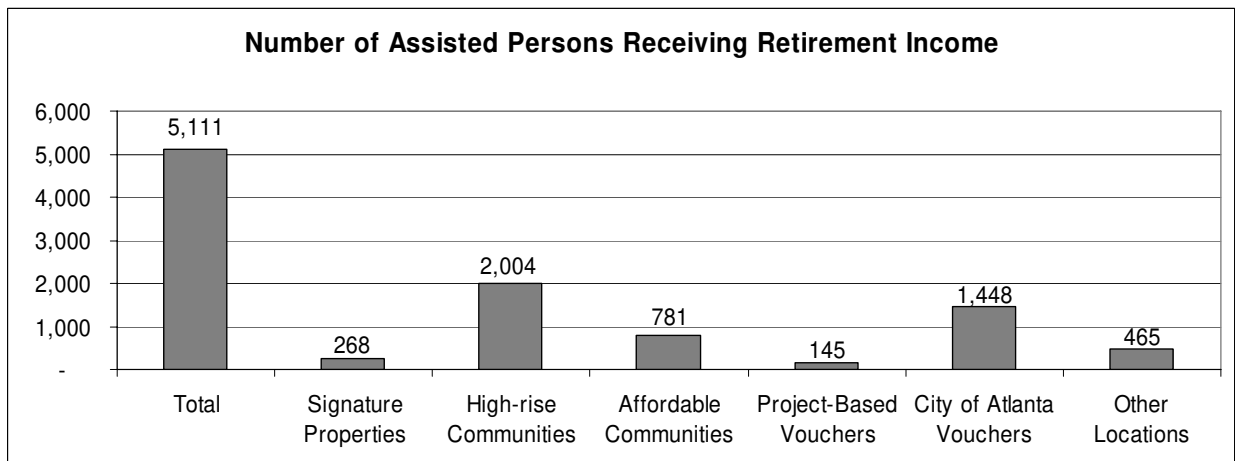


Figure 54.

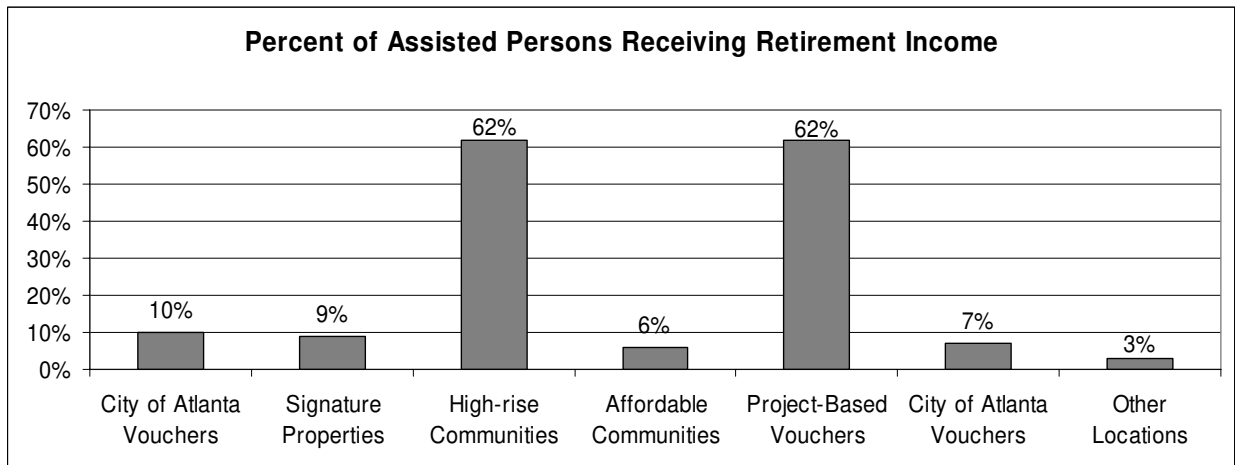


Figure 55.

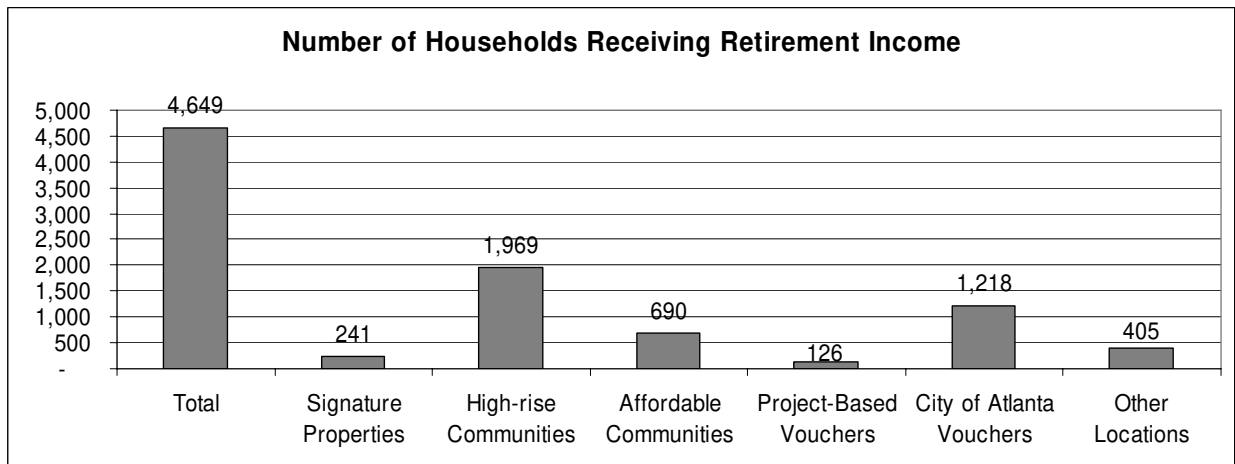


Figure 56.

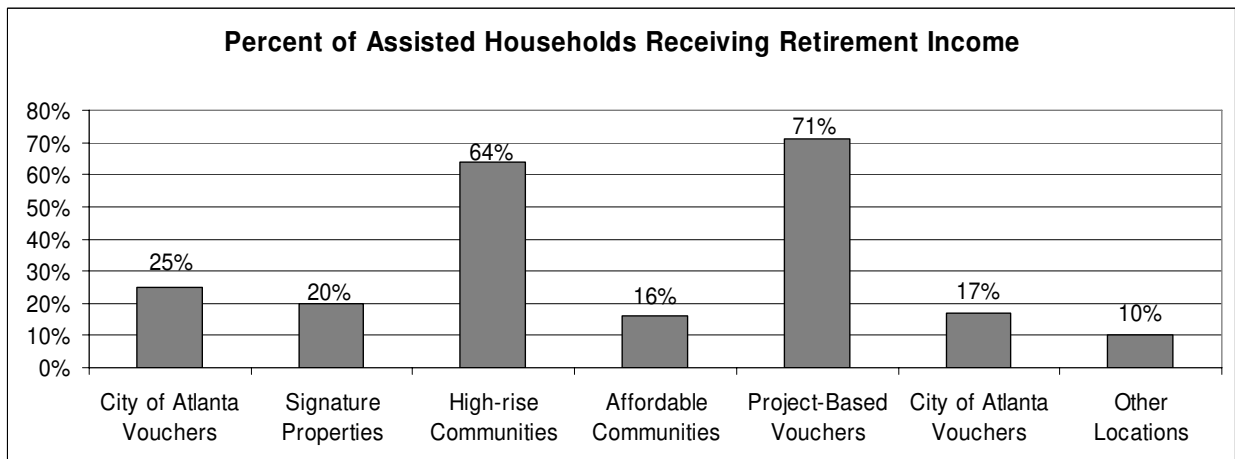


Figure 57.

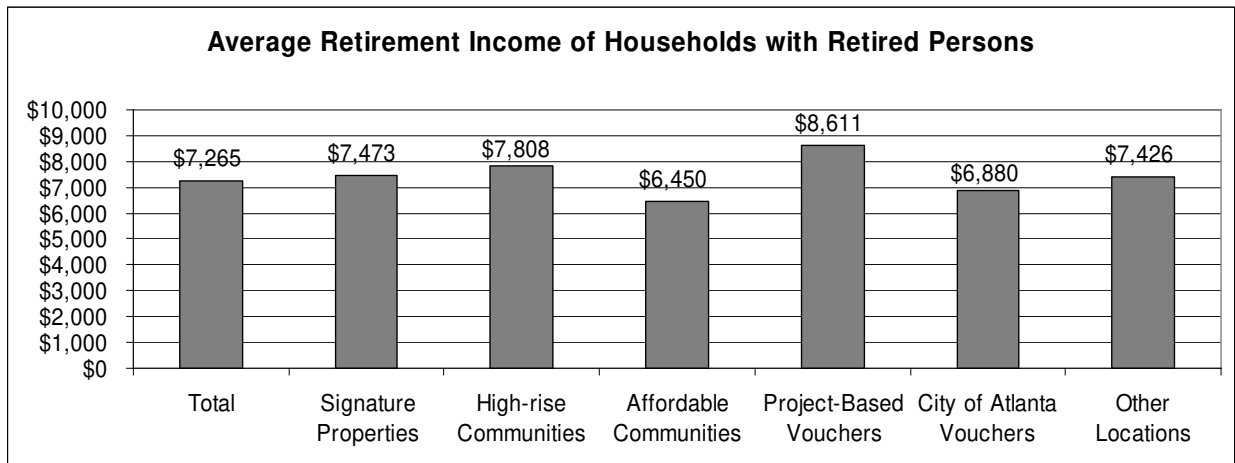


Figure 58.

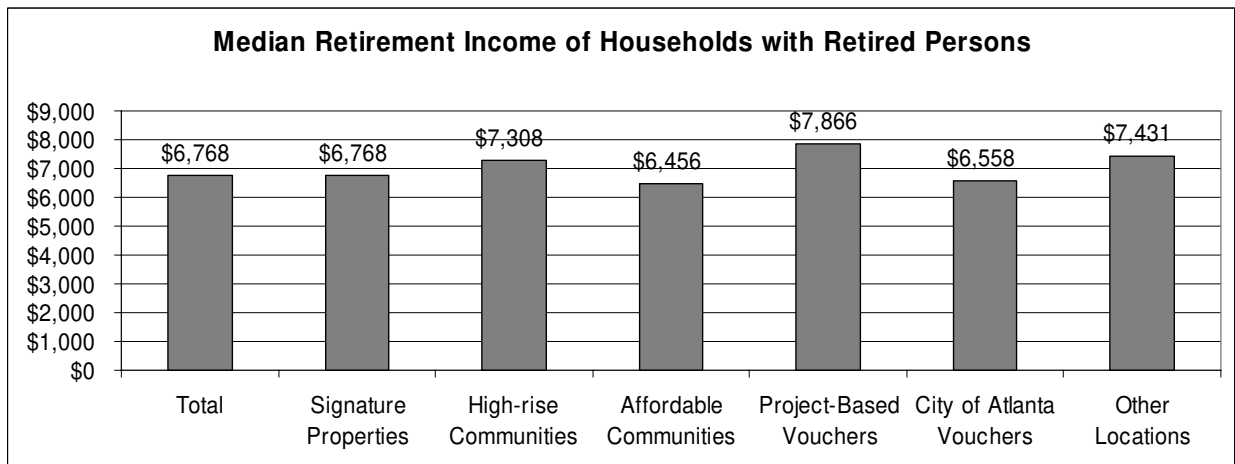


Figure 59.

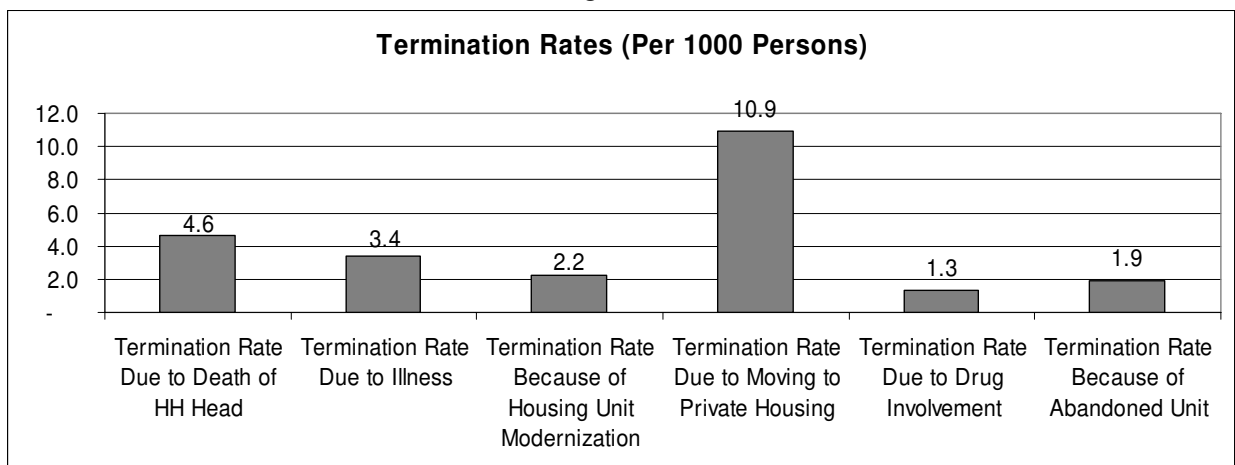


Figure 60.

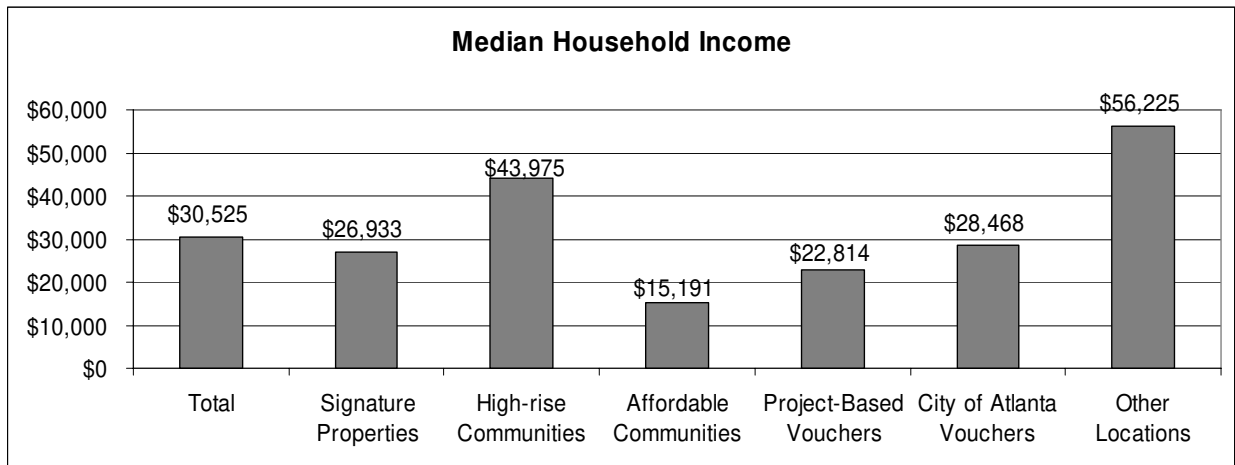


Figure 61.

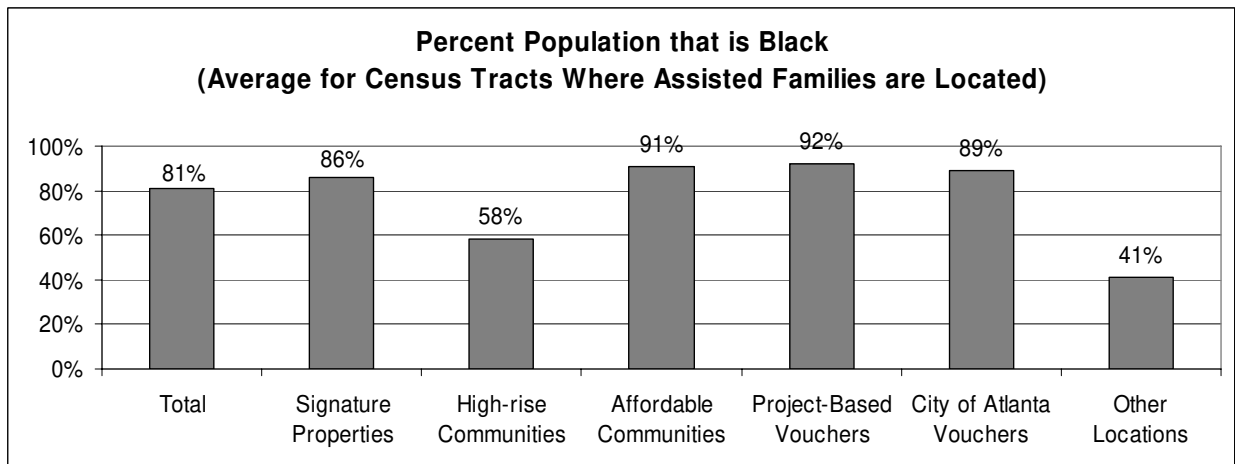


Figure 62.

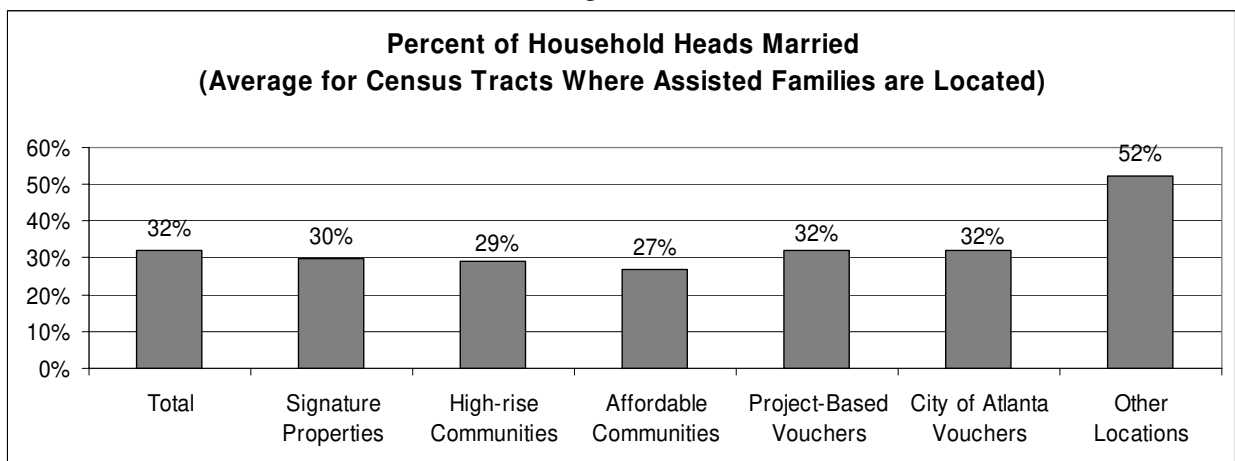


Figure 63.

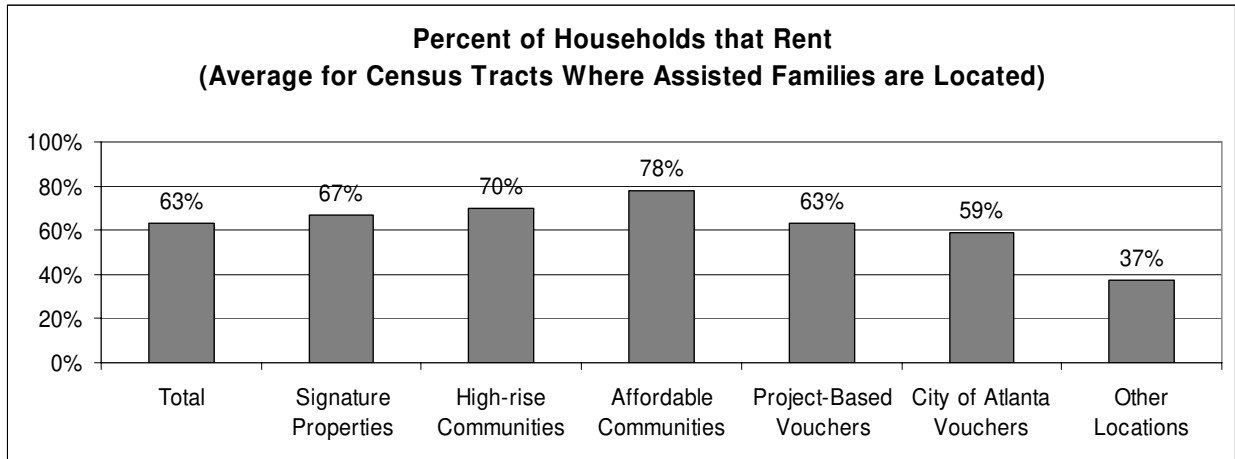


Figure 64.

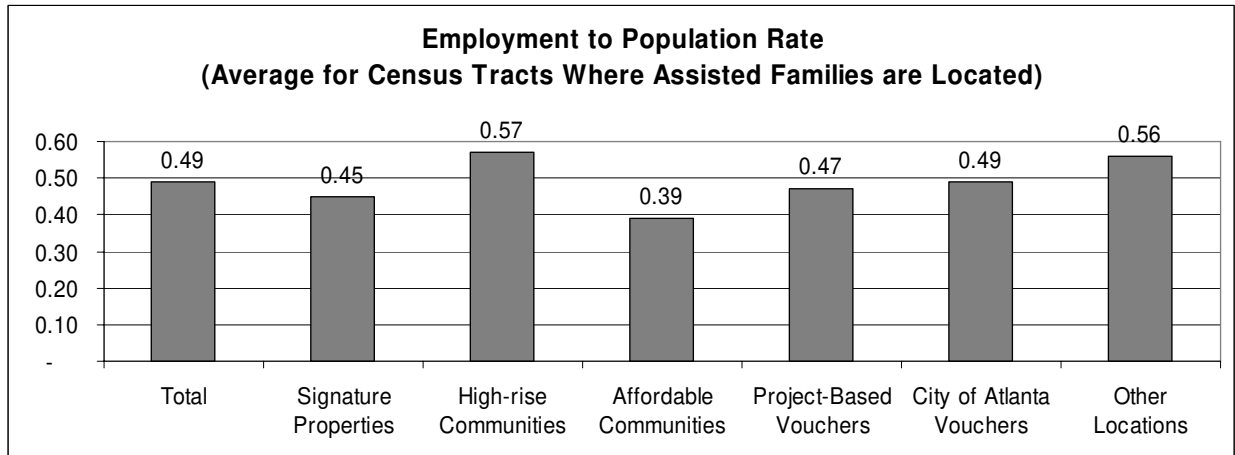


Figure 65.

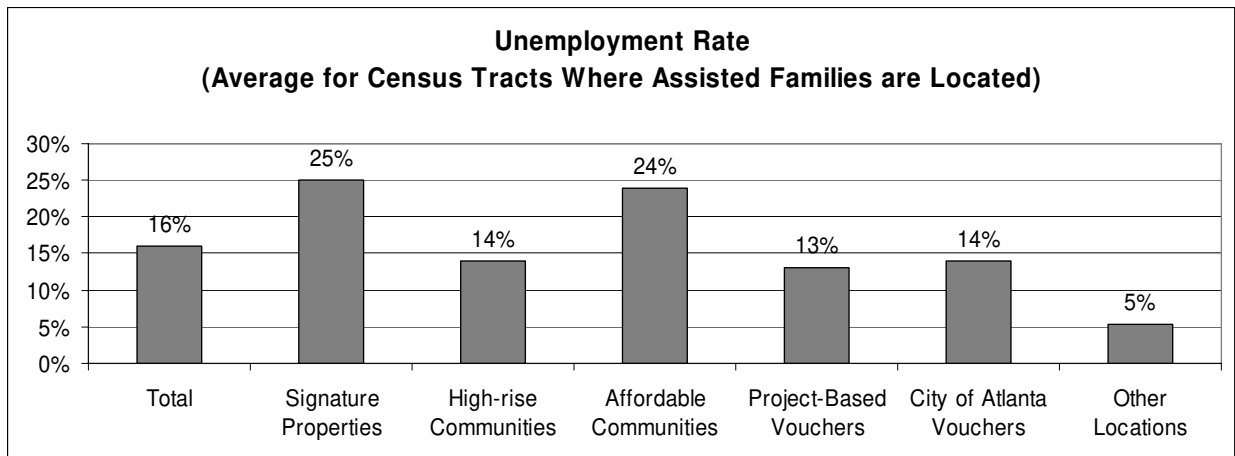


Figure 66.

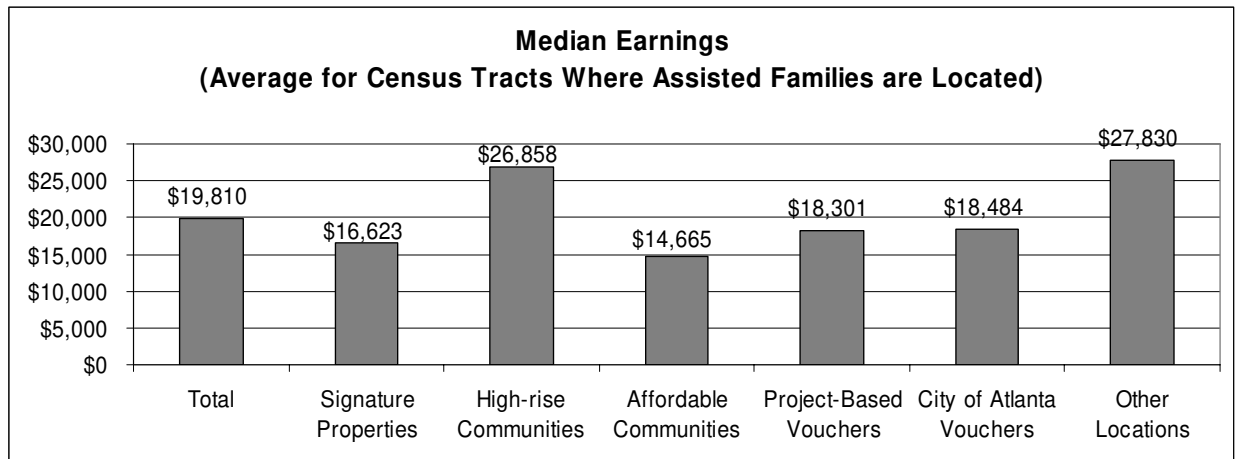


Figure 67.

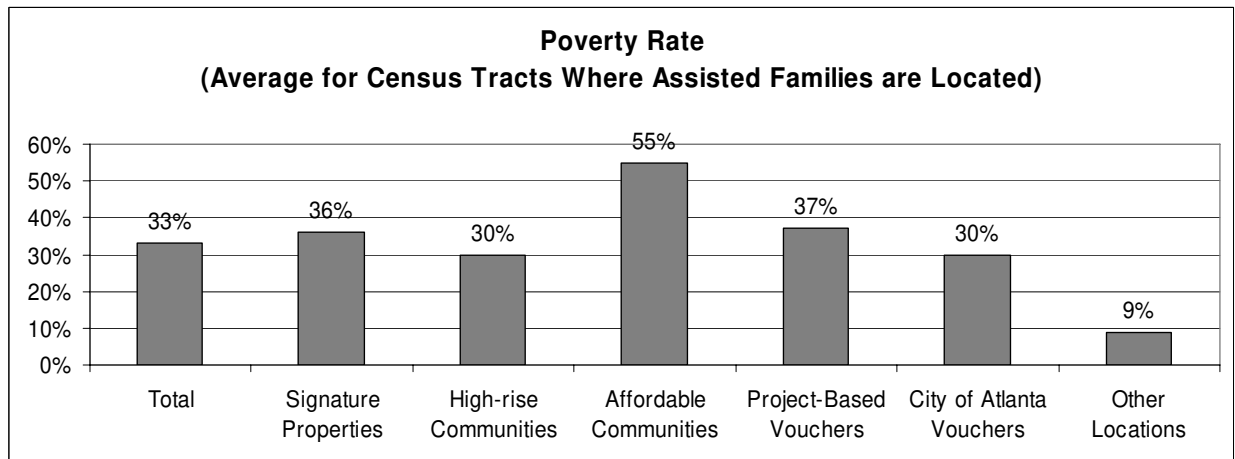


Figure 68.

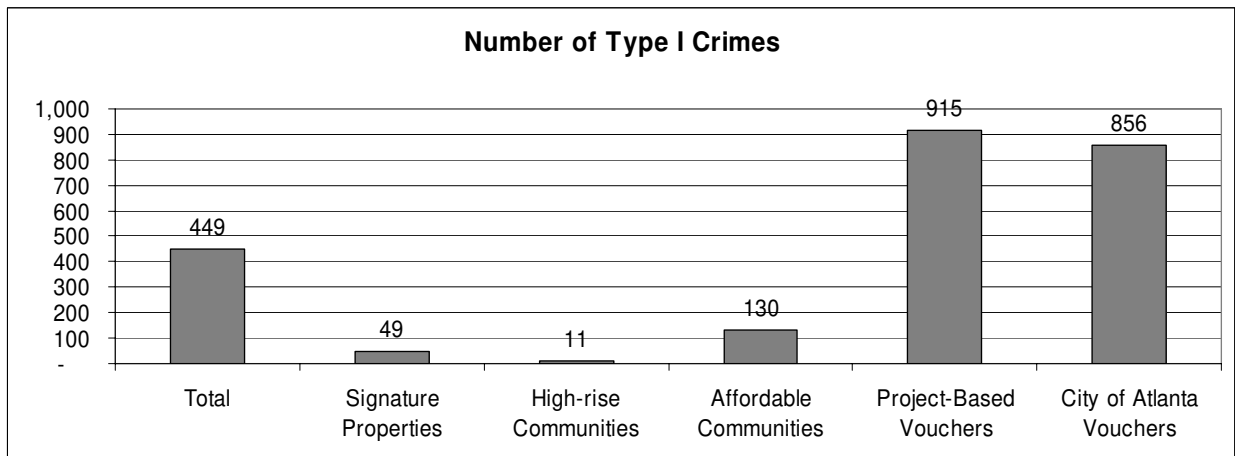


Figure 69.

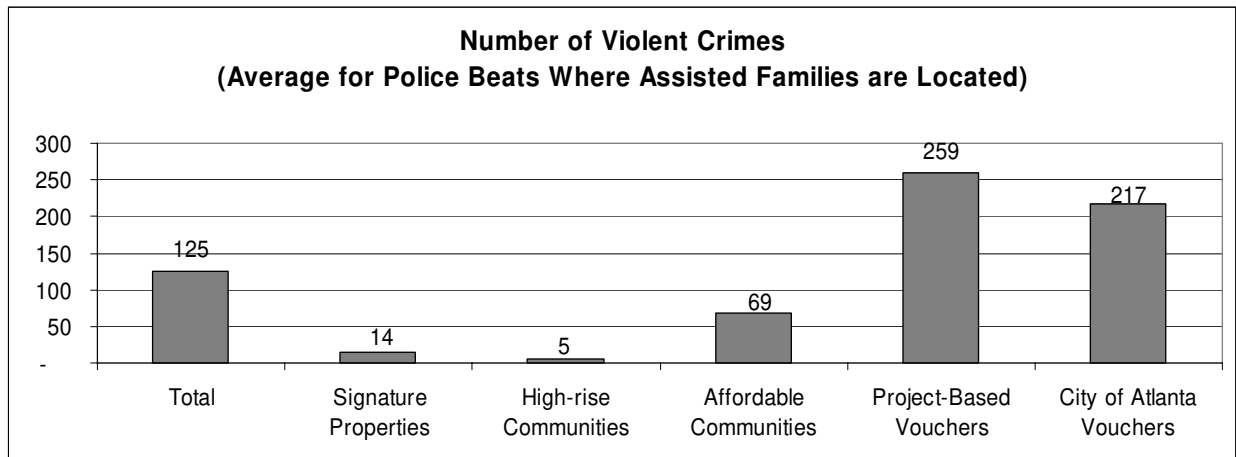


Figure 70.

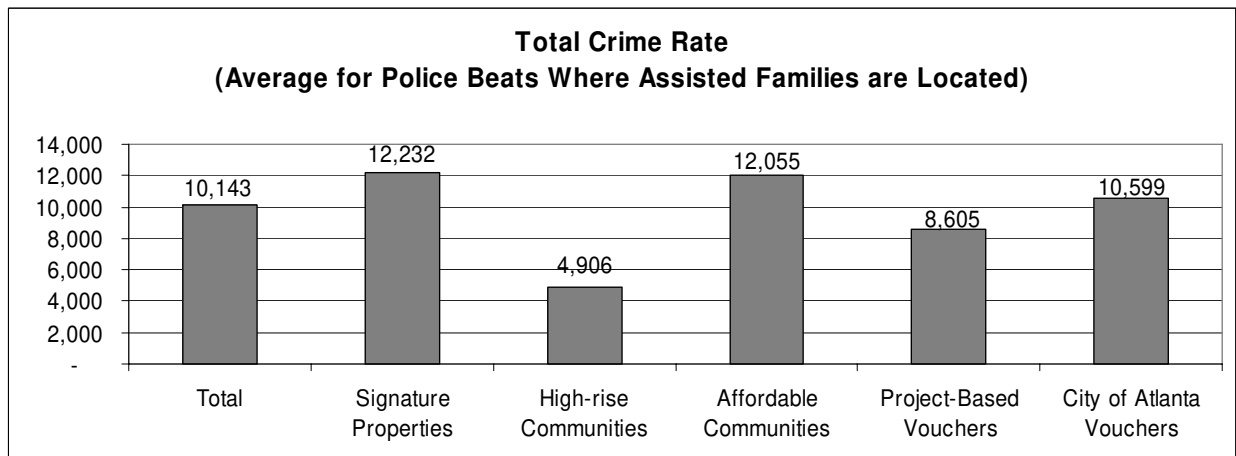
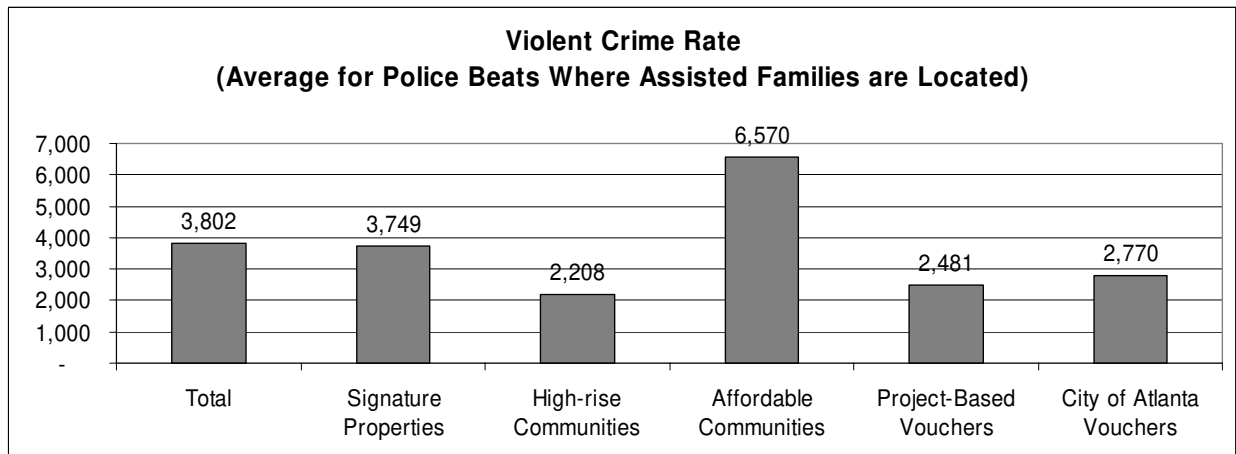


Figure 71.



MTW Benchmarks

MATRIX INFORMATION MANAGEMENT SYSTEM™

Index of Benchmarking Data (Figure 17)

Assisted Households and Persons	Columns 1-6
Age.....	Columns 7-11
Target Population.....	Columns 12-15
Elderly and Disabled	Columns 16-22
Gender and Marital Status	Columns 23-27
Race and Ethnicity	Columns 28-34
Bedrooms and Rent	Columns 35-36
Public Assistance.....	Columns 37-40
Employment and Earnings.....	Columns 41-43
Income of Households	Columns 44-49
Poverty Characteristics	Columns 50-54
Area Median Income	Columns 55-62
Retirement Profile	Columns 63-68
Termination of Housing Assistance	Columns 69-80
2000 Census Tract Characteristics.....	Columns 81-90
Zip Code Characteristics.....	Columns 91-95
Crime and Police Beat Characteristics	Columns 96-99
School Performance	Columns 100-109

Note: Cell Counts in the Matrix that are very small are not disclosed to protect the identity of individuals. In such cases, only summaries for subcategories are given.

Matrix Information Management System™ (MIMS) is a trademark of Thomas D. Boston.

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		ASSISTED HOUSEHOLDS AND PERSONS					
HOUSING DEVELOPMENTS	Row No.	No. of AHA Assisted Persons by Location	Percent of AHA Assisted Persons by Location	No. of AHA Assisted Households by Location	Percent of AHA Assisted Households by Location	No. of AHA Assisted Households in City of Atlanta	Average Household Size by Location
		1	2	3	4	5	6
TOTAL	1	51952	100.0%	18934	100.0%	15573	2.7
SIGNATURE PROPERTIES	2	2991	5.8%	1212	6.4%	1111	2.5
Ashley Courts at Cascade	3	225		82		82	2.7
Ashley Terrace at West End	4	58		31		31	1.9
Centennial Place	5	761		292		292	2.6
Magnolia Place	6	352		156		156	2.3
Summerdale Commons	7	166		74		74	2.2
The Villages of Castleberry	8	361		178		178	2.0
The Villages at Carver	9	227		102		102	2.2
The Villages of East Lake	10	765		268		196	2.9
Columbia Village	11	76		29		0	2.6
HIGH-RISE COMMUNITIES	12	3229	6.2%	3064	16.2%	3064	1.1
Antoine Graves	13	214		210		210	1.0
Antoine Graves Annex	14	101		100		100	1.0
Barge Road	15	132		130		130	1.0
Cheshire Bridge Road	15	182		161		161	1.1
Cosby Spear Memorial	17	287		282		282	1.0
Georgia Avenue	18	84		81		81	1.0
Hightower Manor	19	135		129		129	1.0
John O. Chiles	20	257		250		250	1.0
Juniper & 10th	21	150		148		148	1.0
Marian Apartments	22	283		237		237	1.2
Marietta Road	23	132		130		130	1.0
Palmer House	24	253		245		245	1.0
Peachtree Road	25	211		196		196	1.1
Roosevelt House	26	261		256		256	1.0
Piedmont Road	27	241		209		209	1.2
Martin Luther King Tower	28	156		152		152	1.0
East Lake Tower	29	150		148		148	1.0
AFFORDABLE COMMUNITIES	30	13161	25.3%	4217	22.3%	4217	3.1
Bankhead Courts	31	1530		378		378	4.0
Bowen Homes	32	2006		617		617	3.3
Englewood Manner	33	969		297		297	3.3
Gilbert Gardens	34	626		180		180	3.5
Grady Apartments	35	1051		457		457	2.3
Herndon Apartments	36	685		280		280	2.4
Hollywood Court	37	629		202		202	3.1
Jonesboro North	38	406		98		98	4.1
Jonesboro South	39	606		148		148	4.1
Leila Valley	40	392		123		123	3.2
Martin Street Plaza	41	255		60		60	4.3
McDaniel Glenn	42	1154		431		431	2.7
Thomasville Heights	43	1282		349		349	3.7
U Rescue Villa	44	299		70		70	4.3
University Homes	45	1192		495		495	2.4
Westminster Apartments	46	79		32		32	2.5
PROJECT BASED VOUCHERS	47	234	0.5%	178	0.9%	178	1.3
Columbia Colony Senior Residences	48	41		37		37	1.1
Park Place South	49	97		93		93	1.0
The Terraces	50	20		6		6	3.3
Crogman School Apartments	51	61		37		37	1.6
The Park at Scott's Crossing	52	15		5		5	3.0
CITY OF ATLANTA VOUCHERS	53	21361	41.1%	7003	37.0%	7003	3.1
Central Business District	54	10		6		6	1.7
Northwest Atlanta	55	5288		1701		1701	3.1
Northeast Atlanta	56	291		113		113	2.6
Southeast Atlanta	57	6635		2039		2039	3.3
Southwest Atlanta	58	7890		2725		2725	2.9
Buckhead	59	44		24		24	1.7
Atlanta-DeKalb	60	1203		395		395	3.0
NORTH FULTON VOUCHERS	61	125	0.2%	35	0.2%	35	3.6
Sandy Springs	62	97		28			3.5
Roswell	63	28		7			4.0
SOUTH FULTON VOUCHERS	64	4977	9.6%	1500	7.9%	1500	3.3
Shannon	65	2000		572			3.5
Tri-Cities	66	2014		658			3.1
South Fulton	67	497		129			3.8
Airport	68	466		141			3.3
SOUTHERN CRESCENT VOUCHERS	69	1813	3.5%	519	2.7%	519	3.5
Northeast Clayton	70	510		153			3.3
Riverdale/Fayette	71	964		271			3.6
South Clayton	72	194		57			3.4
Douglas	73	84		22			3.8
Henry	74	61		16			3.7
DEKALB COUNTY VOUCHERS	75	3096	6.0%	920	4.9%	920	3.4
Chamblee	76	80		26			3.1
Northeast DeKalb	77	265		79			3.3
Decatur/Northeast DeKalb	78	26		8			3.3
Southeast DeKalb	79	565		153			3.7
Southwest DeKalb	80	1614		510			3.2
South DeKalb	81	546		144			3.8
WINNETT COUNTY VOUCHERS	82	56	0.1%	16	0.1%	16	3.5
Gwinnett/Lilburn/Rockdale	83	56		16			3.5
COBB COUNTY VOUCHERS	84	812	1.6%	239	1.3%	239	3.4
Marietta	85	60		15			4.0
Northwest Cobb	86	26		6			4.3
Northeast Cobb	87	36		10			3.6
Cumberland	88	121		43			2.8
South Cobb	89	469		138			3.4
Southwest Cobb	90	100		27			3.7
OUTSIDE ATLANTA REGION VOUCHERS	91	97	0.2%	31	0.2%	31	3.6
Rest of the State	92	39		14			3.8
Out of State	93	58		17			3.4

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS	Row No.	AGE				
		Average Age of Household Head	Average Age All Assisted Persons	Total No. of Youth (1 to 17 years) by Location	Percent Youth are of All Assisted Persons by Location	Average Age of Youth by Location
Col. No.		7	8	8	10	11
TOTAL	1	44	24	28204	54%	9
SIGNATURE PROPERTIES	2	41	23	1528	51%	9
Ashley Courts at Cascade	3	37	21	121	54%	9
Ashley Terrace at West End	4	33	21	24	41%	6
Centennial Place	5	38	21	426	56%	8
Magnolia Place	6	41	24	175	50%	8
Summerdale Commons	7	45	26	74	45%	9
The Villages of Castleberry	8	40	24	166	46%	7
The Villages at Carver	9	56	35	78	34%	11
The Villages of East Lake	10	40	21	430	56%	9
Columbia Village	11	42	23	34	45%	8
HIGH-RISE COMMUNITIES	12	64	64		0%	
Antoine Graves	13	61	61		0%	
Antoine Graves Annex	14	63	63		0%	
Barge Road	15	66	66		0%	
Cheshire Bridge Road	15	70	70		0%	
Cosby Spear Memorial	17	58	58		0%	
Georgia Avenue	18	63	63		0%	
Hightower Manor	19	70	70		0%	
John O. Chiles	20	68	67		0%	
Juniper & 10th	21	59	59		0%	
Marian Apartments	22	70	70		0%	
Marietta Road	23	64	64		0%	
Palmer House	24	59	59		0%	
Peachtree Road	25	65	65		0%	
Roosevelt House	26	59	58		0%	
Piedmont Road	27	70	70		0%	
Martin Luther King Tower	28	62	62		0%	
East Lake Tower	29	62	62		0%	
AFFORDABLE COMMUNITIES	30	39	20	7770	59%	9
Bankhead Courts	31	38	18	1002	65%	9
Bowen Homes	32	37	18	1245	62%	8
Englewood Manner	33	38	19	577	60%	8
Gilbert Gardens	34	35	18	393	63%	8
Grady Apartments	35	47	27	498	47%	8
Herdon Apartments	36	40	22	347	51%	7
Hollywood Court	37	35	18	372	59%	8
Jonesboro North	38	36	17	274	67%	8
Jonesboro South	39	37	18	399	66%	10
Leila Valley	40	36	18	241	61%	9
Martin Street Plaza	41	43	20	155	61%	11
McDaniel Glenn	42	41	23	614	53%	9
Thomasville Heights	43	36	18	828	65%	9
U Rescue Villa	44	41	20	190	64%	10
University Homes	45	43	24	597	50%	8
Westminster Apartments	46	45	26	38	48%	6
PROJECT BASED VOUCHERS	47	64	54	38	16%	7
Columbia Colony Senior Residences	48	72	73		0%	-
Park Place South	49	70	70		0%	-
The Terraces	50	34	18	11	55%	8
Crogman School Apartments	51	47	35	18	30%	6
The Park at Scott's Crossing	52	37	18	9	60%	6
CITY OF ATLANTA VOUCHERS	53	41	22	12147	57%	9
Central Business District	54	36	25	4	40%	8
Northwest Atlanta	55	41	21	3084	58%	9
Northeast Atlanta	56	42	24	148	51%	9
Southeast Atlanta	57	40	21	3895	59%	9
Southwest Atlanta	58	42	22	4310	55%	9
Buckhead	59	50	33	18	41%	9
Atlanta-DeKalb	60	41	22	688	57%	9
NORTH FULTON VOUCHERS	61	35	18	79	63%	10
Sandy Springs	62	35	18	62	64%	9
Roswell	63	32	18	17	61%	11
SOUTH FULTON VOUCHERS	64	38	20	2966	60%	9
Shannon	65	36	18	1233	62%	9
Tri-Cities	66	40	22	1130	56%	10
South Fulton	67	38	19	317	64%	10
Airport	68	36	19	286	61%	10
SOUTHERN CRESCENT VOUCHERS	69	36	18	1145	63%	9
Northeast Clayton	70	37	19	312	61%	9
Riverdale/Fayette	71	35	18	621	64%	9
South Clayton	72	35	18	118	61%	9
Douglas	73	38	19	55	65%	9
Henry	74	35	18	39	64%	9
DEKALB COUNTY VOUCHERS	75	36	18	1938	63%	9
Chamblee	76	36	21	43	54%	10
Northeast DeKalb	77	37	19	159	60%	9
Decatur/Northeast DeKalb	78	37	18	17	65%	8
Southeast DeKalb	79	35	17	377	67%	10
Southwest DeKalb	80	37	19	987	61%	9
South DeKalb	81	35	17	355	65%	9
GWINNETT COUNTY VOUCHERS	82	36	17	37	66%	8
Gwinnett/Lilburn/Rockdale	83	36	17	37	66%	8
COBB COUNTY VOUCHERS	84	35	19	498	61%	10
Marietta	85	38	19	39	65%	10
Northwest Cobb	86	31	15	19	73%	8
Northeast Cobb	87	29	16	23	64%	9
Cumberland	88	34	19	67	55%	9
South Cobb	89	35	19	291	62%	9
Southwest Cobb	90	37	21	59	59%	11
OUTSIDE ATLANTA REGION VOUCHERS	91	38	20	58	60%	9
Rest of the State	92	38	22	22	56%	9
Out of State	93	39	19	36	62%	8

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		TARGET POPULATION			
HOUSING DEVELOPMENTS	Row No.	No. of Persons in MTW Target Population by Location	Percent of All Assisted Persons in Target Population by Location	Dependency Burden: Ratio of Total Assisted Persons to Target Population	Average Age of Target Population
Col. No.		12	13	14	15
TOTAL	1	17021	33%	3.1	33
SIGNATURE PROPERTIES	2	1143	38%	2.6	32
Ashley Courts at Cascade	3	100	44%	2.3	33
Ashley Terrace at West End	4	29	50%	2.0	30
Centennial Place	5	265	35%	2.9	32
Magnolia Place	6	124	35%	2.8	32
Summerdale Commons	7	63	38%	2.6	31
The Villages of Castleberry	8	149	41%	2.4	33
The Villages at Carver	9	105	46%	2.2	37
The Villages of East Lake	10	274	36%	2.8	32
Columbia Village	11	34	45%	2.2	29
HIGH-RISE COMMUNITIES	12	498	15%	6.5	52
Antoine Graves	13	20	9%	10.7	53
Antoine Graves Annex	14	5	5%	20.2	59
Barge Road	15	50	38%	2.6	53
Cheshire Bridge Road	15	14	8%	13.0	55
Cosby Spear Memorial	17	30	10%	9.6	50
Georgia Avenue	18	14	17%	6.0	56
Hightower Manor	19	31	23%	4.4	52
John O. Chiles	20	15	6%	17.1	52
Juniper & 10th	21	93	62%	1.6	50
Marian Apartments	22	64	23%	4.4	51
Marietta Road	23	58	44%	2.3	53
Palmer House	24	29	11%	8.7	49
Peachtree Road	25	19	9%	11.1	55
Roosevelt House	26	19	7%	13.7	49
Piedmont Road	27	12	5%	20.1	49
Martin Luther King Tower	28	6	4%	26.0	49
East Lake Tower	29	19	13%	7.9	54
AFFORDABLE COMMUNITIES	30	4379	33%	3.0	32
Bankhead Courts	31	495	32%	3.1	32
Bowen Homes	32	609	30%	3.3	30
Englewood Manner	33	326	34%	3.0	32
Gilbert Gardens	34	210	34%	3.0	31
Grady Apartments	35	362	34%	2.9	35
Herndon Apartments	36	299	44%	2.3	34
Hollywood Court	37	250	40%	2.5	32
Jonesboro North	38	119	29%	3.4	31
Jonesboro South	39	181	30%	3.3	31
Leila Valley	40	128	33%	3.1	31
Martin Street Plaza	41	88	35%	2.9	33
McDaniel Glenn	42	390	34%	3.0	32
Thomasville Heights	43	404	32%	3.2	31
U Rescue Villa	44	89	30%	3.4	33
University Homes	45	398	33%	3.0	32
Westminster Apartments	46	31	39%	2.5	34
PROJECT BASED VOUCHERS	47	39	17%	6.0	35
Columbia Colony Senior Residences	48		0%		-
Park Place South	49		0%		-
The Terraces	50	8	40%	2.5	29
Crogman School Apartments	51	25	41%	2.4	37
The Park at Scott's Crossing	52	6	40%	2.5	35
CITY OF ATLANTA VOUCHERS	53	7309	34%	2.9	33
Central Business District	54	5	50%	2.0	34
Northwest Atlanta	55	1772	34%	3.0	33
Northeast Atlanta	56	104	36%	2.8	34
Southeast Atlanta	57	2236	34%	3.0	33
Southwest Atlanta	58	2785	35%	2.8	33
Buckhead	59	12	27%	3.7	33
Atlanta-DeKalb	60	395	33%	3.0	33
NORTH FULTON VOUCHERS	61	42	34%	3.0	32
Sandy Springs	62	32	33%	3.0	32
Roswell	63	10	36%	2.8	29
SOUTH FULTON VOUCHERS	64	1701	34%	2.9	32
Shannon	65	678	34%	2.9	31
Tri-Cities	66	708	35%	2.8	33
South Fulton	67	155	31%	3.2	33
Airport	68	160	34%	2.9	31
SOUTHERN CRESCENT VOUCHERS	69	597	33%	3.0	32
Northeast Clayton	70	180	35%	2.8	32
Riverdale/Fayette	71	306	32%	3.2	32
South Clayton	72	68	35%	2.9	31
Douglas	73	23	27%	3.7	34
Henry	74	20	33%	3.1	32
DEKALB COUNTY VOUCHERS	75	980	32%	3.2	31
Chamblee	76	30	38%	2.7	31
Northeast DeKalb	77	83	31%	3.2	31
Decatur/Northeast DeKalb	78	7	27%	3.7	29
Southeast DeKalb	79	165	29%	3.4	31
Southwest DeKalb	80	524	32%	3.1	31
South DeKalb	81	171	31%	3.2	29
GWINNETT COUNTY VOUCHERS	82	18	32%	3.1	33
Gwinnett/Lilburn/Rockdale	83	18	32%	3.1	33
COBB COUNTY VOUCHERS	84	280	34%	2.9	32
Marietta	85	16	27%	3.8	32
Northwest Cobb	86	6	23%	4.3	35
Northeast Cobb	87	13	36%	2.8	28
Cumberland	88	50	41%	2.4	30
South Cobb	89	160	34%	2.9	33
Southwest Cobb	90	35	35%	2.9	32
OUTSIDE ATLANTA REGION VOUCHERS	91	35	36%	2.8	34
Rest of the State	92	16	41%	2.4	37
Out of State	93	19	33%	3.1	32

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		ELDERLY AND DISABLED						
HOUSING DEVELOPMENTS	Row No.	No. of Elderly Assisted Persons	Percent of Assisted Persons that are Elderly	No. Assisted Persons with Disabilities	Disabled Persons as Percent of All Assisted Persons	Average Age of Disabled Adults	No. of Disabled and Elderly Persons	Disabled and Elderly Persons as a Percent of All Persons
Col. No.		16	17	18	19	20	21	22
TOTAL	1	3476	7%	3988	8%	51	6727	13%
SIGNATURE PROPERTIES	2	161	5%	195	7%	51	320	11%
Ashley Courts at Cascade	3	4	2%					
Ashley Terrace at West End	4	.				41		
Centennial Place	5	21	3%			51		
Magnolia Place	6	23	7%			50		
Summerdale Commons	7	16	10%			51		
The Villages of Castleberry	8	20	6%			53		
The Villages at Carver	9	44	19%			.		
The Villages of East Lake	10	28	4%			51		
Columbia Village	11	5	7%			55		
HIGH-RISE COMMUNITIES	12	1882	58%	1052	33%	54	2731	85%
Antoine Graves	13	110	51%			52		
Antoine Graves Annex	14	60	59%			51		
Barge Road	15	82	62%			.		
Cheshire Bridge Road	15	138	76%			58		
Cosby Spear Memorial	17	113	39%			52		
Georgia Avenue	18	41	49%			56		
Hightower Manor	19	104	77%			.		
John O. Chiles	20	180	70%			52		
Juniper & 10th	21	57	38%			.		
Marian Apartments	22	219	77%			.		
Marietta Road	23	74	56%			.		
Palmer House	24	108	43%			51		
Peachtree Road	25	127	60%			53		
Roosevelt House	26	108	41%			52		
Piedmont Road	27	197	82%			59		
Martin Luther King Tower	28	83	53%			57		
East Lake Tower	29	81	54%			58		
AFFORDABLE COMMUNITIES	30	467	4%	626	5%	49	1012	8%
Bankhead Courts	31	33	2%			.		
Bowen Homes	32	53	3%			49		
Englewood Manner	33	18	2%			46		
Gilbert Gardens	34	11	2%			52		
Grady Apartments	35	96	9%			51		
Herndon Apartments	36	39	6%			.		
Hollywood Court	37	7	1%			.		
Jonesboro North	38	5	1%			50		
Jonesboro South	39	8	1%			46		
Leila Valley	40	7	2%			50		
Martin Street Plaza	41	6	2%			50		
McDaniel Glenn	42	51	4%			50		
Thomasville Heights	43	18	1%			41		
U Rescue Villa	44	7	2%			50		
University Homes	45	98	8%			48		
Westminster Apartments	46	10	13%			.		
PROJECT BASED VOUCHERS	47	148	63%	54	23%	66	157	67%
Columbia Colony Senior Residences	48	41	100%			71		
Park Place South	49	97	100%			70		
The Terraces	50	.				42		
Crogman School Apartments	51	10	16%			58		
The Park at Scott's Crossing	52	.				.		
CITY OF ATLANTA VOUCHERS	53	692	3%	1519	7%	51	1905	9%
Central Business District	54	.				43		
Northwest Atlanta	55	152	3%			51		
Northeast Atlanta	56	14	5%			51		
Southeast Atlanta	57	187	3%			50		
Southwest Atlanta	58	287	4%			51		
Buckhead	59	10	23%			60		
Atlanta-DeKalb	60	42	3%			52		
NORTH FULTON VOUCHERS	61	.	.	4	3%	35	4	3%
Sandy Springs	62	.				37		
Roswell	63	.				27		
SOUTH FULTON VOUCHERS	64	68	1%	275	6%	48	310	6%
Shannon	65	16	1%			46		
Tri-Cities	66	48	2%			50		
South Fulton	67	3	1%			48		
Airport	68	1	0%			45		
SOUTHERN CRESCENT VOUCHERS	69	11	1%	68	4%	46	71	4%
Northeast Clayton	70	4	1%			51		
Riverdale/Fayette	71	5	1%			45		
South Clayton	72	.				43		
Douglas	73	2	2%			46		
Henry	74	.				44		
DEKALB COUNTY VOUCHERS	75	40	1%	161	5%	48	178	6%
Chamblee	76	1	1%			46		
Northeast DeKalb	77	2	1%			45		
Decatur/Northeast DeKalb	78	1	4%			54		
Southeast DeKalb	79	5	1%			48		
Southwest DeKalb	80	27	2%			49		
South DeKalb	81	4	1%			48		
GWINNETT COUNTY VOUCHERS	82	1	2%	0	0%	.	1	2%
Gwinnett/Lilburn/Rockdale	83	1	2%			.		
COBB COUNTY VOUCHERS	84	2	0%	33	4%	41	34	4%
Marietta	85	.				42		
Northwest Cobb	86	.				27		
Northeast Cobb	87	.				.		
Cumberland	88	.				40		
South Cobb	89	1	0%			41		
Southwest Cobb	90	1	1%			43		
OUTSIDE ATLANTA REGION VOUCHERS	91	4	4%	1	1%	74	4	4%
Rest of the State	92	1	3%			74		
Out of State	93	3	5%			.		

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS	Row No.	GENDER AND MARITAL STATUS				
		No. Assisted Female Household Heads	No. of Assisted Male Household Heads	Female Heads as Percent of All Household Heads	Number Married Household Heads	Percent of all Households with Married Heads
Col. No.		23	24	25	26	27
TOTAL	1	16550	2384	87%	515	2.7%
SIGNATURE PROPERTIES	2	1120	92	92%	45	3.7%
Ashley Courts at Cascade	3	75				
Ashley Terrace at West End	4	28				
Centennial Place	5	267				
Magnolia Place	6	133				
Summerdale Commons	7	66				
The Villages of Castleberry	8	164				
The Villages at Carver	9	97				
The Villages of East Lake	10	261				
Columbia Village	11	29				
HIGH-RISE COMMUNITIES	12	1743	1321	57%	150	4.9%
Antoine Graves	13	100				
Antoine Graves Annex	14	41				
Barge Road	15	95				
Cheshire Bridge Road	15	98				
Cosby Spear Memorial	17	158				
Georgia Avenue	18	55				
Hightower Manor	19	92				
John O. Chiles	20	167				
Juniper & 10th	21	61				
Marian Apartments	22	139				
Marietta Road	23	80				
Palmer House	24	114				
Peachtree Road	25	131				
Roosevelt House	26	109				
Piedmont Road	27	135				
Martin Luther King Tower	28	85				
East Lake Tower	29	83				
AFFORDABLE COMMUNITIES	30	3788	429	90%	106	2.5%
Bankhead Courts	31	352				
Bowen Homes	32	560				
Englewood Manner	33	266				
Gilbert Gardens	34	168				
Grady Apartments	35	387				
Herndon Apartments	36	251				
Hollywood Court	37	192				
Jonesboro North	38	93				
Jonesboro South	39	138				
Leila Valley	40	115				
Martin Street Plaza	41	52				
McDaniel Glenn	42	371				
Thomasville Heights	43	319				
U Rescue Villa	44	64				
University Homes	45	432				
Westminster Apartments	46	28				
PROJECT BASED VOUCHERS	47	135	43	76%	7	3.9%
Columbia Colony Senior Residences	48	30				
Park Place South	49	64				
The Terraces	50	6				
Crogman School Apartments	51	30				
The Park at Scott's Crossing	52	5				
CITY OF ATLANTA VOUCHERS	53	6614	389	94%	143	2.0%
Central Business District	54	5				
Northwest Atlanta	55	1598				
Northeast Atlanta	56	96				
Southeast Atlanta	57	1939				
Southwest Atlanta	58	2583				
Buckhead	59	21				
Atlanta-DeKalb	60	372				
NORTH FULTON VOUCHERS	61	34	1	97%	0	0.0%
Sandy Springs	62	28				
Roswell	63	6				
SOUTH FULTON VOUCHERS	64	1439	61	96%	35	2.3%
Shannon	65	558				
Tri-Cities	66	625				
South Fulton	67	120				
Airport	68	136				
SOUTHERN CRESCENT VOUCHERS	69	505	14	97%	10	1.9%
Northeast Clayton	70	148				
Riverdale/Fayette	71	266				
South Clayton	72	53				
Douglas	73	22				
Henry	74	16				
DEKALB COUNTY VOUCHERS	75	893	27	97%	14	1.5%
Chamblee	76	23				
Northeast DeKalb	77	76				
Decatur/Norwest DeKalb	78	8				
Southeast DeKalb	79	151				
Southwest DeKalb	80	495				
South DeKalb	81	140				
GWINNETT COUNTY VOUCHERS	82	15	1	94%	0	0.0%
Gwinnett/Lilburn/Rockdale	83	15				
COBB COUNTY VOUCHERS	84	235	4	98%	3	1.3%
Marietta	85	15				
Northwest Cobb	86	6				
Northeast Cobb	87	10				
Cumberland	88	42				
South Cobb	89	136				
Southwest Cobb	90	26				
OUTSIDE ATLANTA REGION VOUCHERS	91	29	2	94%	2	6.5%
Rest of the State	92	13				
Out of State	93	16				

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		RACE AND ETHNICITY						
HOUSING DEVELOPMENTS	Row No.	No. Black Household Heads	No. White Household Heads	No. Hispanic Household Heads	No. Asian American Household Heads	No. Native American Household Heads	Percent of all Household Headed by Blacks	Percent of all Household Headed by Whites
Col. No.		28	29	30	31	32	33	34
TOTAL	1	18209	651	186	60	14	96%	3.4%
SIGNATURE PROPERTIES	2	1202	7	10	0	3	99%	0.6%
Ashley Courts at Cascade	3	81					99%	
Ashley Terrace at West End	4	31					100%	
Centennial Place	5	289					99%	
Magnolia Place	6	155					99%	
Summerdale Commons	7	74					100%	
The Villages of Castleberry	8	175					98%	
The Villages at Carver	9	101					99%	
The Villages of East Lake	10	267					100%	
Columbia Village	11	29					100%	
HIGH-RISE COMMUNITIES	12	2467	544	126	51	2	81%	17.8%
Antoine Graves	13	205					98%	
Antoine Graves Annex	14	99					99%	
Barge Road	15	127					98%	
Cheshire Bridge Road	15	64					40%	
Cosby Spear Memorial	17	257					91%	
Georgia Avenue	18	81					100%	
Hightower Manor	19	127					98%	
John O. Chiles	20	243					97%	
Juniper & 10th	21	114					77%	
Marian Apartments	22	82					35%	
Marietta Road	23	123					95%	
Palmer House	24	223					91%	
Peachtree Road	25	123					63%	
Roosevelt House	26	223					87%	
Piedmont Road	27	80					38%	
Martin Luther King Tower	28	150					99%	
East Lake Tower	29	146					99%	
AFFORDABLE COMMUNITIES	30	4178	29	14	3	7	99%	0.7%
Bankhead Courts	31	375					99%	
Bowen Homes	32	609					99%	
Englewood Manner	33	295					99%	
Gilbert Gardens	34	177					98%	
Grady Apartments	35	455					100%	
Herndon Apartments	36	279					100%	
Hollywood Court	37	199					99%	
Jonesboro North	38	97					99%	
Jonesboro South	39	146					99%	
Lella Valley	40	122					99%	
Martin Street Plaza	41	60					100%	
McDaniel Glenn	42	427					99%	
Thomasville Heights	43	345					99%	
U Rescue Villa	44	69					99%	
University Homes	45	492					99%	
Westminster Apartments	46	31					97%	
PROJECT BASED VOUCHERS	47	177	1	1	0	0	99%	0.6%
Columbia Colony Senior Residences	48	36					97%	
Park Place South	49	93					100%	
The Terraces	50	6					100%	
Crogman School Apartments	51	37					100%	
The Park at Scott's Crossing	52	5					100%	
CITY OF ATLANTA VOUCHERS	53	6949	49	27	3	2	99%	0.7%
Central Business District	54	6					100%	
Northwest Atlanta	55	1695					100%	
Northeast Atlanta	56	103					91%	
Southeast Atlanta	57	2018					99%	
Southwest Atlanta	58	2714					100%	
Buckhead	59	21					88%	
Atlanta-DeKalb	60	392					99%	
NORTH FULTON VOUCHERS	61	35	0	0	0	0	100%	0.0%
Sandy Springs	62	28					100%	
Roswell	63	7					100%	
SOUTH FULTON VOUCHERS	64	1486	13	5	1	0	99%	0.9%
Shannon	65	567					99%	
Tri-Cities	66	650					99%	
South Fulton	67	128					99%	
Airport	68	141					100%	
SOUTHERN CRESCENT VOUCHERS	69	518	0	0	1	0	100%	0.0%
Northeast Clayton	70	152					99%	
Riverdale/Fayette	71	271					100%	
South Clayton	72	57					100%	
Douglas	73	22					100%	
Henry	74	16					100%	
DEKALB COUNTY VOUCHERS	75	918	2	1	0	0	100%	0.2%
Chamblee	76	26					100%	
Northeast DeKalb	77	79					100%	
Decatur/Northeast DeKalb	78	8					100%	
Southeast DeKalb	79	153					100%	
Southwest DeKalb	80	508					100%	
South DeKalb	81	144					100%	
WINNETT COUNTY VOUCHERS	82	15	0	1	1	0	94%	0.0%
Gwinnett/Lilburn/Rockdale	83	15					94%	
COBB COUNTY VOUCHERS	84	234	5	1	0	0	98%	2.1%
Marietta	85	15					100%	
Northwest Cobb	86	6					100%	
Northeast Cobb	87	9					90%	
Cumberland	88	42					98%	
South Cobb	89	135					98%	
Southwest Cobb	90	27					100%	
OUTSIDE ATLANTA REGION VOUCHERS	91	30	1	0	0	0	97%	3.2%
Rest of the State	92	14					100%	
Out of State	93	16					94%	

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		BEDROOMS AND RENT		PUBLIC ASSISTANCE			
HOUSING DEVELOPMENTS	Row No.	Average No. of Bedrooms	Average Monthly Rent Paid by Assisted Households	No. Households Receiving TANF	No. of Persons Receiving TANF	Percent of Households with Persons Receiving TANF	Average TANF Income
Col. No.		35	36	37	38	39	40
TOTAL	1	2.2	\$217	2631	2825	14%	\$3,111
SIGNATURE PROPERTIES	2	2.0	\$299	91	96	8%	\$2,911
Ashley Courts at Cascade	3	2.2	\$282				\$3,076
Ashley Terrace at West End	4	1.5	\$327				\$2,820
Centennial Place	5	2.0	\$316				\$3,072
Magnolia Place	6	1.8	\$267				\$2,288
Summerdale Commons	7	1.9	\$270				\$3,161
The Villages of Castleberry	8	1.6	\$279				\$2,940
The Villages at Carver	9	1.9	\$262				\$2,542
The Villages of East Lake	10	2.2	\$333				\$2,666
Columbia Village	11	1.9	\$326				\$5,590
HIGH-RISE COMMUNITIES	12	1.0	\$194	19	20	1%	\$2,083
Antoine Graves	13	1.0	\$183				\$2,088
Antoine Graves Annex	14	1.0	\$189				
Barge Road	15	1.1	\$211				
Cheshire Bridge Road	15	1.0	\$200				
Cosby Spear Memorial	17	1.0	\$181				\$2,031
Georgia Avenue	18	1.0	\$185				
Hightower Manor	19	1.0	\$212				
John O. Chiles	20	1.0	\$199				
Juniper & 10th	21	1.2	\$193				\$2,280
Marian Apartments	22	1.0	\$190				
Marietta Road	23	1.1	\$206				
Palmer House	24	1.0	\$188				\$2,033
Peachtree Road	25	1.0	\$206				
Roosevelt House	26	1.0	\$189				\$2,272
Piedmont Road	27	1.0	\$196				
Martin Luther King Tower	28	1.0	\$187				
East Lake Tower	29	1.0	\$202				
AFFORDABLE COMMUNITIES	30	2.3	\$152	945	1001	22%	\$3,247
Bankhead Courts	31	2.9	\$145				\$3,555
Bowen Homes	32	2.3	\$138				\$3,256
Englewood Manner	33	2.4	\$153				\$3,319
Gilbert Gardens	34	2.4	\$127				\$3,288
Grady Apartments	35	1.8	\$194				\$2,835
Herndon Apartments	36	1.9	\$138				\$2,940
Hollywood Court	37	2.3	\$130				\$2,998
Jonesboro North	38	2.8	\$125				\$3,621
Jonesboro South	39	2.9	\$124				\$3,534
Leila Valley	40	2.3	\$147				\$3,266
Martin Street Plaza	41	3.1	\$270				\$3,198
McDaniel Glenn	42	2.0	\$154				\$3,166
Thomasville Heights	43	2.7	\$141				\$3,456
U Rescue Villa	44	2.9	\$188				\$3,282
University Homes	45	1.9	\$156				\$3,015
Westminster Apartments	46	1.8	\$206				\$3,230
PROJECT BASED VOUCHERS	47	1.2	\$238	7	9	4%	\$2,712
Columbia Colony Senior Residences	48	1.3	\$237				
Park Place South	49	1.0	\$236				
The Terraces	50	2.5	\$306				\$2,776
Crogman School Apartments	51	1.5	\$225				\$2,475
The Park at Scott's Crossing	52	1.8	\$289				\$3,090
CITY OF ATLANTA VOUCHERS	53	2.4	\$234	1148	1261	16%	\$3,050
Central Business District	54	1.3	\$196				\$2,820
Northwest Atlanta	55	2.4	\$233				\$3,037
Northeast Atlanta	56	2.0	\$219				\$3,158
Southeast Atlanta	57	2.5	\$227				\$3,098
Southwest Atlanta	58	2.3	\$241				\$3,026
Buckhead	59	1.5	\$218				\$3,168
Atlanta-DeKalb	60	2.4	\$232				\$2,912
NORTH FULTON VOUCHERS	61	2.3	\$279	4	5	11%	\$3,156
Sandy Springs	62	2.3	\$259				\$3,156
Roswell	63	2.3	\$355				
SOUTH FULTON VOUCHERS	64	2.4	\$252	213	225	14%	\$3,005
Shannon	65	2.4	\$230				\$3,015
Tri-Cities	66	2.3	\$261				\$2,924
South Fulton	67	2.7	\$285				\$3,098
Airport	68	2.3	\$270				\$3,404
SOUTHERN CRESCENT VOUCHERS	69	2.5	\$289	48	48	9%	\$3,198
Northeast Clayton	70	2.5	\$270				\$3,049
Riverdale/Fayette	71	2.4	\$285				\$3,476
South Clayton	72	2.4	\$335				\$3,636
Douglas	73	2.5	\$366				\$2,529
Henry	74	2.9	\$283				\$2,418
DEKALB COUNTY VOUCHERS	75	2.4	\$226	126	130	14%	\$3,054
Chamblee	76	2.2	\$285				\$2,602
Northeast DeKalb	77	2.3	\$223				\$3,068
Decatur/Northeast DeKalb	78	2.6	\$152				\$3,360
Southeast DeKalb	79	2.5	\$221				\$3,362
Southwest DeKalb	80	2.3	\$220				\$2,927
South DeKalb	81	2.6	\$249				\$3,195
GWINNETT COUNTY VOUCHERS	82	2.5	\$251	1	1	6%	\$2,820
Gwinnett/Liburn/Rockdale	83	2.5	\$251				\$2,820
COBB COUNTY VOUCHERS	84	2.3	\$266	25	25	10%	\$3,260
Marietta	85	2.5	\$283				\$3,384
Northwest Cobb	86	2.5	\$222				\$3,768
Northeast Cobb	87	2.4	\$328				\$3,360
Cumberland	88	2.1	\$244				\$3,435
South Cobb	89	2.3	\$258				\$3,033
Southwest Cobb	90	2.7	\$320				\$3,422
OUTSIDE ATLANTA REGION VOUCHERS	91	2.4	\$243	4	4	13%	\$5,382
Rest of the State	92	2.6	\$338				\$4,644
Out of State	93	2.2	\$165				\$6,120

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		EMPLOYMENT AND EARNINGS		
HOUSING DEVELOPMENTS	Row No.	No. of Employed Persons in Target Population	Percent of Target Population Employed	Average Earnings of Employed Persons in Target Population
Col. No.		41	42	43
TOTAL	1	6554	39%	\$14,215
SIGNATURE PROPERTIES	2	716	63%	\$15,821
Ashley Courts at Cascade	3			\$16,940
Ashley Terrace at West End	4			\$15,536
Centennial Place	5			\$16,960
Magnolia Place	6			\$15,232
Summerdale Commons	7			\$14,181
The Villages of Castleberry	8			\$14,525
The Villages at Carver	9			\$12,895
The Villages of East Lake	10			\$16,248
Columbia Village	11			\$16,711
HIGH-RISE COMMUNITIES	12	82	16%	\$12,379
Antoine Graves	13			\$6,864
Antoine Graves Annex	14			\$6,084
Barge Road	15			\$19,796
Cheshire Bridge Road	15			\$12,740
Cosby Spear Memorial	17			\$10,096
Georgia Avenue	18			\$7,103
Hightower Manor	19			\$16,693
John O. Chiles	20			\$9,017
Juniper & 10th	21			\$16,005
Marian Apartments	22			\$7,247
Marietta Road	23			\$18,694
Palmer House	24			\$10,050
Peachtree Road	25			\$17,053
Roosevelt House	26			\$13,591
Piedmont Road	27			\$12,320
Martin Luther King Tower	28			
East Lake Tower	29			\$11,982
AFFORDABLE COMMUNITIES	30	1140	26%	\$11,585
Bankhead Courts	31			\$10,866
Bowen Homes	32			\$10,923
Englewood Manner	33			\$10,583
Gilbert Gardens	34			\$12,104
Grady Apartments	35			\$13,490
Herndon Apartments	36			\$12,110
Hollywood Court	37			\$9,797
Jonesboro North	38			\$13,771
Jonesboro South	39			\$10,028
Leila Valley	40			\$10,965
Martin Street Plaza	41			\$15,684
McDaniel Glenn	42			\$10,414
Thomasville Heights	43			\$12,422
U Rescue Villa	44			\$14,423
University Homes	45			\$11,097
Westminster Apartments	46			\$15,234
PROJECT BASED VOUCHERS	47	19	49%	\$14,867
Columbia Colony Senior Residences	48			
Park Place South	49			
The Terraces	50			\$14,895
Crogman School Apartments	51			\$14,733
The Park at Scott's Crossing	52			\$15,369
CITY OF ATLANTA VOUCHERS	53	2965	41%	\$14,218
Central Business District	54			\$12,688
Northwest Atlanta	55			\$14,117
Northeast Atlanta	56			\$13,198
Southeast Atlanta	57			\$14,067
Southwest Atlanta	58			\$14,457
Buckhead	59			\$16,016
Atlanta-DeKalb	60			\$13,999
NORTH FULTON VOUCHERS	61	21	50%	\$16,243
Sandy Springs	62			\$14,663
Roswell	63			\$21,299
SOUTH FULTON VOUCHERS	64	736	43%	\$15,377
Shannon	65			\$14,898
Tri-Cities	66			\$15,536
South Fulton	67			\$16,153
Airport	68			\$15,678
SOUTHERN CRESCENT VOUCHERS	69	310	52%	\$16,141
Northeast Clayton	70			\$15,719
Riverdale/Fayette	71			\$15,827
South Clayton	72			\$17,349
Douglas	73			\$17,181
Henry	74			\$19,201
DEKALB COUNTY VOUCHERS	75	421	43%	\$14,576
Chamblee	76			\$16,495
Northeast DeKalb	77			\$14,770
Decatur/Northwest DeKalb	78			\$15,860
Southeast DeKalb	79			\$15,955
Southwest DeKalb	80			\$14,122
South DeKalb	81			\$14,356
WINNETT COUNTY VOUCHERS	82	7	39%	\$21,189
Gwinnett/Liburn/Rockdale	83			\$21,189
COBB COUNTY VOUCHERS	84	121	43%	\$16,595
Marietta	85			\$21,171
Northwest Cobb	86			\$21,069
Northeast Cobb	87			\$21,443
Cumberland	88			\$16,668
South Cobb	89			\$15,722
Southwest Cobb	90			\$16,761
OUTSIDE ATLANTA REGION VOUCHERS	91	16	46%	\$13,926
Rest of the State	92			\$16,527
Out of State	93			\$10,581

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		INCOME OF HOUSEHOLDS					
HOUSING DEVELOPMENTS	Row No.	Number of Households Reporting Positive Incomes	Percent of All Households Reporting Positive Incomes	Average Household Income for Households with Positive Incomes	Median Household Income for Households with Positive Incomes	Average Household Income for Households with Positive and Zero Incomes	Median Income for Households with Positive and Zero Incomes
Col. No.		44	45	46	47	48	49
TOTAL	1	17691	93%	\$10,420	\$8,040	\$9,750	\$7,426
SIGNATURE PROPERTIES	2	1152	95%	\$13,938	\$12,495	\$13,292	\$11,938
Ashley Courts at Cascade	3	74	90%	\$15,259	\$15,308	\$13,771	\$13,576
Ashley Terrace at West End	4	31	100%	\$13,986	\$14,820	\$13,986	\$14,820
Centennial Place	5	273	93%	\$15,133	\$14,010	\$14,196	\$13,048
Magnolia Place	6	147	94%	\$12,817	\$10,530	\$12,155	\$10,010
Summerdale Commons	7	74	100%	\$11,600	\$9,940	\$11,600	\$9,940
The Villages of Castleberry	8	170	96%	\$12,753	\$10,888	\$12,180	\$10,552
The Villages at Carver	9	99	97%	\$11,309	\$9,214	\$11,085	\$9,149
The Villages of East Lake	10	255	95%	\$15,325	\$14,560	\$14,636	\$13,712
Columbia Village	11	29	100%	\$14,636	\$15,756	\$14,636	\$15,756
HIGH-RISE COMMUNITIES	12	3020	99%	\$8,507	\$7,008	\$8,385	\$7,008
Antoine Graves	13	209	100%	\$7,818	\$7,008	\$7,781	\$7,008
Antoine Graves Annex	14	100	100%	\$8,027	\$7,008	\$8,027	\$7,008
Barge Road	15	128	98%	\$9,671	\$7,937	\$9,522	\$7,925
Cheshire Bridge Road	15	160	99%	\$8,707	\$7,008	\$8,653	\$7,008
Cosby Spear Memorial	17	277	98%	\$7,873	\$7,008	\$7,733	\$7,008
Georgia Avenue	18	77	95%	\$8,139	\$7,008	\$7,737	\$7,008
Hightower Manor	19	128	99%	\$9,665	\$7,657	\$9,590	\$7,651
John O. Chiles	20	247	99%	\$8,625	\$7,043	\$8,522	\$7,025
Juniper & 10th	21	144	97%	\$8,591	\$7,031	\$8,358	\$7,008
Marian Apartments	22	236	100%	\$8,215	\$7,008	\$8,180	\$7,008
Marietta Road	23	129	99%	\$9,364	\$7,008	\$9,292	\$7,008
Palmer House	24	239	98%	\$8,130	\$7,008	\$7,931	\$7,008
Peachtree Road	25	193	98%	\$9,285	\$7,644	\$9,143	\$7,492
Roosevelt House	26	254	99%	\$8,212	\$7,008	\$8,148	\$7,008
Piedmont Road	27	207	99%	\$8,595	\$6,871	\$8,513	\$6,868
Martin Luther King Tower	28	147	97%	\$8,128	\$7,008	\$7,861	\$7,008
East Lake Tower	29	145	98%	\$8,757	\$7,016	\$8,580	\$7,008
AFFORDABLE COMMUNITIES	30	3785	90%	\$8,209	\$6,768	\$7,406	\$6,624
Bankhead Courts	31	340	90%	\$8,282	\$6,768	\$7,489	\$6,277
Bowen Homes	32	568	92%	\$7,866	\$6,624	\$7,337	\$6,276
Englewood Manner	33	274	92%	\$8,070	\$6,816	\$7,470	\$6,624
Gilbert Gardens	34	165	92%	\$7,394	\$5,420	\$6,816	\$4,974
Grady Apartments	35	437	96%	\$9,496	\$7,020	\$9,080	\$7,008
Herndon Apartments	36	224	80%	\$7,981	\$6,764	\$6,408	\$6,097
Hollywood Court	37	181	90%	\$7,468	\$6,142	\$6,725	\$5,316
Jonesboro North	38	78	80%	\$7,610	\$5,328	\$6,057	\$3,990
Jonesboro South	39	128	86%	\$6,980	\$5,233	\$6,036	\$4,536
Leila Valley	40	104	85%	\$8,369	\$6,768	\$7,134	\$5,060
Martin Street Plaza	41	57	95%	\$13,280	\$12,740	\$12,616	\$11,375
McDaniel Glenn	42	393	91%	\$7,832	\$6,768	\$7,141	\$6,768
Thomasville Heights	43	288	83%	\$8,190	\$6,768	\$6,837	\$6,264
U Rescue Villa	44	61	87%	\$10,890	\$10,074	\$9,490	\$6,936
University Homes	45	455	92%	\$7,772	\$7,008	\$7,187	\$6,768
Westminster Apartments	46	32	100%	\$9,805	\$8,320	\$9,805	\$8,320
PROJECT BASED VOUCHERS	47	174	98%	\$10,372	\$8,440	\$10,139	\$8,316
Columbia Colony Senior Residences	48	37	100%	\$10,153	\$8,419	\$10,153	\$8,419
Park Place South	49	93	100%	\$10,093	\$8,352	\$10,093	\$8,352
The Terraces	50	6	100%	\$13,162	\$10,480	\$13,162	\$10,480
Crogman School Apartments	51	33	89%	\$10,550	\$7,982	\$9,409	\$7,524
The Park at Scott's Crossing	52	5	100%	\$12,659	\$12,808	\$12,659	\$12,808
CITY OF ATLANTA VOUCHERS	53	6573	94%	\$11,055	\$9,036	\$10,376	\$8,412
Central Business District	54	4	67%	\$12,276	\$11,236	\$8,184	\$4,164
Northwest Atlanta	55	1595	94%	\$11,070	\$9,168	\$10,380	\$8,450
Northeast Atlanta	56	103	91%	\$10,587	\$8,184	\$9,650	\$7,848
Southeast Atlanta	57	1908	94%	\$10,830	\$8,736	\$10,134	\$8,160
Southwest Atlanta	58	2578	95%	\$11,249	\$9,136	\$10,642	\$8,628
Buckhead	59	24	100%	\$9,248	\$7,362	\$9,248	\$7,362
Atlanta-DeKalb	60	361	91%	\$11,032	\$9,112	\$10,083	\$7,524
NORTH FULTON VOUCHERS	61	32	91%	\$13,439	\$13,539	\$12,287	\$11,760
Sandy Springs	62	26	93%	\$12,206	\$11,122	\$11,334	\$10,390
Roswell	63	6	86%	\$18,784	\$18,585	\$16,100	\$17,150
SOUTH FULTON VOUCHERS	64	1371	91%	\$12,453	\$10,920	\$11,382	\$9,663
Shannon	65	507	89%	\$11,945	\$10,524	\$10,587	\$9,104
Tri-Cities	66	618	94%	\$12,387	\$10,612	\$11,634	\$9,789
South Fulton	67	120	93%	\$13,944	\$12,451	\$12,971	\$11,648
Airport	68	126	89%	\$13,397	\$11,226	\$11,972	\$10,368
SOUTHERN CRESCENT VOUCHERS	69	491	95%	\$13,942	\$13,400	\$13,190	\$12,522
Northeast Clayton	70	144	94%	\$12,930	\$11,162	\$12,170	\$10,326
Riverdale/Fayette	71	257	95%	\$13,792	\$12,715	\$13,080	\$12,132
South Clayton	72	56	98%	\$15,586	\$15,058	\$15,312	\$15,036
Douglas	73	20	91%	\$17,966	\$17,478	\$16,333	\$16,276
Henry	74	14	88%	\$14,784	\$16,599	\$12,936	\$14,398
DEKALB COUNTY VOUCHERS	75	846	92%	\$11,093	\$9,285	\$10,211	\$8,424
Chamblee	76	26	100%	\$12,553	\$9,846	\$12,553	\$9,846
Northeast DeKalb	77	75	95%	\$10,779	\$8,994	\$10,233	\$8,880
Decatur/Northeast DeKalb	78	7	88%	\$7,827	\$6,624	\$6,848	\$6,049
Southeast DeKalb	79	144	94%	\$10,799	\$8,586	\$10,164	\$7,605
Southwest DeKalb	80	460	90%	\$10,951	\$9,231	\$9,897	\$8,196
South DeKalb	81	134	93%	\$11,955	\$10,400	\$11,125	\$8,932
GWINNETT COUNTY VOUCHERS	82	15	94%	\$13,038	\$8,508	\$12,223	\$6,886
Gwinnett/Liburn/Rockdale	83	15	94%	\$13,038	\$8,508	\$12,223	\$6,886
COBB COUNTY VOUCHERS	84	206	86%	\$13,616	\$12,038	\$11,736	\$9,972
Marietta	85	14	93%	\$13,525	\$9,583	\$12,623	\$8,941
Northwest Cobb	86	4	67%	\$14,351	\$15,899	\$9,568	\$7,634
Northeast Cobb	87	6	60%	\$23,031	\$23,379	\$13,819	\$15,730
Cumberland	88	35	81%	\$13,027	\$12,000	\$10,603	\$8,528
South Cobb	89	123	89%	\$12,836	\$12,192	\$11,441	\$9,966
Southwest Cobb	90	24	89%	\$16,049	\$12,029	\$14,266	\$10,416
OUTSIDE ATLANTA REGION VOUCHERS	91	26	84%	\$12,662	\$11,520	\$10,620	\$10,163
Rest of the State	92	13	93%	\$15,678	\$15,813	\$14,558	\$14,836
Out of State	93	13	76%	\$9,646	\$8,445	\$7,376	\$6,384

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		POVERTY CHARACTERISTICS				
HOUSING DEVELOPMENTS	Row No.	Poverty Line for Household based on Household Size	Number of Households Below Poverty Line	Percent of Households Below Poverty Line	Average Income Deficit (Ave. Distance Below Poverty Line for HH in Poverty)	Aggregate Income Deficit (Tot. Distance Below Poverty Line for HH in Poverty)
Col. No.		50	51	52	53	54
TOTAL	1	\$14,855	14432	76%	\$8,446	\$121,893,161
SIGNATURE PROPERTIES	2	\$13,978	688	57%	\$6,242	\$4,294,670
Ashley Courts at Cascade	3	\$14,856	46	56%	\$7,366	\$338,848
Ashley Terrace at West End	4	\$12,080	12	39%	\$4,250	\$51,005
Centennial Place	5	\$14,418	152	52%	\$7,371	\$1,120,420
Magnolia Place	6	\$13,305	99	63%	\$5,642	\$558,561
Summerdale Commons	7	\$13,264	46	62%	\$5,466	\$251,428
The Villages of Castleberry	8	\$12,579	101	57%	\$5,056	\$510,693
The Villages at Carver	9	\$13,207	69	68%	\$5,538	\$382,106
The Villages of East Lake	10	\$15,207	146	54%	\$6,772	\$988,676
Columbia Village	11	\$14,464	17	59%	\$5,467	\$92,933
HIGH-RISE COMMUNITIES	12	\$9,481	2332	76%	\$2,558	\$5,964,551
Antoine Graves	13	\$9,371	173	82%	\$2,483	\$429,611
Antoine Graves Annex	14	\$9,342	75	75%	\$2,430	\$182,273
Barge Road	15	\$9,359	85	65%	\$2,280	\$193,784
Cheshire Bridge Road	15	\$9,725	127	79%	\$2,460	\$312,466
Cosby Spear Memorial	17	\$9,366	228	81%	\$2,693	\$614,051
Georgia Avenue	18	\$9,428	64	79%	\$2,804	\$179,429
Hightower Manor	19	\$9,458	85	66%	\$2,305	\$195,959
John O. Chiles	20	\$9,399	184	74%	\$2,395	\$440,702
Juniper & 10th	21	\$9,353	109	74%	\$2,482	\$270,508
Marian Apartments	22	\$9,927	200	84%	\$2,611	\$522,126
Marietta Road	23	\$9,359	90	69%	\$2,309	\$207,785
Palmer House	24	\$9,414	194	79%	\$2,714	\$526,582
Peachtree Road	25	\$9,553	136	69%	\$2,483	\$337,651
Roosevelt House	26	\$9,372	194	76%	\$2,546	\$493,963
Piedmont Road	27	\$9,797	166	79%	\$2,747	\$455,919
Martin Luther King Tower	28	\$9,394	116	76%	\$2,766	\$320,858
East Lake Tower	29	\$9,353	106	72%	\$2,650	\$280,884
AFFORDABLE COMMUNITIES	30	\$16,055	3695	88%	\$10,601	\$39,170,818
Bankhead Courts	31	\$19,001	346	92%	\$13,151	\$4,550,202
Bowen Homes	32	\$16,469	543	88%	\$11,080	\$6,016,303
Englewood Manner	33	\$16,505	265	89%	\$10,543	\$2,794,013
Gilbert Gardens	34	\$17,189	164	91%	\$11,896	\$1,950,979
Grady Apartments	35	\$13,443	357	78%	\$7,472	\$2,667,624
Herndon Apartments	36	\$13,910	248	89%	\$9,355	\$2,320,160
Hollywood Court	37	\$16,032	182	90%	\$10,765	\$1,959,146
Jonesboro North	38	\$19,304	91	93%	\$14,672	\$1,335,130
Jonesboro South	39	\$19,151	142	96%	\$13,864	\$1,968,749
Leila Valley	40	\$16,265	104	85%	\$11,582	\$1,204,572
Martin Street Plaza	41	\$19,645	44	73%	\$11,566	\$508,909
McDaniel Glenn	42	\$14,644	374	87%	\$9,262	\$3,464,121
Thomasville Heights	43	\$17,811	314	90%	\$12,603	\$3,957,396
U Rescue Villa	44	\$19,713	60	86%	\$13,023	\$781,391
University Homes	45	\$13,788	437	88%	\$8,031	\$3,509,685
Westminster Apartments	46	\$13,981	24	75%	\$7,602	\$182,438
PROJECT BASED VOUCHERS	47	\$10,310	112	63%	\$3,237	\$362,546
Columbia Colony Senior Residences	48	\$9,654	21	57%	\$2,162	\$45,400
Park Place South	49	\$9,447	55	59%	\$2,023	\$111,259
The Terraces	50	\$16,730	4	67%	\$9,410	\$37,640
Crogman School Apartments	51	\$11,373	29	78%	\$4,957	\$143,765
The Park at Scott's Crossing	52	\$15,670	3	60%	\$8,161	\$24,482
CITY OF ATLANTA VOUCHERS	53	\$15,830	5244	75%	\$9,269	\$48,606,643
Central Business District	54	\$11,430	4	67%	\$8,023	\$32,092
Northwest Atlanta	55	\$16,021	1277	75%	\$9,559	\$12,206,939
Northeast Atlanta	56	\$14,347	83	73%	\$8,054	\$668,518
Southeast Atlanta	57	\$16,481	1576	77%	\$9,892	\$15,590,475
Southwest Atlanta	58	\$15,336	1989	73%	\$8,653	\$17,211,776
Buckhead	59	\$11,430	17	71%	\$5,117	\$86,988
Atlanta-DeKalb	60	\$15,815	298	75%	\$9,429	\$2,809,855
NORTH FULTON VOUCHERS	61	\$17,487	27	77%	\$9,163	\$247,414
Sandy Springs	62	\$17,146	22	79%	\$9,425	\$207,358
Roswell	63	\$18,850	5	71%	\$8,011	\$40,056
SOUTH FULTON VOUCHERS	64	\$16,652	1077	72%	\$9,729	\$10,478,523
Shannon	65	\$17,232	439	77%	\$10,404	\$4,567,283
Tri-Cities	66	\$15,873	461	70%	\$8,666	\$3,995,053
South Fulton	67	\$18,061	83	64%	\$11,549	\$958,604
Airport	68	\$16,640	94	67%	\$10,187	\$957,583
SOUTHERN CRESCENT VOUCHERS	69	\$17,239	343	66%	\$9,760	\$3,347,684
Northeast Clayton	70	\$16,772	105	69%	\$9,768	\$1,025,611
Riverdale/Fayette	71	\$17,454	183	68%	\$9,858	\$1,803,923
South Clayton	72	\$16,897	32	56%	\$8,837	\$282,774
Douglas	73	\$18,272	13	59%	\$9,330	\$121,287
Henry	74	\$17,856	10	63%	\$11,409	\$114,089
DEKALB COUNTY VOUCHERS	75	\$16,824	714	78%	\$10,155	\$7,250,941
Chamblee	76	\$15,915	21	81%	\$6,518	\$136,885
Northeast DeKalb	77	\$16,717	59	75%	\$10,737	\$633,463
Decatur/Northeast DeKalb	78	\$16,465	6	75%	\$13,946	\$83,674
Southeast DeKalb	79	\$17,873	114	75%	\$11,963	\$1,363,784
Southwest DeKalb	80	\$16,169	401	79%	\$9,501	\$3,809,707
South DeKalb	81	\$18,276	113	78%	\$10,827	\$1,223,428
WINNETT COUNTY VOUCHERS	82	\$17,260	10	63%	\$11,517	\$115,173
Gwinnett/Liburn/Rockdale	83	\$17,260	10	63%	\$11,517	\$115,173
COBB COUNTY VOUCHERS	84	\$16,947	166	69%	\$10,775	\$1,788,687
Marietta	85	\$18,850	11	73%	\$11,796	\$129,754
Northwest Cobb	86	\$19,910	6	100%	\$10,343	\$62,055
Northeast Cobb	87	\$17,578	5	50%	\$13,966	\$69,830
Cumberland	88	\$15,152	29	67%	\$10,339	\$299,824
South Cobb	89	\$16,937	98	71%	\$10,546	\$1,033,529
Southwest Cobb	90	\$17,908	17	63%	\$11,394	\$193,695
OUTSIDE ATLANTA REGION VOUCHERS	91	\$17,516	24	77%	\$11,063	\$265,511
Rest of the State	92	\$18,169	9	64%	\$9,651	\$86,858
Out of State	93	\$16,979	15	88%	\$11,910	\$178,653

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS	Row No.	AREA MEDIAN INCOME							
		Area Median Income	Median Household Income as a Percent of AMI	No. of Assisted Households Below 80% of AMI	Percent of Assisted Households Below 80% of AMI	No. of Assisted Households Below 50% of AMI	Percent of Assisted Households Below 50% of AMI	No. of Assisted Households Below 30% of AMI	Percent of Assisted Households Below 30% of AMI
Col. No.		55	56	57	58	59	60	61	62
TOTAL	1	\$69,000	11%	18907	99.9%	18820	99.4%	17072	90.2%
SIGNATURE PROPERTIES	2	\$69,000	17%	1208	99.7%	1196	98.7%	961	79.3%
Ashley Courts at Cascade	3	\$69,000	20%	82	100.0%	82	100.0%	62	75.6%
Ashley Terrace at West End	4	\$69,000	21%	31	100.0%	31	100.0%	27	87.1%
Centennial Place	5	\$69,000	19%	291	99.7%	285	97.6%	219	75.0%
Magnolia Place	6	\$69,000	15%	155	99.4%	154	98.7%	130	83.3%
Summerdale Commons	7	\$69,000	14%	74	100.0%	74	100.0%	64	86.5%
The Villages of Castleberry	8	\$69,000	15%	178	100.0%	176	98.9%	154	86.5%
The Villages at Carver	9	\$69,000	13%	101	99.0%	101	99.0%	90	88.2%
The Villages of East Lake	10	\$69,000	20%	267	99.6%	264	98.5%	193	72.0%
Columbia Village	11	\$69,000	23%	29	100.0%	29	100.0%	22	75.9%
HIGH-RISE COMMUNITIES	12	\$69,000	10%	3064	100.0%	3061	99.9%	3014	98.4%
Antoine Graves	13	\$69,000	10%	210	100.0%	210	100.0%	208	99.0%
Antoine Graves Annex	14	\$69,000	10%	100	100.0%	100	100.0%	99	99.0%
Barge Road	15	\$69,000	11%	130	100.0%	130	100.0%	123	94.6%
Cheshire Bridge Road	15	\$69,000	10%	161	100.0%	161	100.0%	158	98.1%
Cosby Spear Memorial	17	\$69,000	10%	282	100.0%	282	100.0%	281	99.6%
Georgia Avenue	18	\$69,000	10%	81	100.0%	81	100.0%	81	100.0%
Hightower Manor	19	\$69,000	11%	129	100.0%	127	98.4%	124	96.1%
John O. Chiles	20	\$69,000	10%	250	100.0%	250	100.0%	245	98.0%
Juniper & 10th	21	\$69,000	10%	148	100.0%	148	100.0%	147	99.3%
Marian Apartments	22	\$69,000	10%	237	100.0%	237	100.0%	235	99.2%
Marietta Road	23	\$69,000	10%	130	100.0%	130	100.0%	123	94.6%
Palmer House	24	\$69,000	10%	245	100.0%	245	100.0%	244	99.6%
Peachtree Road	25	\$69,000	11%	196	100.0%	196	100.0%	191	97.4%
Roosevelt House	26	\$69,000	10%	256	100.0%	256	100.0%	252	98.4%
Piedmont Road	27	\$69,000	10%	209	100.0%	208	99.5%	206	98.6%
Martin Luther King Tower	28	\$69,000	10%	152	100.0%	152	100.0%	152	100.0%
East Lake Tower	29	\$69,000	10%	148	100.0%	148	100.0%	145	98.0%
AFFORDABLE COMMUNITIES	30	\$69,000	10%	4195	99.5%	4175	99.0%	4022	95.4%
Bankhead Courts	31	\$69,000	9%	376	99.5%	373	98.7%	362	95.8%
Bowen Homes	32	\$69,000	9%	609	98.7%	606	98.2%	583	94.5%
Englewood Manner	33	\$69,000	10%	296	99.7%	296	99.7%	285	96.0%
Gilbert Gardens	34	\$69,000	7%	179	99.4%	177	98.3%	175	97.2%
Grady Apartments	35	\$69,000	10%	457	100.0%	454	99.3%	426	93.2%
Herndon Apartments	36	\$69,000	9%	279	99.6%	276	98.6%	266	95.0%
Hollywood Court	37	\$69,000	8%	201	99.5%	200	99.0%	195	96.5%
Jonesboro North	38	\$69,000	6%	98	100.0%	97	99.0%	94	95.9%
Jonesboro South	39	\$69,000	7%	148	100.0%	148	100.0%	146	98.6%
Lella Valley	40	\$69,000	7%	122	99.2%	121	98.4%	115	93.5%
Martin Street Plaza	41	\$69,000	16%	60	100.0%	59	98.3%	47	78.3%
McDaniel Glenn	42	\$69,000	10%	431	100.0%	431	100.0%	421	97.7%
Thomasville Heights	43	\$69,000	9%	345	98.9%	344	98.6%	334	95.7%
U Rescue Villa	44	\$69,000	10%	70	100.0%	69	98.6%	62	88.6%
University Homes	45	\$69,000	10%	492	99.4%	492	99.4%	482	97.4%
Westminster Apartments	46	\$69,000	12%	32	100.0%	32	100.0%	29	90.6%
PROJECT BASED VOUCHERS	47	\$69,000	12%	178	100.0%	178	100.0%	170	95.5%
Columbia Colony Senior Residences	48	\$69,000	12%	37	100.0%	37	100.0%	35	94.6%
Park Place South	49	\$69,000	12%	93	100.0%	93	100.0%	91	97.8%
The Terraces	50	\$69,000	15%	6	100.0%	6	100.0%	4	66.7%
Croghan School Apartments	51	\$69,000	11%	37	100.0%	37	100.0%	35	94.6%
The Park at Scott's Crossing	52	\$69,000	19%	5	100.0%	5	100.0%	5	100.0%
CITY OF ATLANTA VOUCHERS	53	\$69,000	12%	7003	100.0%	6975	99.6%	6170	88.1%
Central Business District	54	\$69,000	6%	6	100.0%	6	100.0%	5	83.3%
Northwest Atlanta	55	\$69,000	12%	1701	100.0%	1691	99.4%	1495	87.9%
Northeast Atlanta	56	\$69,000	11%	113	100.0%	113	100.0%	103	91.2%
Southeast Atlanta	57	\$69,000	12%	2039	100.0%	2034	99.8%	1819	89.2%
Southwest Atlanta	58	\$69,000	13%	2725	100.0%	2713	99.6%	2372	87.0%
Buckhead	59	\$69,000	11%	24	100.0%	24	100.0%	23	95.8%
Atlanta-DeKalb	60	\$69,000	11%	395	100.0%	394	99.7%	353	89.4%
NORTH FULTON VOUCHERS	61	\$69,000	17%	35	100.0%	35	100.0%	29	82.9%
Sandy Springs	62	\$69,000	15%	28	100.0%	28	100.0%	24	85.7%
Roswell	63	\$69,000	25%	7	100.0%	7	100.0%	5	71.4%
SOUTH FULTON VOUCHERS	64	\$69,000	14%	1500	100.0%	1492	99.5%	1258	83.9%
Shannon	65	\$69,000	13%	572	100.0%	571	99.8%	492	86.0%
Tri-Cities	66	\$69,000	14%	658	100.0%	656	99.7%	556	84.5%
South Fulton	67	\$69,000	17%	129	100.0%	125	96.9%	100	77.5%
Airport	68	\$69,000	15%	141	100.0%	140	99.3%	110	78.0%
SOUTHERN CRESCENT VOUCHERS	69	\$69,000	18%	519	100.0%	515	99.2%	404	77.8%
Northeast Clayton	70	\$69,000	15%	153	100.0%	152	99.3%	125	81.7%
Riverdale/Fayette	71	\$69,000	18%	271	100.0%	269	99.3%	214	79.0%
South Clayton	72	\$69,000	22%	57	100.0%	56	98.2%	38	66.7%
Douglas	73	\$69,000	24%	22	100.0%	22	100.0%	16	72.7%
Henry	74	\$69,000	21%	16	100.0%	16	100.0%	11	68.8%
DEKALB COUNTY VOUCHERS	75	\$69,000	12%	919	99.9%	914	99.3%	812	88.3%
Chamblee	76	\$69,000	14%	26	100.0%	25	96.2%	22	84.6%
Northeast DeKalb	77	\$69,000	13%	79	100.0%	79	100.0%	68	86.1%
Decatur/Northeast DeKalb	78	\$69,000	9%	8	100.0%	8	100.0%	8	100.0%
Southeast DeKalb	79	\$69,000	11%	153	100.0%	153	100.0%	134	87.6%
Southwest DeKalb	80	\$69,000	12%	509	99.8%	506	99.2%	458	89.8%
South DeKalb	81	\$69,000	13%	144	100.0%	143	99.3%	122	84.7%
WINNETT COUNTY VOUCHERS	82	\$69,000	10%	16	100.0%	16	100.0%	11	68.8%
Gwinnett/Liburn/Rockdale	83	\$69,000	10%	16	100.0%	16	100.0%	11	68.8%
COBB COUNTY VOUCHERS	84	\$69,000	14%	239	100.0%	232	97.1%	195	81.6%
Marionetta	85	\$69,000	13%	15	100.0%	13	86.7%	13	86.7%
Northwest Cobb	86	\$69,000	11%	6	100.0%	6	100.0%	5	83.3%
Northeast Cobb	87	\$69,000	23%	10	100.0%	10	100.0%	6	60.0%
Cumberland	88	\$69,000	12%	43	100.0%	42	97.7%	36	83.7%
South Cobb	89	\$69,000	14%	138	100.0%	136	98.6%	114	82.6%
Southwest Cobb	90	\$69,000	15%	27	100.0%	25	92.6%	21	77.8%
OUTSIDE ATLANTA REGION VOUCHERS	91	\$69,000	15%	31	100.0%	31	100.0%	26	83.9%
Rest of the State	92	\$69,000	22%	14	100.0%	14	100.0%	10	71.4%
Out of State	93	\$69,000	9%	17	100.0%	17	100.0%	16	94.1%

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		RETIREMENT PROFILE					
HOUSING DEVELOPMENTS	ROW NO.	No. of Assisted Persons Receiving Retirement Income	Percent of Assisted Persons Receiving Retirement Income	No. of Households Receiving Retirement Income	Percent of Assisted Households Receiving Retirement Income	Average Retirement Income of Households with Retired Persons	Median Retirement Income of Households with Retired Persons
Col. No.		63	64	65	66	67	68
TOTAL	1	5111	10%	4649	25%	\$7,265	\$6,768
SIGNATURE PROPERTIES	2	268	9%	241	20%	\$7,473	\$6,768
Ashley Courts at Cascade	3					\$8,395	\$7,623
Ashley Terrace at West End	4					\$6,815	\$8,076
Centennial Place	5					\$7,655	\$6,967
Magnolia Place	6					\$7,625	\$6,768
Summerdale Commons	7					\$8,441	\$7,020
The Villages of Castleberry	8					\$7,803	\$7,452
The Villages at Carver	9					\$7,444	\$6,600
The Villages of East Lake	10					\$6,721	\$6,768
Columbia Village	11					\$5,118	\$5,886
HIGH-RISE COMMUNITIES	12	2004	62%	1969	64%	\$7,808	\$7,308
Antoine Graves	13					\$7,249	\$6,760
Antoine Graves Annex	14					\$7,278	\$7,104
Barge Road	15					\$8,896	\$8,471
Cheshire Bridge Road	15					\$7,328	\$6,538
Cosby Spear Memorial	17					\$7,387	\$7,068
Georgia Avenue	18					\$7,247	\$6,876
Hightower Manor	19					\$8,461	\$7,537
John O. Chiles	20					\$7,586	\$7,314
Juniper & 10th	21					\$7,935	\$7,848
Marian Apartments	22					\$8,131	\$7,879
Marietta Road	23					\$8,088	\$8,265
Palmer House	24					\$7,594	\$7,236
Peachtree Road	25					\$8,188	\$7,780
Roosevelt House	26					\$7,394	\$6,972
Piedmont Road	27					\$8,447	\$7,231
Martin Luther King Tower	28					\$7,852	\$7,194
East Lake Tower	29					\$8,463	\$7,606
AFFORDABLE COMMUNITIES	30	781	6%	690	16%	\$6,450	\$6,456
Bankhead Courts	31					\$7,193	\$6,768
Bowen Homes	32					\$5,989	\$5,904
Englewood Manner	33					\$7,344	\$6,744
Gilbert Gardens	34					\$7,028	\$6,396
Grady Apartments	35					\$6,709	\$6,630
Herndon Apartments	36					\$6,369	\$6,624
Hollywood Court	37					\$6,030	\$5,071
Jonesboro North	38					\$9,314	\$7,572
Jonesboro South	39					\$6,359	\$6,270
Leila Valley	40					\$5,199	\$5,348
Martin Street Plaza	41					\$6,056	\$6,321
McDaniel Glenn	42					\$6,004	\$6,162
Thomasville Heights	43					\$6,604	\$6,360
U Rescue Villa	44					\$6,581	\$6,073
University Homes	45					\$6,211	\$6,492
Westminster Apartments	46					\$6,775	\$7,009
PROJECT BASED VOUCHERS	47	145	62%	126	71%	\$8,611	\$7,866
Columbia Colony Senior Residences	48					\$7,984	\$7,698
Park Place South	49					\$9,186	\$8,240
The Terraces	50						
Crogman School Apartments	51					\$6,106	\$5,772
The Park at Scott's Crossing	52						
CITY OF ATLANTA VOUCHERS	53	1448	7%	1218	17%	\$6,880	\$6,558
Central Business District	54						
Northwest Atlanta	55					\$6,969	\$6,624
Northeast Atlanta	56					\$7,054	\$6,786
Southeast Atlanta	57					\$6,672	\$6,408
Southwest Atlanta	58					\$6,926	\$6,579
Buckhead	59					\$6,221	\$5,964
Atlanta-DeKalb	60					\$7,096	\$6,624
NORTH FULTON VOUCHERS	61	2	2%	2	6%	\$8,618	\$8,618
Sandy Springs	62					\$13,080	\$13,080
Roswell	63					\$4,156	\$4,156
SOUTH FULTON VOUCHERS	64	237	5%	210	14%	\$6,654	\$6,450
Shannon	65					\$6,610	\$6,328
Tri-Cities	66					\$6,547	\$6,576
South Fulton	67					\$6,926	\$6,624
Airport	68					\$7,163	\$6,060
SOUTHERN CRESCENT VOUCHERS	69	62	3%	55	11%	\$7,124	\$6,624
Northeast Clayton	70					\$6,408	\$5,778
Riverdale/Fayette	71					\$8,363	\$7,380
South Clayton	72					\$5,560	\$6,408
Douglas	73					\$2,736	\$2,736
Henry	74					\$2,624	\$1,632
DEKALB COUNTY VOUCHERS	75	135	4%	113	12%	\$6,205	\$5,964
Chamblee	76					\$6,773	\$7,284
Northeast DeKalb	77					\$5,800	\$5,886
Decatur/Northwest DeKalb	78					\$5,281	\$5,281
Southeast DeKalb	79					\$6,530	\$6,294
Southwest DeKalb	80					\$6,050	\$5,826
South DeKalb	81					\$6,818	\$6,330
WINNETT COUNTY VOUCHERS	82	1	2%	-	-	-	-
Gwinnett/Lilburn/Rockdale	83						
COBB COUNTY VOUCHERS	84	25	3%	22	9%	\$6,807	\$6,768
Marietta	85					\$6,192	\$6,768
Northwest Cobb	86						
Northeast Cobb	87						
Cumberland	88					\$8,940	\$8,940
South Cobb	89					\$6,828	\$6,768
Southwest Cobb	90					\$5,436	\$5,436
OUTSIDE ATLANTA REGION VOUCHERS	91	3	3%	3	10%	\$9,149	\$10,163
Rest of the State	92					\$11,739	\$11,739
Out of State	93					\$7,854	\$7,854

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		TERMINATION OF HOUSING ASSISTANCE					
HOUSING DEVELOPMENTS	Row No.	2003 Terminations Because of Death	Termination Rate due to Death of HH Head (Per 1000 persons)	2003 Terminations Because of Illness	Termination Rate due to Illness (Per 1000 persons)	2003 Terminations Because of Modernization	Termination Rate because of housing unit Modernization (Per 1000 persons)
Col. No.		69	70	71	72	73	74
TOTAL	1	88	4.6	64	3.4	42	2.2
SIGNATURE PROPERTIES	2	5	4.1	3	2.5	-	-
Ashley Courts at Cascade	3						
Ashley Terrace at West End	4						
Centennial Place	5						
Magnolia Place	6						
Summerdale Commons	7						
The Villages of Castleberry	8						
The Villages at Carver	9						
The Villages of East Lake	10						
Columbia Village	11						
HIGH-RISE COMMUNITIES	12	55	18.0	52	17.0	-	-
Antoine Graves	13						
Antoine Graves Annex	14						
Barge Road	15						
Cheshire Bridge Road	15						
Cosby Spear Memorial	17						
Georgia Avenue	18						
Hightower Manor	19						
John O. Chiles	20						
Juniper & 10th	21						
Marian Apartments	22						
Marietta Road	23						
Palmer House	24						
Peachtree Road	25						
Roosevelt House	26						
Piedmont Road	27						
Martin Luther King Tower	28						
East Lake Tower	29						
AFFORDABLE COMMUNITIES	30	27	6.4	6	1.4	-	-
Bankhead Courts	31						
Bowen Homes	32						
Englewood Manner	33						
Gilbert Gardens	34						
Grady Apartments	35						
Herndon Apartments	36						
Hollywood Court	37						
Jonesboro North	38						
Jonesboro South	39						
Leila Valley	40						
Martin Street Plaza	41						
McDaniel Glenn	42						
Thomasville Heights	43						
U Rescue Villa	44						
University Homes	45						
Westminster Apartments	46						
PROJECT BASED VOUCHERS	47	-	-	-	-	-	-
Columbia Colony Senior Residences	48						
Park Place South	49						
The Terraces	50						
Crogman School Apartments	51						
The Park at Scott's Crossing	52						
CITY OF ATLANTA VOUCHERS	53	1	0.1	2	0.3	30	4.3
Central Business District	54						
Northwest Atlanta	55						
Northeast Atlanta	56						
Southeast Atlanta	57						
Southwest Atlanta	58						
Buckhead	59						
Atlanta-DeKalb	60						
NORTH FULTON VOUCHERS	61	-	-	-	-	-	-
Sandy Springs	62						
Roswell	63						
SOUTH FULTON VOUCHERS	64	-	-	-	-	6	4.0
Shannon	65						
Tri-Cities	66						
South Fulton	67						
Airport	68						
SOUTHERN CRESCENT VOUCHERS	69	-	-	1	1.9	3	5.8
Northeast Clayton	70						
Riverdale/Fayette	71						
South Clayton	72						
Douglas	73						
Henry	74						
DEKALB COUNTY VOUCHERS	75	-	-	-	-	3	3.3
Chamblee	76						
Northeast DeKalb	77						
Decatur/Northwest DeKalb	78						
Southeast DeKalb	79						
Southwest DeKalb	80						
South DeKalb	81						
WINNETT COUNTY VOUCHERS	82	-	-	-	-	-	-
Gwinnett/Lilburn/Rockdale	83						
COBB COUNTY VOUCHERS	84	-	-	-	-	-	-
Marietta	85						
Northwest Cobb	86						
Northeast Cobb	87						
Cumberland	88						
South Cobb	89						
Southwest Cobb	90						
OUTSIDE ATLANTA REGION VOUCHERS	91	-	-	-	-	-	-
Rest of the State	92						
Out of State	93						

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		TERMINATION OF HOUSING ASSISTANCE					
HOUSING DEVELOPMENTS	Row No.	2003 Terminations Because Secured Private Housing		2003 Terminations Because of Drugs		2003 Terminations Because Family Abandoned Unit	
		Termination Rate due to Moving to Private Housing (Per 1000 persons)	Termination Rate due to Drug Involvement (Per 1000 persons)	Termination Rate due to Moving to Private Housing (Per 1000 persons)	Termination Rate due to Drug Involvement (Per 1000 persons)	Termination Rate due to Moving to Private Housing (Per 1000 persons)	Termination Rate due to Drug Involvement (Per 1000 persons)
Col. No.		75	76	77	78	79	80
TOTAL	1	207	10.9	25	1.3	36	1.9
SIGNATURE PROPERTIES	2	38	31.4	.	.	13	10.7
Ashley Courts at Cascade	3						
Ashley Terrace at West End	4						
Centennial Place	5						
Magnolia Place	6						
Summerdale Commons	7						
The Villages of Castleberry	8						
The Villages at Carver	9						
The Villages of East Lake	10						
Columbia Village	11						
HIGH-RISE COMMUNITIES	12	55	18.0	.	.	3	1.0
Antoine Graves	13						
Antoine Graves Annex	14						
Barge Road	15						
Cheshire Bridge Road	16						
Cosby Spear Memorial	17						
Georgia Avenue	18						
Hightower Manor	19						
John O. Chiles	20						
Juniper & 10th	21						
Marian Apartments	22						
Marietta Road	23						
Palmer House	24						
Peachtree Road	25						
Roosevelt House	26						
Piedmont Road	27						
Martin Luther King Tower	28						
East Lake Tower	29						
AFFORDABLE COMMUNITIES	30	99	23.5	.	.	4	0.9
Bankhead Courts	31						
Bowen Homes	32						
Englewood Manner	33						
Gilbert Gardens	34						
Grady Apartments	35						
Herndon Apartments	36						
Hollywood Court	37						
Jonesboro North	38						
Jonesboro South	39						
Leila Valley	40						
Martin Street Plaza	41						
McDaniel Glenn	42						
Thomasville Heights	43						
U Rescue Villa	44						
University Homes	45						
Westminster Apartments	46						
PROJECT BASED VOUCHERS	47	.	.	1	5.6	.	.
Columbia Colony Senior Residences	48						
Park Place South	49						
The Terraces	50						
Croghan School Apartments	51						
The Park at Scott's Crossing	52						
CITY OF ATLANTA VOUCHERS	53	8	1.1	13	1.9	14	2.0
Central Business District	54						
Northwest Atlanta	55						
Northeast Atlanta	56						
Southeast Atlanta	57						
Southwest Atlanta	58						
Buckhead	59						
Atlanta-DeKalb	60						
NORTH FULTON VOUCHERS	61	.	.	.	.	.	.
Sandy Springs	62						
Roswell	63						
SOUTH FULTON VOUCHERS	64	2	1.3	11	7.3	.	.
Shannon	65						
Tri-Cities	66						
South Fulton	67						
Airport	68						
SOUTHERN CRESCENT VOUCHERS	69	2	3.9	.	.	1	1.9
Northeast Clayton	70						
Riverdale/Fayette	71						
South Clayton	72						
Douglas	73						
Henry	74						
DEKALB COUNTY VOUCHERS	75	1	1.1	.	.	1	1.1
Chamblee	76						
Northeast DeKalb	77						
Decatur/Northeast DeKalb	78						
Southeast DeKalb	79						
Southwest DeKalb	80						
South DeKalb	81						
WINNETT COUNTY VOUCHERS	82	.	.	.	.	.	.
Gwinnett/Lilburn/Rockdale	83						
COBB COUNTY VOUCHERS	84	.	.	.	.	.	.
Marietta	85						
Northwest Cobb	86						
Northeast Cobb	87						
Cumberland	88						
South Cobb	89						
Southwest Cobb	90						
OUTSIDE ATLANTA REGION VOUCHERS	91	2	64.5	.	.	.	.
Rest of the State	92						
Out of State	93						

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS	HOUSING DEVELOPMENTS	Row No.	2000 CENSUS TRACT CHARACTERISTICS				
			Median Household Income	Percent of Population that is Black	Percent of Households Heads Married	Size of Household	Percent of Households that Rent
Col. No.			81	82	83	84	85
TOTAL		1	\$30,525	81%	32%	2.6	63%
SIGNATURE PROPERTIES		2	\$26,933	86%	30%	2.2	67%
	Ashley Courts at Cascade	3	\$70,882	97%	54%	2.6	23%
	Ashley Terrace at West End	4	\$20,929	95%	24%	2.1	84%
	Centennial Place	5	\$18,223	69%	25%	1.5	90%
	Magnolia Place	6	\$20,636	98%	29%	2.3	78%
	Summerdale Commons	7	\$26,661	94%	34%	3.0	63%
	The Villages of Castleberry	8	\$19,214	97%	23%	1.7	78%
	The Villages at Carver	9	\$21,364	89%	30%	2.8	63%
	The Villages of East Lake	10	\$34,831	83%	33%	2.7	43%
	Columbia Village	11	\$25,346	94%	33%	3.0	55%
HIGH-RISE COMMUNITIES		12	\$43,975	58%	29%	1.9	70%
	Antoine Graves	13	\$13,899	96%	23%	2.1	96%
	Antoine Graves Annex	14	\$13,899	96%	23%	2.1	96%
	Barge Road	15	\$32,492	95%	36%	2.5	63%
	Cheshire Bridge Road	15	\$64,688	17%	28%	1.8	64%
	Cosby Spear Memorial	17	\$26,711	59%	18%	1.6	69%
	Georgia Avenue	18	\$48,304	49%	35%	2.2	33%
	Hightower Manor	19	\$33,113	90%	39%	2.5	66%
	John O. Chiles	20	\$20,929	95%	24%	2.1	84%
	Juniper & 10th	21	\$72,273	19%	17%	1.3	64%
	Marian Apartments	22	\$83,710	11%	30%	1.6	67%
	Marietta Road	23	\$28,710	50%	40%	2.4	51%
	Palmer House	24	\$17,404	69%	25%	1.5	89%
	Peachtree Road	25	\$85,951	15%	28%	1.5	68%
	Roosevelt House	26	\$17,404	69%	25%	1.5	89%
	Piedmont Road	27	\$135,298	3%	57%	2.2	23%
	Martin Luther King Tower	28	\$6,991	95%	20%	2.6	92%
	East Lake Tower	29	\$38,315	79%	33%	2.6	39%
AFFORDABLE COMMUNITIES		30	\$15,191	91%	27%	2.9	78%
	Bankhead Courts	31	\$19,226	97%	29%	3.1	65%
	Bowen Homes	32	\$9,596	98%	24%	3.6	83%
	Englewood Manner	33	\$11,932	67%	36%	3.6	85%
	Gilbert Gardens	34	\$22,152	92%	35%	3.2	68%
	Grady Apartments	35	\$13,899	96%	23%	2.1	96%
	Herndon Apartments	36	\$8,889	99%	27%	2.5	94%
	Hollywood Court	37	\$18,554	99%	31%	3.1	58%
	Jonesboro North	38	\$18,073	73%	41%	3.7	63%
	Jonesboro South	39	\$18,073	73%	41%	3.7	63%
	Leila Valley	40	\$14,703	99%	28%	3.2	59%
	Martin Street Plaza	41	\$48,304	49%	35%	2.2	33%
	McDaniel Glenn	42	\$7,472	94%	20%	2.6	91%
	Thomasville Heights	43	\$14,703	99%	28%	3.2	59%
	U Rescue Villa	44	\$26,711	59%	18%	1.6	69%
	University Homes	45	\$11,367	98%	21%	2.8	88%
	Westminster Apartments	46	\$130,454	18%	39%	1.8	56%
PROJECT BASED VOUCHERS		47	\$22,814	92%	32%	2.9	63%
	Columbia Colony Senior Residences	48	\$32,492	95%	36%	2.5	63%
	Park Place South	49	\$19,766	88%	34%	3.0	64%
	The Terraces	50	\$26,661	94%	34%	3.0	63%
	Crogman School Apartments	51	\$20,750	99%	20%	2.7	61%
	The Park at Scott's Crossing	52	\$18,554	99%	31%	3.1	58%
CITY OF ATLANTA VOUCHERS		53	\$28,468	89%	32%	2.7	59%
	Central Business District	54	\$18,593	69%	25%	1.6	90%
	Northwest Atlanta	55	\$25,890	90%	30%	2.7	59%
	Northeast Atlanta	56	\$29,512	66%	23%	2.1	72%
	Southeast Atlanta	57	\$24,977	85%	34%	3.0	59%
	Southwest Atlanta	58	\$31,261	95%	32%	2.6	60%
	Buckhead	59	\$106,030	7%	41%	2.1	60%
	Atlanta-DeKalb	60	\$33,422	83%	32%	2.7	46%
NORTH FULTON VOUCHERS		61	\$86,407	10%	50%	2.2	50%
	Sandy Springs	62	\$84,052	10%	47%	2.0	54%
	Roswell	63	\$97,711	7%	65%	2.7	31%
SOUTH FULTON VOUCHERS		64	\$41,003	77%	42%	2.7	52%
	Shannon	65	\$44,478	83%	44%	2.7	42%
	Tri-Cities	66	\$34,101	73%	37%	2.6	62%
	South Fulton	67	\$65,621	71%	56%	2.8	15%
	Airport	68	\$38,548	81%	39%	2.6	72%
SOUTHERN CRESCENT VOUCHERS		69	\$44,769	54%	51%	2.9	40%
	Northwest Clayton	70	\$39,123	45%	50%	3.0	44%
	Riverdale/Fayette	71	\$45,782	66%	49%	2.8	41%
	South Clayton	72	\$48,669	39%	53%	2.8	32%
	Douglas	73	\$51,010	24%	61%	2.9	21%
	Henry	74	\$59,184	22%	63%	2.8	20%
DEKALB COUNTY VOUCHERS		75	\$41,973	84%	42%	2.9	40%
	Chamblee	76	\$52,819	20%	44%	2.5	66%
	Northeast DeKalb	77	\$48,664	59%	48%	2.8	50%
	Decatur/Northeast DeKalb	78	\$52,216	27%	39%	2.1	59%
	Southeast DeKalb	79	\$53,107	88%	49%	2.9	27%
	Southwest DeKalb	80	\$33,635	89%	38%	3.0	43%
	South DeKalb	81	\$55,368	93%	48%	2.9	26%
WINNETT COUNTY VOUCHERS		82	\$61,369	14%	61%	2.8	26%
	Gwinnett/Lilburn/Rockdale	83	\$61,369	14%	61%	2.8	26%
COBB COUNTY VOUCHERS		84	\$50,804	40%	51%	2.6	44%
	Marietta	85	\$49,581	31%	52%	2.7	36%
	Northwest Cobb	86	\$69,410	11%	65%	2.8	15%
	Northeast Cobb	87	\$70,348	13%	63%	2.7	19%
	Cumberland	88	\$52,475	35%	39%	2.1	70%
	South Cobb	89	\$45,805	50%	51%	2.8	46%
	Southwest Cobb	90	\$58,596	26%	62%	2.9	13%
OUTSIDE ATLANTA REGION VOUCHERS		91	\$67,247	7%	69%	2.9	9%
	Rest of the State	92	\$67,247	7%	69%	2.9	9%
	Out of State	93					

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS	HOUSING DEVELOPMENTS	2000 CENSUS TRACT CHARACTERISTICS				
		Row No.	Employment to Population Rate	Unemployment Rate	Median Earnings	Poverty Rate
Col. No.						
		86	87	88	89	90
TOTAL		1	0.49	16%	\$19,810	33%
SIGNATURE PROPERTIES		2	0.45	25%	\$16,623	36%
Ashley Courts at Cascade		3	0.65	5%	\$33,260	6%
Ashley Terrace at West End		4	0.43	16%	\$16,124	49%
Centennial Place		5	0.47	26%	\$20,296	44%
Magnolia Place		6	0.36	35%	\$11,802	42%
Summerdale Commons		7	0.54	11%	\$17,182	28%
The Villages of Castleberry		8	0.36	45%	\$3,612	53%
The Villages at Carver		9	0.29	38%	\$16,607	39%
The Villages of East Lake		10	0.51	12%	\$18,734	22%
Columbia Village		11	0.53	11%	\$18,033	37%
HIGH-RISE COMMUNITIES		12	0.57	14%	\$26,858	30%
Antoine Graves		13	0.39	21%	\$13,649	55%
Antoine Graves Annex		14	0.39	21%	\$13,649	55%
Barge Road		15	0.58	10%	\$20,891	17%
Cheshire Bridge Road		15	0.77	3%	\$30,125	12%
Cosby Spear Memorial		17	0.69	6%	\$33,548	27%
Georgia Avenue		18	0.74	3%	\$35,493	20%
Hightower Manor		19	0.55	10%	\$18,671	27%
John O. Chiles		20	0.43	16%	\$16,124	49%
Juniper & 10th		21	0.78	5%	\$40,093	9%
Marian Apartments		22	0.74	3%	\$42,105	9%
Marietta Road		23	0.52	15%	\$20,553	31%
Palmer House		24	0.46	29%	\$21,188	44%
Peachtree Road		25	0.72	7%	\$31,469	13%
Roosevelt House		26	0.46	29%	\$21,188	44%
Piedmont Road		27	0.66	3%	\$57,383	4%
Martin Luther King Tower		28	0.28	34%	\$10,187	68%
East Lake Tower		29	0.50	12%	\$18,991	16%
AFFORDABLE COMMUNITIES		30	0.39	24%	\$14,665	55%
Bankhead Courts		31	0.47	17%	\$17,756	42%
Bowen Homes		32	0.36	26%	\$11,596	71%
Englewood Manner		33	0.43	23%	\$15,118	54%
Gilbert Gardens		34	0.56	12%	\$18,954	35%
Grady Apartments		35	0.39	21%	\$13,649	55%
Herndon Apartments		36	0.29	21%	\$10,833	68%
Hollywood Court		37	0.31	24%	\$14,941	44%
Jonesboro North		38	0.42	16%	\$15,259	49%
Jonesboro South		39	0.42	16%	\$15,259	49%
Leila Valley		40	0.40	25%	\$15,534	54%
Martin Street Plaza		41	0.74	3%	\$35,493	20%
McDaniel Glenn		42	0.29	34%	\$10,230	67%
Thomasville Heights		43	0.40	25%	\$15,534	54%
U Rescue Villa		44	0.69	6%	\$33,548	27%
University Homes		45	0.32	41%	\$11,372	61%
Westminster Apartments		46	0.75	6%	\$41,184	16%
PROJECT BASED VOUCHERS		47	0.47	13%	\$18,301	37%
Columbia Colony Senior Residences		48	0.58	10%	\$20,891	17%
Park Place South		49	0.43	12%	\$18,418	42%
The Terraces		50	0.54	11%	\$17,182	28%
Crogman School Apartments		51	0.43	18%	\$16,053	43%
The Park at Scott's Crossing		52	0.31	24%	\$14,941	44%
CITY OF ATLANTA VOUCHERS		53	0.49	14%	\$18,484	30%
Central Business District		54	0.47	24%	\$19,892	44%
Northwest Atlanta		55	0.45	17%	\$17,974	34%
Northeast Atlanta		56	0.59	11%	\$21,751	27%
Southeast Atlanta		57	0.48	15%	\$17,682	35%
Southwest Atlanta		58	0.52	11%	\$18,871	26%
Buckhead		59	0.69	4%	\$36,935	11%
Atlanta-DeKalb		60	0.52	13%	\$20,092	23%
NORTH FULTON VOUCHERS		61	0.73	2%	\$37,194	6%
Sandy Springs		62	0.73	2%	\$36,083	7%
Roswell		63	0.75	2%	\$42,524	3%
SOUTH FULTON VOUCHERS		64	0.60	8%	\$22,983	16%
Shannon		65	0.65	7%	\$24,144	10%
Tri-Cities		66	0.60	9%	\$20,488	21%
South Fulton		67	0.64	4%	\$30,629	8%
Alport		68	0.34	7%	\$23,486	30%
SOUTHERN CRESCENT VOUCHERS		69	0.36	6%	\$24,127	8%
Northeast Clayton		70	0.32	6%	\$21,585	11%
Riverdale/Fayette		71	0.34	6%	\$24,701	7%
South Clayton		72	0.35	5%	\$25,798	5%
Douglas		73	0.66	5%	\$26,523	10%
Henry		74	0.68	3%	\$29,352	7%
DEKALB COUNTY VOUCHERS		75	0.61	8%	\$23,254	17%
Chamblee		76	0.70	5%	\$26,896	12%
Northeast DeKalb		77	0.69	6%	\$24,897	11%
Decatur/Northeast DeKalb		78	0.61	7%	\$26,967	14%
Southeast DeKalb		79	0.71	5%	\$27,657	7%
Southwest DeKalb		80	0.55	10%	\$20,471	23%
South DeKalb		81	0.67	6%	\$27,403	8%
GWINNETT COUNTY VOUCHERS		82	0.59	4%	\$29,465	5%
Gwinnett/Liburn/Rockdale		83	0.59	4%	\$29,465	5%
COBB COUNTY VOUCHERS		84	0.36	6%	\$26,738	5%
Marietta		85	0.34	5%	\$25,728	4%
Northwest Cobb		86	0.40	3%	\$33,738	15%
Northeast Cobb		87	0.38	4%	\$32,500	3%
Cumberland		88	0.39	5%	\$28,891	3%
South Cobb		89	0.35	6%	\$24,655	3%
Southwest Cobb		90	0.36	4%	\$29,068	13%
OUTSIDE ATLANTA REGION VOUCHERS		91	0.66	3%	\$31,052	5%
Rest of the State		92	0.66	3%	\$31,052	5%
Out of State		93				

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		ZIP CODE CHARACTERISTICS				
HOUSING DEVELOPMENTS	Row No.	No. of Business Establishments in Zip Code (2002)	No. of Employees in Establishments (2002)	No. of Non-Profits with \$100,000 or more in Assets (2004)	No. of Sales of Single Family Homes in 2004	Sales Price of Single Family Homes in 2004
Col. No.		91	92	93	94	95
TOTAL	1	590	12762	27	502	\$189,408
SIGNATURE PROPERTIES	2	209	6566	15	344	\$211,333
Ashley Courts at Cascade	3	495	7785	14	445	\$177,537
Ashley Terrace at West End	4	165	6267	19	469	\$141,444
Centennial Place	5	122	5556	16	59	\$321,004
Magnolia Place	6	152	6269	18	449	\$140,293
Summerdale Commons	7	428	28615	12	218	\$125,513
The Villages of Castleberry	8	146	6098	18	348	\$186,554
The Villages at Carver	9	408	7733	27	490	\$145,077
The Villages of East Lake	10	116	1286	6	448	\$224,895
Columbia Village	11	625	6317	17	1068	\$136,151
HIGH-RISE COMMUNITIES	12	734	15207	48	353	\$274,137
Antoine Graves	13	436	7183	34	283	\$245,897
Antoine Graves Annex	14	436	7183	34	283	\$245,897
Barge Road	15	495	7785	14	445	\$177,537
Cheshire Bridge Road	15	986	13493	24	330	\$308,630
Cosby Spear Memorial	17	796	22933	76	99	\$226,747
Georgia Avenue	18	436	7183	34	283	\$245,897
Hightower Manor	19	305	3237	17	331	\$161,703
John O. Chiles	20	351	6242	28	753	\$158,130
Juniper & 10th	21	1587	43575	151	508	\$331,547
Marian Apartments	22	986	13493	24	330	\$308,630
Marietta Road	23	1530	29640	45	814	\$189,744
Palmer House	24	120	5555	16	56	\$322,321
Peachtree Road	25	1587	43575	151	508	\$331,547
Roosevelt House	26	120	5555	16	56	\$322,321
Piedmont Road	27	1833	28949	97	498	\$491,383
Martin Luther King Tower	28	436	7183	34	283	\$245,897
East Lake Tower	29	116	1286	6	448	\$224,895
AFFORDABLE COMMUNITIES	30	700	14569	32	501	\$183,805
Bankhead Courts	31	498	7843	14	446	\$177,569
Bowen Homes	32	1528	29604	45	813	\$189,835
Englewood Manner	33	408	7733	27	490	\$145,077
Gilbert Gardens	34	428	28615	12	218	\$125,513
Grady Apartments	35	436	7183	34	283	\$245,897
Herndon Apartments	36	1530	29640	45	814	\$189,744
Hollywood Court	37	1530	29640	45	814	\$189,744
Jonesboro North	38	408	7733	27	490	\$145,077
Jonesboro South	39	408	7874	27	488	\$144,945
Leila Valley	40	408	7733	27	490	\$145,077
Martin Street Plaza	41	436	7183	34	283	\$245,897
McDaniel Glenn	42	431	7157	34	279	\$247,138
Thomasville Heights	43	408	7733	27	490	\$145,077
U Rescue Villa	44	796	22933	76	99	\$226,747
University Homes	45	152	6269	18	449	\$140,293
Westminster Apartments	46	1587	43575	151	508	\$331,547
PROJECT BASED VOUCHERS	47	477	9432	25	486	\$153,172
Columbia Colony Senior Residences	48	495	7785	14	445	\$177,537
Park Place South	49	420	7969	27	493	\$145,557
The Terraces	50	428	28615	12	218	\$125,513
Crogman School Apartments	51	469	8917	28	508	\$147,491
The Park at Scott's Crossing	52	1530	29640	45	814	\$189,744
CITY OF ATLANTA VOUCHERS	53	527	10948	24	511	\$167,036
Central Business District	54	458	14244	46	78	\$274,534
Northwest Atlanta	55	976	19834	33	661	\$172,562
Northeast Atlanta	56	537	11835	39	295	\$224,557
Southeast Atlanta	57	411	12030	24	477	\$148,394
Southwest Atlanta	58	365	5458	19	467	\$164,112
Buckhead	59	1313	22907	63	558	\$360,134
Atlanta-DeKalb	60	270	3923	15	412	\$229,821
NORTH FULTON VOUCHERS	61	1324	24777	37	704	\$277,595
Sandy Springs	62	1222	24557	39	528	\$272,343
Roswell	63	1731	25764	26	1409	\$298,602
SOUTH FULTON VOUCHERS	64	641	21117	12	720	\$151,976
Shannon	65	758	16688	10	896	\$154,622
Tri-Cities	66	498	27239	13	544	\$144,371
South Fulton	67	502	8736	12	509	\$171,751
Airport	68	960	21887	10	1021	\$158,480
SOUTHERN CRESCENT VOUCHERS	69	536	9068	7	612	\$136,577
Northeast Clayton	70	537	12010	8	480	\$131,551
Riverdale/Fayette	71	480	7729	6	648	\$133,827
South Clayton	72	654	7927	7	724	\$151,876
Douglas	73	641	7586	4	715	\$159,336
Henry	74	904	12219	16	726	\$144,773
DEKALB COUNTY VOUCHERS	75	478	7072	14	670	\$168,606
Chamblee	76	805	18986	44	505	\$291,742
Northeast DeKalb	77	812	13458	15	824	\$148,731
Decatur/Northeast DeKalb	78	727	13500	23	640	\$232,344
Southeast DeKalb	79	495	7169	5	943	\$147,747
Southwest DeKalb	80	424	6244	17	538	\$174,692
South DeKalb	81	397	6029	6	794	\$154,281
WINNETT COUNTY VOUCHERS	82	801	11317	8	781	\$219,959
Gwinnett/Lilburn/Rockdale	83	801	11317	8	781	\$219,959
COBB COUNTY VOUCHERS	84	753	10581	12	695	\$188,566
Marietta	85	516	6144	10	466	\$151,883
Northwest Cobb	86	853	11174	7	1005	\$226,692
Northeast Cobb	87	1941	20324	32	1318	\$253,256
Cumberland	88	1271	20763	17	667	\$228,430
South Cobb	89	560	8203	9	584	\$173,764
Southwest Cobb	90	564	4982	10	1123	\$187,035
OUTSIDE ATLANTA REGION VOUCHERS	91	359	4540	6	465	\$148,430
Rest of the State	92	359	4540	6	465	\$148,430
Out of State	93					

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		CRIME AND POLICE BEAT CHARACTERISTICS			
HOUSING DEVELOPMENTS	Row No.	No. of Type I Crimes	No. of Violent Crimes	Total Crime Rate (per 1000 persons in Beat)	Violent Crime Rate (per 1000 persons in Beat)
Col. No.		96	97	98	99
TOTAL	1	449	125	10	4
SIGNATURE PROPERTIES	2	49	14	12	4
Ashley Courts at Cascade	3	29	15	13	7
Ashley Terrace at West End	4	14	5	24	9
Centennial Place	5	62	8	8	1
Magnolia Place	6	10	3	3	1
Summerdale Commons	7	46	15	28	9
The Villages of Castleberry	8	57	18	16	5
The Villages at Carver	9	68	19	30	8
The Villages of East Lake	10	55	22	7	3
Columbia Village	11	.	.	.	.
HIGH-RISE COMMUNITIES	12	11	5	5	2
Antoine Graves	13	13	5	6	2
Antoine Graves Annex	14	10	4	10	4
Barge Road	15	2	1	2	1
Cheshire Bridge Road	15	2	0	1	.
Cosby Spear Memorial	17	25	14	9	5
Georgia Avenue	18	1	0	1	.
Hightower Manor	19	7	0	5	.
John O. Chiles	20	24	17	9	7
Juniper & 10th	21	4	0	3	.
Marian Apartments	22	2	1	1	0
Marietta Road	23	2	0	2	.
Palmer House	24	19	9	8	4
Peachtree Road	25	5	3	2	1
Roosevelt House	26	13	4	5	2
Piedmont Road	27	.	.	.	.
Martin Luther King Tower	28	.	.	.	.
East Lake Tower	29	.	.	.	.
AFFORDABLE COMMUNITIES	30	130	69	12	7
Bankhead Courts	31	195	101	13	7
Bowen Homes	32	68	31	3	2
Englewood Manner	33	69	36	7	4
Gilbert Gardens	34	12	5	2	1
Grady Apartments	35	232	128	22	12
Herndon Apartments	36	73	52	11	8
Hollywood Court	37	60	38	10	6
Jonesboro North	38	57	34	14	8
Jonesboro South	39	75	56	12	9
Leila Valley	40	50	32	13	8
Martin Street Plaza	41	22	13	9	5
McDaniel Glenn	42	267	127	23	11
Thomasville Heights	43	154	92	12	7
U Rescue Villa	44	31	10	10	3
University Homes	45	142	70	12	6
Westminster Apartments	46	.	.	.	.
PROJECT BASED VOUCHERS	47	915	259	9	2
Columbia Colony Senior Residences	48	629	140	4	1
Park Place South	49	894	247	8	2
The Terraces	50	1154	307	11	3
Crogman School Apartments	51	1294	422	14	4
The Park at Scott's Crossing	52	323	109	7	2
CITY OF ATLANTA VOUCHERS	53	856	217	11	3
Central Business District	54	3460	429	43	5
Northwest Atlanta	55	658	172	10	3
Northeast Atlanta	56	1027	159	18	3
Southeast Atlanta	57	1000	287	14	4
Southwest Atlanta	58	905	211	8	2
Buckhead	59	1178	107	13	1
Atlanta-DeKalb	60	525	113	9	2
NORTH FULTON VOUCHERS	61				
Sandy Springs	62				
Roswell	63				
SOUTH FULTON VOUCHERS	64				
Shannon	65				
Tri-Cities	66				
South Fulton	67				
Airport	68				
SOUTHERN CRESCENT VOUCHERS	69				
Northeast Clayton	70				
Riverdale/Fayette	71				
South Clayton	72				
Douglas	73				
Henny	74				
DEKALB COUNTY VOUCHERS	75				
Chamblee	76				
Northeast DeKalb	77				
Decatur/Northeast DeKalb	78				
Southeast DeKalb	79				
Southwest DeKalb	80				
South DeKalb	81				
GWINNETT COUNTY VOUCHERS	82				
Gwinnett/Lilburn/Rockdale	83				
COBB COUNTY VOUCHERS	84				
Marietta	85				
Northwest Cobb	86				
Northeast Cobb	87				
Cumberland	88				
South Cobb	89				
Southwest Cobb	90				
OUTSIDE ATLANTA REGION VOUCHERS	91				
Rest of the State	92				
Out of State	93				

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		SCHOOL PERFORMANCE				
HOUSING DEVELOPMENTS	Row No.	No. of 3rd and 5th Grade AHA Assisted Students who took ITBS in AY2003/04	Neighborhood School's ITBS Math Score	AHA Students' ITBS Math Score	Neighborhood School's ITBS Reading Score	AHA Students' ITBS Reading Score
Col. No.		100	101	102	103	104
TOTAL	1	2131	40	37	38	31
SIGNATURE PROPERTIES	2	83	50	46	48	41
Ashley Courts at Cascade	3					
Ashley Terrace at West End	4					
Centennial Place	5					
Magnolia Place	6					
Summerdale Commons	7					
The Villages of Castleberry	8					
The Villages at Carver	9					
The Villages of East Lake	10					
Columbia Village	11					
HIGH-RISE COMMUNITIES	12					
Antoine Graves	13					
Antoine Graves Annex	14					
Barge Road	15					
Cheshire Bridge Road	16					
Cosby Spear Memorial	17					
Georgia Avenue	18					
Hightower Manor	19					
John O. Chiles	20					
Juniper & 10th	21					
Marian Apartments	22					
Marietta Road	23					
Palmer House	24					
Peachtree Road	25					
Roosevelt House	26					
Piedmont Road	27					
Martin Luther King Tower	28					
East Lake Tower	29					
AFFORDABLE COMMUNITIES	30	849	36	33	34	28
Bankhead Courts	31					
Bowen Homes	32					
Englewood Manner	33					
Gilbert Gardens	34					
Grady Apartments	35					
Herndon Apartments	36					
Hollywood Court	37					
Jonesboro North	38					
Jonesboro South	39					
Lella Valley	40					
Martin Street Plaza	41					
McDaniel Glenn	42					
Thomasville Heights	43					
U Rescue Villa	44					
University Homes	45					
Westminster Apartments	46					
PROJECT BASED VOUCHERS	47					
Columbia Colony Senior Residences	48					
Park Place South	49					
The Terraces	50					
Crogman School Apartments	51					
The Park at Scott's Crossing	52					
CITY OF ATLANTA VOUCHERS	53	1012	43	40	41	33
Central Business District	54					
Northwest Atlanta	55					
Northeast Atlanta	56					
Southeast Atlanta	57					
Southwest Atlanta	58					
Buckhead	59					
Atlanta-DeKalb	60					
NORTH FULTON VOUCHERS	61	0				
Sandy Springs	62					
Roswell	63					
SOUTH FULTON VOUCHERS	64	84	45	44	43	34
Shannon	65					
Tri-Cities	66					
South Fulton	67					
Airport	68					
SOUTHERN CRESCENT VOUCHERS	69	20	42	39	42	35
Northeast Clayton	70					
Riverdale/Fayette	71					
South Clayton	72					
Douglas	73					
Henry	74					
DEKALB COUNTY VOUCHERS	75	68	44	34	40	23
Chamblee	76					
Northeast DeKalb	77					
Decatur/Northeast DeKalb	78					
Southeast DeKalb	79					
Southwest DeKalb	80					
South DeKalb	81					
GWINNETT COUNTY VOUCHERS	82	0				
Gwinnett/Lilburn/Rockdale	83					
COBB COUNTY VOUCHERS	84	13	50	53	47	46
Marietta	85					
Northwest Cobb	86					
Northeast Cobb	87					
Cumberland	88					
South Cobb	89					
Southwest Cobb	90					
OUTSIDE ATLANTA REGION VOUCHERS	91	2	35	36	35	19
Rest of the State	92					
Out of State	93					

**FIGURE 17. MATRIX INFORMATION MANAGEMENT SYSTEM™
2004 MOVING TO WORK (MTW) BENCHMARKS**

CHARACTERISTICS OF ASSISTED HOUSEHOLDS		SCHOOL PERFORMANCE				
HOUSING DEVELOPMENTS	Row No.	Neighborhood School's ITBS Science Average	AHA Students' ITBS Science Score	Neighborhood School's ITBS Social Science Average	AHA Students' ITBS Social Science Score	Average Number of Absences for AHA Assisted Students
Col. No.		105	106	107	108	109
TOTAL	1	34	30	38	35	8
SIGNATURE PROPERTIES	2	45	40	50	45	6
Ashley Courts at Cascade	3					
Ashley Terrace at West End	4					
Centennial Place	5					
Magnolia Place	6					
Summerdale Commons	7					
The Villages of Castleberry	8					
The Villages at Carver	9					
The Villages of East Lake	10					
Columbia Village	11					
HIGH-RISE COMMUNITIES	12					
Antoine Graves	13					
Antoine Graves Annex	14					
Barge Road	15					
Cheshire Bridge Road	16					
Cosby Spear Memorial	17					
Georgia Avenue	18					
Hightower Manor	19					
John O. Chiles	20					
Juniper & 10th	21					
Marian Apartments	22					
Marietta Road	23					
Palmer House	24					
Peachtree Road	25					
Roosevelt House	26					
Piedmont Road	27					
Martin Luther King Tower	28					
East Lake Tower	29					
AFFORDABLE COMMUNITIES	30	30	27	33	31	8
Bankhead Courts	31					
Bowen Homes	32					
Englewood Manner	33					
Gilbert Gardens	34					
Grady Apartments	35					
Herndon Apartments	36					
Hollywood Court	37					
Jonesboro North	38					
Jonesboro South	39					
Lella Valley	40					
Martin Street Plaza	41					
McDaniel Glenn	42					
Thomasville Heights	43					
U Rescue Villa	44					
University Homes	45					
Westminster Apartments	46					
PROJECT BASED VOUCHERS	47					
Columbia Colony Senior Residences	48					
Park Place South	49					
The Terraces	50					
Crogman School Apartments	51					
The Park at Scott's Crossing	52					
CITY OF ATLANTA VOUCHERS	53	36	32	41	36	8
Central Business District	54					
Northwest Atlanta	55					
Northeast Atlanta	56					
Southeast Atlanta	57					
Southwest Atlanta	58					
Buckhead	59					
Atlanta-DeKalb	60					
NORTH FULTON VOUCHERS	61					
Sandy Springs	62					
Roswell	63					
SOUTH FULTON VOUCHERS	64	39	36	45	42	7
Shannon	65					
Tri-Cities	66					
South Fulton	67					
Airport	68					
SOUTHERN CRESCENT VOUCHERS	69	35	29	40	35	6
Northeast Clayton	70					
Riverdale/Fayette	71					
South Clayton	72					
Douglas	73					
Henry	74					
DEKALB COUNTY VOUCHERS	75	38	26	42	28	6
Chamblee	76					
Northeast DeKalb	77					
Decatur/Northeast DeKalb	78					
Southeast DeKalb	79					
Southwest DeKalb	80					
South DeKalb	81					
GWINNETT COUNTY VOUCHERS	82					
Gwinnett/Lilburn/Rockdale	83					
COBB COUNTY VOUCHERS	84	41	49	48	57	5
Marietta	85					
Northwest Cobb	86					
Northeast Cobb	87					
Cumberland	88					
South Cobb	89					
Southwest Cobb	90					
OUTSIDE ATLANTA REGION VOUCHERS	91	32	28	35	20	12
Rest of the State	92					
Out of State	93					

Works Cited

- Abt Associates, Inc. (2001). Study on Section 8 Voucher Success Rates: Volume I Quantitative Study of Success Rates in Metropolitan Areas. Washington, DC. U.S. Department of Housing and Urban Development Office of Policy Development and Research.
- Boston, Thomas D. (2005). "The Effects of Mixed-Income Revitalization and Residential Mobility on Public Housing Residents: A Case Study of the Atlanta Housing Authority." Journal of the American Planning Association. 71(4), autumn: 393-410.
- Brooks, Fred, Wolk, J. and Adams, M. (2003). "Evaluation of Performance and Impact of HOPE VI Community Revitalization (Harris Homes) Evaluation of Relocation Services." Atlanta, AHA. July 15, 2003.
- Brooks-Gunn, Jeanne, Greg J. Duncan, et al. (1993). "Do Neighborhoods Influence Child and Adolescent Development?" *The American Journal of Sociology* 99(2): 353-395.
- Buron, Larry, Popkin, S., Levy, D., Harris, L., Khadduri, J. (2002). "The Hope VI Resident Tracking Study: A Snapshot of the Current Living Situation of Original Residents from Eight Sites." Prepared for the U.S. Department of Housing and Urban Development.
- Clampet-Lundquist, Susan (2004). "Moving Over or Moving Up? Short-Term Gains and Losses for Relocated HOPE VI Families." *Cityscape: A Journal of Policy Development and Research* 7(1): 57-80.
- Goetz, Edward G. (2003). *Clearing the Way: Deconcentrating the Poor in Urban America*. Washington, D.C.: The Urban Institute Press.
- Heckman, James J. (2000). "Policies to Foster Human Capital." Joint Center for Poverty Research, 2(1) Northwestern University/University of Chicago.
- Holmes, Bob, Moody, M., Hill A., Hardison-Dayton, C., Green, M., Herd, R., Sisya, E. and Williams, J. (2003). "The Capitol Homes HOPE VI Evaluation Baseline Study." Atlanta Housing Authority. August 2003.
- Jacob, Brian A. (2004). "Public Housing, Housing Vouchers, and Student Achievement: Evidence from Public Housing Demolitions in Chicago." *The American Economic Review* 98(1):233-257.
- Johnson, Michael P., Helen F. Ladd and Jens Ludwig (2002). "The Benefits and Costs of Residential Mobility Programs for the Poor." *Housing Studies* 17(1): 125-138.
- Katz, Lawrence F., Kling, J. R., and Liebman, J. B. (2001). "Moving to Opportunity in Boston: Early Results of a Randomized Mobility Experiment." *Quarterly Journal of Economics* 116(2): 607-54.
- Ludwig, Jens, Greg J. Duncan and P. Hirschfield. (2001). "Urban poverty and juvenile crime: evidence from a randomized housing-mobility experiment." *Quarterly Journal of Economics* 116(2): 655-680.

- Ludwig, Jens, Helen F. Ladd and Greg J. Duncan (2001). The Effects of Urban Poverty on Educational Outcomes: Evidence from a Randomized Experiment. Brookings-Wharton Conference on Urban Affairs. Washington, DC.
- Musterd, Sako, Wim Ostendorf and Sjoerd De Vos (2003). "Neighbourhood Effects and Social Mobility: A Longitudinal Analysis." *Housing Studies* 18(6): 877-892.
- Oreopoulos, Philip (2003). "The Long-Run Consequences of Living in a Poor Neighborhood." *The Quarterly Journal of Economics*: 1533-1573.
- Popkin, Susan J., Buron, L. F., Levy, D. K., and Cunningham, M. K. (2000). "The Gautreaux Legacy: What Might Mixed-Income and Dispersal Strategies Mean for the Poorest Public Housing Tenants?" *Housing Policy Debate* 11 (4): 911-42.
- Popkin, Susan J., Harris, L. E., Cunningham, M.K. and Abt Associates, Inc. (2002). Families in Transition: A Qualitative Analysis of the MTO Experience. Washington, DC, The Urban Institute: 1-168.
- Popkin, Susan, Katz, B., Cunningham, M., Brown, K., Gustafson, J. and Turner, M. (2004). A Decade of Hope: Research Findings and Policy Challenges. Washington, DC: The Urban Institute.
- Popkin, Susan, Levy, D. K., Harris, L. E., Comey, J., Cunningham, M. K. and Buron, L. F. (2002). "HOPE VI Panel Study: Baseline Report. The Urban Institute Metropolitan Housing and Communities Policy Center. September 2002. UI No. 07032.
- Rosenbaum, Emily and Laura E. Harris (2001). "Residential Mobility and Opportunities: Early Impacts of the Moving to Opportunity Demonstration Program in Chicago." *Housing Policy Debate* 12(2): 321-346.
- Rosenbaum, J. E. (1993). "Closing the gap: does residential integration improve the employment and education of low-income blacks?" in L.B. Joseph (Ed) *Affordable Housing and Public Policy*. Chicago: University of Chicago, Center for Urban Research and Policy Studies.
- Rosenbaum, J. E. and Susan Popkin. (1989). "Employment and Earnings of Low-Income Blacks Who Move to Middle-Class Suburbs." Paper presented at a conference on *The Truly Disadvantaged*. Evanston, IL: Northwestern University.
- Rubinowitz, L.S., and J.E. Rosenbaum. (2000). Crossing the class and color lines: From public housing to white suburbia. Chicago: The University of Chicago Press.
- United Nations Development Programme. (2005) Human Development Reports, cited at <http://hdr.undp.org/hd/>. Accessed October 30, 2005.
- U.S. General Accounting Office. (2003). "Public Housing: HOPE VI Resident Issues and Changes in Neighborhoods Surrounding Grant Sites. Washington, DC: 1-53

DECONCENTRATION AND OCCUPANCY POLICIES

Atlanta Housing Authority (AHA) is fully committed to outcomes that lead to the deconcentration of poverty and the creation of healthy mixed-income communities. AHA will consider all appropriate strategies to provide for the deconcentration of poverty and income mixing. These strategies include, but are not limited to, repositioning AHA's portfolio; implementing a comprehensive project-based voucher program in new and recently constructed developments using a mixed-income approach to promote deconcentration; setting standards and criteria that reflect the importance of employment and self-sufficiency for Public Housing assisted residents and Housing Choice participants; continuing the implementation of site-based waiting lists; and, establishing incentives for eligible families. Copies of AHA's Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments and Housing Choice Administrative Plan are included in AHA's FY 2006 and FY 2007 Implementation Plans and are incorporated herein by this reference.

Under AHA's MTW Agreement, AHA has 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. Because of the existing poverty levels at AHA-owned conventional public housing communities, AHA's approach to deconcentration is to utilize eligibility standards and criteria that recognize the value of employment and promote self-sufficiency for all eligible adult household members. AHA believes this approach to poverty deconcentration is strategic and will result in increased household incomes thereby addressing the high poverty levels at all of the AHA-owned communities.

AHA has revised its eligibility standards for Public Housing and Housing Choice applicants requiring at least one adult (ages 18-61, excluding elderly and disabled persons) in the household to work full-time at least 30 hours per week and all other adults in the household to be either work or program compliant (see chart below for compliance meanings).

CATALYST Compliance Meanings	
Full-time Worker	✓ Employed for 30 or more hours per week
Participation in an approved program	<ul style="list-style-type: none"> ✓ Attending an accredited school as a “full-time” student ✓ Participating in an approved “full-time” training program ✓ Attending an accredited school as a “part-time” student, AND successfully participating in an approved “part-time” training program
Part-time Job and Part-time Program Participant	<ul style="list-style-type: none"> ✓ Employed as a part-time employee (at least 16 hours) AND successfully participating in an approved training program ✓ Employed as a part-time employee (at least 16 hours) AND successfully participating in an accredited school as a “part-time” student

To further the deconcentration of poverty, AHA has adopted a work requirement that requires at least one adult (ages 18-61, excluding elderly and disabled persons) in the household to work full-time at least 30 hours per week and all other adults in the household to be either work or program compliant, as described in the chart above, as a condition of receiving and maintaining their housing subsidy assistance. As of June 30 2006, 2,253 (74%) target adults out of 3,030 were in compliance with this requirement at the AHA-owned Affordable Communities and 4,373 (41%) of 10,774 target adults in the Housing Choice Program were compliant. The work requirement became effective October 1, 2004.

As part of its deconcentration strategy, AHA will also continue to implement standards limiting direct subsidy assistance including tenant-based, project-based and ACC units in multifamily housing to a maximum of 40%. AHA will also continue the aggressive repositioning of its public housing portfolio by transforming the distressed and obsolete AHA-owned conventional public housing communities into market-rate, mixed-income communities with seamless affordable components. These communities will include households of all income ranges.

F-1 Change in Households Served - INCOME PROFILE

PROGRAM/COMMUNITY TYPE	< 30% of AMI				30 - 50% of AMI				51 - 80% of AMI			
	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg
Public Housing Assisted												
High-Rise	2,917	2,957	2,870	-2%	140	78	146	4%	14	8	14	0%
Family	3,788	3,092	2,956	-22%	204	104	205	0.49%	23	19	24	4%
Mixed-Income	962	1,155	1,004	4%	296	202	602	103%	76	134	28	-63%
PHA Total	7,667	7,204	6,830	-11%	640	384	953	49%	113	161	66	-42%
Housing Choice	9,221	9,237	8,649	-6%	1,720	1,933	2,063	20%	95	181	204	115%
AHA Total	16,888	16,441	15,479	-8%	2,360	2,317	3,016	28%	208	342	270	30%

PROGRAM/COMMUNITY TYPE	> 80% of AMI				TOTAL			
	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg
Public Housing Assisted								
High-Rise	1	0	2	100%	3,072	3,043	3,032	-1%
Family	28	0	0	-100%	4,043	3,215	3,185	-21%
Mixed-Income	0	0	0	0%	1,334	1,491	1,634	22%
PHA Total	29	0	2	-93%	8,449	7,749	7,851	-7%
Housing Choice	0	1	4	0%	11,036	11,352	10,920	-1%
AHA Total	29	1	6	-79%	19,485	19,101	18,771	-4%

NOTE: The percentage change was calculated based on the difference between FY 2004 and FY 2006.

Over 98% of families served by AHA are very low-income (50% or below of Area Median Income).

F-2 Change in Households Served - BEDROOM SIZE PROFILE

PROGRAM/COMMUNITY TYPE	Studio				1 Bedroom				2 Bedrooms			
	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg
Public Housing Assisted												
High-Rise	758	754	758	0%	2,298	2,281	2,262	-2%	13	7	10	-23%
Family	54	39	39	-28%	717	490	467	-35%	1,487	1,147	1,161	-22%
Mixed-Income	0	0	0	0%	238	244	266	12%	702	796	886	26%
PHA Total	812	793	797	-2%	3,253	3,015	2,995	-8%	2,202	1,950	2,057	-7%
Housing Choice	4	41	20	400%	934	1,046	2,092	124%	4,151	4,228	4,705	13%
AHA Total	816	834	817	0%	4,187	4,061	5,087	21%	6,353	6,178	6,762	6%

PROGRAM/COMMUNITY TYPE	3 Bedrooms				4+ Bedrooms				TOTAL			
	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg
Public Housing Assisted												
High-Rise	1	1	2	100%	2	0	0	-100%	3,072	3,043	3,032	-1%
Family	1,173	961	950	-19%	612	578	568	-7%	4,043	3,215	3,185	-21%
Mixed-Income	349	406	437	25%	45	45	45	0%	1,334	1,491	1,634	22%
PHA Total	1,523	1,368	1,389	-9%	659	623	613	-7%	8,449	7,749	7,851	-7%
Housing Choice	4,508	4,579	3,267	-28%	1,439	1,458	836	-42%	11,036	11,352	10,920	-1%
AHA Total	6,031	5,947	4,656	-23%	2,098	2,081	1,449	-31%	19,485	19,101	18,771	-4%

NOTE: The percentage change was calculated based on the difference between FY 2004 and FY 2006.

G-1 Number of AHA-Assisted Units as of 6/30/06

PROGRAM/COMMUNITY TYPE	Studio				1 Bedroom				2 Bedrooms			
	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg
Public Housing Assisted												
High-Rise	764	764	764	0%	2,302	2,302	2,302	0%	15	15	15	0%
Family	54	54	40	-26%	750	750	495	-34%	1,530	1,530	1,219	-20%
Mixed-Income	0	0	0	0%	238	247	276	16%	805	812	907	13%
PHA Total	818	818	804	-2%	3,290	3,299	3,073	-7%	2,350	2,357	2,141	-9%
Housing Choice	4	41	20	400%	934	1,046	2,092	124%	4,151	4,228	4,705	13%
AHA Total	822	859	824	0%	4,224	4,345	5,165	22%	6,501	6,585	6,846	5%

PROGRAM/COMMUNITY TYPE	3 Bedrooms				4+ Bedrooms				TOTAL			
	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg	June 2004	June 2005	June 2006	Chg
Public Housing Assisted												
High-Rise	1	1	1	0%	0	0	0	0%	3,082	3,082	3,082	0%
Family	1,213	1,213	996	-18%	629	629	601	-4%	4,176	4,176	3,351	-20%
Mixed-Income	398	407	422	6%	45	49	48	7%	1,486	1,515	1,653	11%
PHA Total	1,612	1,621	1,419	-12%	674	678	649	-4%	8,744	8,773	8,086	-8%
Housing Choice	4,508	4,579	3,267	-28%	1,439	1,458	836	-42%	11,036	11,352	11,102	1%
AHA Total	6,120	6,200	4,686	-23%	2,113	2,136	1,485	-30%	19,780	20,125	19,188	-3%

NOTE: The percentage change was calculated based on the difference between FY 2004 and FY 2006.

G-2 Public Housing Assisted Communities - Occupancy Rate Levels as of 6/30/06

Program/Community Type	Target	Percentage of Occupancy Level	Difference
High-Rise			
Antoine Graves	98%	100.0%	2.0%
Barge Road	98%	100.0%	2.0%
Cheshire Bridge	98%	99.4%	1.4%
Cosby Spear Towers	98%	100.0%	2.0%
East Lake Towers	98%	100.0%	2.0%
Georgia Avenue	98%	98.7%	0.7%
Graves Annex	98%	100.0%	2.0%
Hightower Manor	98%	100.0%	2.0%
John O. Chiles	98%	93.6%	-4.4%
Juniper & 10th	98%	99.3%	1.3%
M.L. King Tower	98%	100.0%	2.0%
Marian Road	98%	99.6%	1.6%
Marietta Road	98%	98.4%	0.4%
Palmer House	98%	99.6%	1.6%
Peachtree Road	98%	99.5%	1.5%
Piedmont Road	98%	99.0%	1.0%
Roosevelt House	98%	99.6%	1.6%
High-Rise Totals	98%	99.2%	1.22%
Family			
Bankhead Courts	98%	93.0%	-5.0%
Bowen Apartments	98%	98.3%	0.3%
Englewood Manor	98%	98.4%	0.4%
Herndon Homes	98%	100.0%	2.0%
Hollywood Courts	98%	95.5%	-2.5%
Jonesboro North	98%	98.0%	0.0%
Jonesboro South	98%	98.0%	0.0%
Leila Valley	98%	98.4%	0.4%
Martin Street Plaza	98%	98.3%	0.3%
McDaniel Glenn	98%	100.0%	2.0%
Thomasville Heights	98%	97.1%	-0.9%
University Apartments	98%	93.2%	-4.8%
U-Rescue Villa	98%	100.0%	2.0%
Westminster	98%	100.0%	2.0%
Family Totals	98%	97.7%	-0.3%
Mixed-Income			
Ashley CollegeTown	98%	98.7%	0.7%
Ashley Courts at Cascade	98%	98.3%	0.3%
Ashley Terrace at West End	98%	97.1%	-0.9%
Centennial Place	98%	98.7%	0.7%
Columbia Commons	98%	100.0%	2.0%
Columbia Village	98%	100.0%	2.0%
Magnolia Park	98%	98.8%	0.8%
Summerdale Commons	98%	96.0%	-2.1%
The Village at Castleberry Hill	98%	98.9%	0.9%
The Villages at Carver	98%	98.4%	0.4%
The Villages of East Lake	98%	100.0%	2.0%
West Highlands at Columbia Park Citi	98%	98.4%	0.4%
West Highlands at Columbia Estates	98%	100.0%	2.0%
Mixed-Income Totals	98%	98.7%	0.7%
PHA Total	98%	98.6% *	0.6%

Rounded to 99% on AHA's MTW Benchmarks Report in Appendix B.

Note: John Hope Model Building, a six-unit residential facility, is totally vacant and permanently off-line pending HUD approval of AHA's demolition application submitted February 23, 2005. Approval is delayed due to State Historic Preservation Office (SHPO) process.

G-3 Public Housing Assisted - Communities Rent Collection Levels as of 6/30/06

Program/Community Type	Target	Percentage of Rent Uncollected	Difference
High-Rise			
Antoine Graves	2%	0%	-2.0%
Barge Road	2%	0%	-1.9%
Cheshire Bridge	2%	0%	-1.9%
Cosby Spear Towers	2%	1%	-0.7%
East Lake Towers	2%	0%	-1.6%
Georgia Avenue	2%	0%	-1.9%
Graves Annex	2%	0%	-2.0%
Hightower Manor	2%	0%	-2.0%
John O. Chiles	2%	0%	-1.6%
Juniper & 10th	2%	1%	-0.8%
M.L. King Tower	2%	0%	-1.6%
Marian Road	2%	0%	-2.0%
Marietta Road	2%	0%	-2.0%
Palmer House	2%	0%	-2.3%
Peachtree Road	2%	0%	-2.0%
Piedmont Road	2%	0%	-2.0%
Roosevelt House	2%	0%	-1.8%
High-Rise Totals	2%	0%	-1.8%
Family			
Bankhead Courts	2%	3%	1.2%
Bowen Apartments	2%	4%	1.5%
Englewood Manor	2%	2%	0.0%
Herndon Homes	2%	2%	-0.4%
Hollywood Courts	2%	3%	0.7%
Jonesboro North	2%	2%	0.1%
Jonesboro South	2%	4%	1.7%
Leila Valley	2%	3%	1.2%
Martin Street Plaza	2%	0%	-1.8%
McDaniel Glenn	2%	0%	-2.0%
Thomasville Heights	2%	2%	0.2%
University Apartments	2%	2%	-0.2%
U-Rescue Villa	2%	4%	1.5%
Westminster	2%	1%	-1.3%
Family Totals	2%	2%	0.2%
Mixed-Income			
Ashley CollegeTown	2%	0%	-1.7%
Ashley Courts at Cascade	2%	1%	-1.3%
Ashley Terrace at West End	2%	0%	-2.0%
Centennial Place	2%	4%	1.8%
Columbia Commons	2%	1%	-0.8%
Columbia Village	2%	0%	-2.0%
Magnolia Park	2%	1%	-1.1%
Summerdale Commons	2%	4%	2.3%
The Village at Castleberry Hill	2%	0%	-1.9%
The Villages at Carver	2%	1%	-0.9%
The Villages of East Lake	2%	1%	-0.9%
West Highlands at Columbia Park Citi	2%	1%	-1.3%
West Highlands at Columbia Estates	2%	2%	0.0%
Mixed-Income Totals	2%	1%	-0.8%
PHA Total	2%	1%	-0.9%

Rounded to 1% on AHA's MTW Benchmarks Report in Appendix B.

Note: John Hope Model Building, a six-unit residential facility, is totally vacant and permanently off-line pending HUD approval of AHA's demolition application submitted February 23, 2005. Approval is delayed due to State Historic Preservation Office (SHPO) process.

G-4 Public Housing Assisted Communities - Emergency Work Order Responses as of 6/30/06

Program/Community Type	Target	Percentage of Emergency Work Orders Completed or Abated Within 24 Hours	Difference
High-Rise			
Antoine Graves	100%	100.0%	0.0%
Barge Road	100%	100.0%	0.0%
Cheshire Bridge	100%	100.0%	0.0%
Cosby Spear Towers	100%	99.8%	-0.2%
East Lake Towers	100%	100.0%	0.0%
Georgia Avenue	100%	100.0%	0.0%
Graves Annex	100%	100.0%	0.0%
Hightower Manor	100%	100.0%	0.0%
John O. Chiles	100%	100.0%	0.0%
Juniper & 10th	100%	100.0%	0.0%
M.L. King Tower	100%	100.0%	0.0%
Marian Road	100%	100.0%	0.0%
Marietta Road	100%	100.0%	0.0%
Palmer House	100%	100.0%	0.0%
Peachtree Road	100%	100.0%	0.0%
Piedmont Road	100%	100.0%	0.0%
Roosevelt House	100%	100.0%	0.0%
High-Rise Totals	100%	100.0%	0.0%
Family			
Bankhead Courts	100%	99.7%	-0.3%
Bowen Apartments	100%	99.9%	-0.1%
Englewood Manor	100%	100.0%	0.0%
Herndon Homes	100%	100.0%	0.0%
Hollywood Courts	100%	100.0%	0.0%
Jonesboro North	100%	99.7%	-0.3%
Jonesboro South	100%	100.0%	0.0%
Leila Valley	100%	99.8%	0.3%
Martin Street Plaza	100%	100.0%	0.0%
McDaniel Glenn	100%	100.0%	0.0%
Thomasville Heights	100%	100.0%	0.0%
University Apartments	100%	100.0%	0.0%
U-Rescue Villa	100%	100.0%	0.0%
Westminster	100%	100.0%	0.0%
Family Totals	100%	99.9%	-0.06%
Mixed-Income			
Ashley CollegeTown	100%	100.0%	0.0%
Ashley Courts at Cascade	100%	100.0%	0.0%
Ashley Terrace at West End	100%	100.0%	0.0%
Centennial Place	100%	100.0%	0.0%
Columbia Commons	100%	100.0%	0.0%
Columbia Village	100%	100.0%	0.0%
Magnolia Park	100%	100.0%	0.0%
Summerdale Commons	100%	82.0%	-18.0%
The Village at Castleberry Hill	100%	94.0%	-6.0%
The Villages at Carver	100%	100.0%	0.0%
The Villages of East Lake	100%	100.0%	0.0%
West Highlands at Columbia Park Citi	100%	100.0%	0.0%
West Highlands at Columbia Estates	100%	100.0%	0.0%
Mixed-Income Totals	100%	98.2%	-1.8%
PHA Total	100%	99.4%*	-0.6%

Rounded to 99% on AHA's MTW Benchmarks Report in Appendix B.

Note: John Hope Model Building, a six-unit residential facility, is totally vacant and permanently off-line pending HUD approval of AHA's demolition application submitted February 23, 2005. Approval is delayed due to State Historic Preservation Office (SHPO) process.

G-5 Public Housing Assisted Communities - Routine Work Order Responses as of 6/30/06

Program/Community Type	Target	Average # of Days to Complete Routine Work Orders	Difference
High-Rise			
Antoine Graves	7	1.0	-6.0
Barge Road	7	1.0	-6.0
Cheshire Bridge	7	1.0	-6.0
Cosby Spear Towers	7	1.4	-5.6
East Lake Towers	7	1.1	-5.9
Georgia Avenue	7	1.5	-5.5
Graves Annex	7	1.0	-6.0
Hightower Manor	7	1.6	-5.4
John O. Chiles	7	1.0	-6.0
Juniper & 10th	7	1.1	-5.9
M.L. King Tower	7	1.1	-5.9
Marian Road	7	1.1	-5.9
Marietta Road	7	1.0	-6.0
Palmer House	7	1.0	-6.0
Peachtree Road	7	1.0	-6.0
Piedmont Road	7	1.0	-6.0
Roosevelt House	7	1.0	-6.0
High-Rise Totals	7	1.1	-5.9
Family			
Bankhead Courts	7	2.2	-4.8
Bowen Apartments	7	2.1	-4.9
Englewood Manor	7	1.0	-6.0
Herndon Homes	7	2.2	-4.8
Hollywood Courts	7	3.9	-3.1
Jonesboro North	7	3.4	-3.6
Jonesboro South	7	3.1	-3.9
Leila Valley	7	2.4	-4.6
Martin Street Plaza	7	1.4	-5.6
McDaniel Glenn	7	0.3	-6.7
Thomasville Heights	7	1.4	-5.6
University Apartments	7	2.0	-5.0
U-Rescue Villa	7	1.4	-5.6
Westminster	7	1.0	-6.0
Family Totals	7	2.0	-5.0
Mixed-Income			
Ashley CollegeTown	7	1.0	-6.0
Ashley Courts at Cascade	7	0.0	-7.0
Ashley Terrace at West End	7	1.0	-6.0
Centennial Place	7	2.0	-5.0
Columbia Commons	7	1.2	-5.8
Columbia Village	7	1.2	-5.8
Magnolia Park	7	1.9	-5.1
Summerdale Commons	7	5.1	-1.9
The Village at Castleberry Hill	7	2.0	-5.1
The Villages at Carver	7	2.6	-4.4
The Villages of East Lake	7	3.3	-3.7
West Highlands at Columbia Park Citi	7	1.2	-5.8
West Highlands at Columbia Estates	7	1.2	-5.8
Mixed-Income Totals	7	1.8	-5.2
PHA Total	7	1.6	-5.4

Note: John Hope Model Building, a six-unit residential facility, is totally vacant and permanently off-line pending HUD approval of AHA's demolition application submitted February 23, 2005. Approval is delayed due to State Historic Preservation Office (SHPO) process.

**G-6 Public Housing Assisted Communities - Unit and Common Area Inspection
Levels as of 6/30/06**

Program/Community Type	Target	Percentage of Units and Common Areas Inspected	Difference
High-Rise			
Antoine Graves	100%	100.0%	0.0%
Barge Road	100%	100.0%	0.0%
Cheshire Bridge	100%	100.0%	0.0%
Cosby Spear Towers	100%	100.0%	0.0%
East Lake Towers	100%	100.0%	0.0%
Georgia Avenue	100%	100.0%	0.0%
Graves Annex	100%	100.0%	0.0%
Hightower Manor	100%	100.0%	0.0%
John O. Chiles	100%	100.0%	0.0%
Juniper & 10th	100%	100.0%	0.0%
M.L. King Tower	100%	100.0%	0.0%
Marian Road	100%	100.0%	0.0%
Marietta Road	100%	100.0%	0.0%
Palmer House	100%	100.0%	0.0%
Peachtree Road	100%	100.0%	0.0%
Piedmont Road	100%	100.0%	0.0%
Roosevelt House	100%	100.0%	0.0%
High-Rise Totals	100%	100.0%	0.0%
Family			
Bankhead Courts	100%	100.0%	0.0%
Bowen Apartments	100%	100.0%	0.0%
Englewood Manor	100%	100.0%	0.0%
Herndon Homes	100%	100.0%	0.0%
Hollywood Courts	100%	100.0%	0.0%
Jonesboro North	100%	100.0%	0.0%
Jonesboro South	100%	100.0%	0.0%
Leila Valley	100%	100.0%	0.0%
Martin Street Plaza	100%	100.0%	0.0%
McDaniel Glenn	100%	100.0%	0.0%
Thomasville Heights	100%	100.0%	0.0%
University Apartments	100%	100.0%	0.0%
U-Rescue Villa	100%	100.0%	0.0%
Westminster	100%	100.0%	0.0%
Family Totals	100%	100.0%	0.0%
Mixed-Income			
Ashley College Town	100%	100.0%	0.0%
Ashley Courts at Cascade	100%	100.0%	0.0%
Ashley Terrace at West End	100%	97.1%	-2.9%
Centennial Place	100%	100.0%	0.0%
Columbia Commons	100%	100.0%	0.0%
Columbia Village	100%	100.0%	0.0%
Magnolia Park	100%	100.0%	0.0%
Summerdale Commons	100%	96.0%	-4.1%
The Village at Castleberry Hill	100%	98.9%	-1.1%
The Villages at Carver	100%	99.6%	-0.4%
The Villages of East Lake	100%	100.0%	0.0%
West Highlands at Columbia Park City	100%	100.0%	0.0%
West Highlands at Columbia Estates	100%	100.0%	0.0%
Mixed-Income Totals	100%	99.3%	-0.7%
PHA Total	100%	99.8%	-0.2%

Rounded to 100% on AHA's MTW Benchmarks Report in Appendix B.

Note: John Hope Model Building, a six-unit residential facility, is totally vacant and permanently off-line pending HUD approval of AHA's demolition application submitted February 23, 2005. Approval is delayed due to State Historic Preservation Office (SHPO) process.

The Housing Authority of the City of Atlanta, Georgia

Combined Statements of Revenues and Expenses

Year Ended June 30, 2006

(Unaudited)

	<u><i>Restated Budget</i></u>	<u><i>Actual</i></u>	<u><i>Variance</i></u>	<u><i>% Variance</i></u>
OPERATING REVENUES				
Rental Revenue	16,854,964	18,499,612	1,644,648	9.8%
Operating Subsidy	171,572,038	170,588,336	(983,702)	-0.6%
Development and Transaction Fees	6,704,504	4,850,679	(1,853,825)	-27.7%
Other Revenue	7,880,228	8,638,224	757,996	9.6%
TOTAL OPERATING REVENUES	<u>203,011,734</u>	<u>202,576,851</u>	<u>(434,883)</u>	<u>-0.2%</u>
OPERATING EXPENSES				
Administrative	37,432,415	34,001,764	3,430,651	9.2%
Housing Assistance Payments	97,977,586	96,239,957	1,737,629	1.8%
Resident Services	7,340,823	5,445,229	1,895,594	25.8%
Utilities	15,609,140	15,675,579	(66,439)	-0.4%
Ordinary Maintenance and Operation	14,616,166	14,818,122	(201,956)	-1.4%
Protective Services	6,166,775	5,566,580	600,195	9.7%
General Expenses	11,149,661	11,180,057	(30,396)	-0.3%
Depreciation Expense	13,523,994	13,906,597	(382,603)	-2.8%
TOTAL OPERATING EXPENSES	<u>203,816,560</u>	<u>196,833,885</u>	<u>6,982,675</u>	<u>3.4%</u>
NET OPERATING GAIN/(LOSS)	(804,826)	5,742,966	6,547,792	-813.6%
NON-OPERATING REVENUES				
Capital	20,913,178	20,913,178	0	0.0%
Interest Income	1,841,007	3,768,406	1,927,399	104.7%
TOTAL NON-OPERATING REVENUES	<u>25,251,718</u>	<u>24,681,584</u>	<u>(570,134)</u>	<u>-2.3%</u>
NON-OPERATING EXPENSES				
Gain/Loss on Sale of Fixed Asset	0	(3,021,117)	3,021,117	
Extraordinary Maintenance/Demo	6,926,930	5,785,105	1,141,825	16.5%
Interest Expense	1,031,953	830,948	201,005	19.5%
TOTAL NON-OPERATING EXPENSES	<u>7,958,883</u>	<u>3,594,936</u>	<u>4,363,947</u>	<u>54.8%</u>
NET NON-OPERATING GAIN/(LOSS)	17,292,835	21,086,648	3,793,813	21.9%
CHANGE IN NET ASSETS	<u>16,488,009</u>	<u>26,829,614</u>	<u>10,341,605</u>	<u>62.7%</u>

Note: The format of this Combined Statements of Revenues and Expenses is in conformance with Generally Accepted Accounting Principals (GAAP) and varies from that found in the FY 2006 MTW Annual Plan. The total operating revenues budget of \$197,283,773 has been revised to account for the amounts of Capital Fund and HOPE VI grant dollars that were not drawn down in FY 2006. These funds remain available at HUD and will be drawn as work is completed in future periods.

FY 2006 BUDGET EXPLANATION

The following explanations are provided for variances in the Combined Statements of Revenues and Expenses that are greater than \$1 million or ten percent of the budgeted amount.

OPERATING REVENUES

- Rental Revenue (Variance of \$1.6 million or 9.8%). As rental income increased resulting from increased family income due to increased workforce participation and increase in minimum rent, rental revenue continued to increase at the Affordable Communities. The average monthly rent at these communities increased by 19% from \$213 to \$254; while those paying the \$125 minimum rent at these communities fell 51% from 1,063 to 543.
- Development and Transaction Fees (Variance of \$1.8 million or 27.7%). Adjustments in AHA's development closing schedule impacted the amount of HOPE VI funds that AHA received this past fiscal year for development and transaction fees.

OPERATING EXPENSES

- Administrative (Variance of \$3.4 million or 9.2%). Several factors contributed to the variance in this category. AHA spent \$2.3 million less for professional services than projected during FY 2006 by deferring certain projects that required additional consulting fees and by having the work done internally by AHA staff. Salaries and benefits were \$1.4 million less than budgeted due to unfilled vacant positions. The remainder of the variance is due to general cost avoidance throughout AHA.
- Housing Assistance Payments (HAP) (Variance of \$1.7 million or 1.8%). Under the MTW Agreement, AHA has the ability to combine Housing Choice MTW voucher funds allocations, Low Rent Operating Subsidy, and Capital Fund Program Funds into a single fund to use for any eligible MTW activity. In addition to HAP payments, AHA used a portion of its Housing Choice Budget Allocation for other MTW activities as is authorized by its MTW Agreement. The variance shown reflects the difference between the MTW Funds budgeted for HAP and the actual payments for HAP. The variance resulted in part because the number of Housing Choice voucher participants who paid minimum rent decreased from 1,958 to 1,741, reducing the amount of HAP required.

- Resident Services (Variance of \$1.9 million or 25.8%). This variance is related to the adjustments in AHA's development closing schedule, which reduced FY 2006 expenses for relocation and case management. These expenses were deferred to FY 2007.

NON-OPERATING REVENUES

- Capital - The Capital Funds Program, Development grants and HOPE VI Programs, are composed of multi-year awards, 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, but not expended, for a particular year become available to AHA in the following year. For this reason, the FY 2006 budget for Capital Funds was reduced to reflect the work that was actually performed and reimbursed during the fiscal year. Capital funds are not lost and remain available during the HUD expenditure period for the grant. The deferred capital project work items are in progress and the associated revenue will be recognized as these items are completed in FY 2007.

When compared to the FY 2006 Board approved budget, actual revenue for Development and HOPE VI programs was 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 program revenue was based on an aggressive revitalization schedule. However, the projected closing schedules for several of the development projects were adjusted due to factors outside of AHA's control.

- Interest Income (Variance of \$1.9 million or 104.7%). Interest income was higher than anticipated due to favorable changes in the interest rate and cash balances, which were higher than expected. The high cash balances are due primarily to the funds received from HUD for the Housing Choice program.

NON-OPERATING EXPENSES

- Gain or Loss on Disposal of Fixed Asset (Variance of \$3.0 million). AHA sold several properties to private developers in FY 2006 for homeownership purposes as part of the revitalization of its properties.
- Extraordinary Maintenance/Demo (Variance of \$1.1 million or 16.5%). Adjustments in AHA's development closing schedule impacted the demolition expenses occurring in FY 2006 which were deferred until FY 2007.

- Interest Expense (Variance of \$201,005 or 19.5%). Interest expense exceeded budget primarily due to AHA extending the loan on the Renaissance Gates property because the anticipated sale of this property was delayed.

ADEQUACY OF RESERVES

As of June 30, 2006, AHA had working capital (reserves) of \$75,340,973 on a consolidated basis. On April 25, 2005, AHA's Board of Commissioners authorized AHA to establish an equity investment fund of \$12 million to support the acquisition and development of affordable housing. The remaining balance of \$63,340,973 is sufficient to support AHA's operations for FY 2007.

FY 2006 Capital Expenditures

Site Name	Project Description	7/1/05 Budget	6/30/06 Budget	Expended through 6/30/06	Balance for Future Period	Status
Antoine Graves	Laundry Room Upgrades	\$34,555.40	\$34,555.40	\$34,555.40	\$0.00	Complete
Antoine Graves	Building Envelope	\$7,695.20	\$7,695.20	\$7,695.20	\$0.00	Complete
Antoine Graves	Card Reader Upgrades	\$4,100.03	\$4,100.03	\$4,100.03	\$0.00	Complete
Antoine Graves	Video Surveillance Upgrades	\$15,465.35	\$15,465.35	\$15,465.35	\$0.00	Complete
Antoine Graves Total		\$61,815.99	\$61,815.98	\$61,815.98	\$0.00	
Bankhead Courts	Electrical Upgrades	\$206,544.00	\$217,624.00	\$217,624.00	\$0.00	Complete
Bankhead Courts	Video Call-Down System	\$330,000.00	\$0.00	\$0.00	\$0.00	Cancelled
Bankhead Courts	Building Envelope	\$63,800.00	\$120,796.64	\$120,796.64	\$0.00	Complete
Bankhead Courts	Erosion Control Design	\$3,850.00	\$3,850.00	\$3,850.00	\$0.00	Complete
Bankhead Courts	Dwelling Units	\$223,300.00	\$120,339.47	\$0.00	\$120,339.47	Active
Bankhead Courts	Infrastructure Repairs	\$148,500.00	\$0.00	\$0.00	\$0.00	Cancelled
Bankhead Courts	Community Center Improvements	\$0.00	\$109,991.20	\$109,991.20	\$0.00	Complete
Bankhead Courts	Major Systems	\$0.00	\$52,305.00	\$52,305.00	\$0.00	Complete
Bankhead Courts	Roof Repairs	\$0.00	\$52,145.50	\$52,145.50	\$0.00	Complete
Bankhead Courts	Exterior Door Replacement	\$0.00	\$20,244.40	\$20,244.40	\$0.00	Complete
Bankhead Courts	Site Improvements	\$0.00	\$114,368.10	\$105,606.60	\$8,761.50	Active
Bankhead Courts Total		\$975,994.00	\$811,664.31	\$682,563.34	\$129,100.97	
Barge Road	Backflow Preventers	\$9,773.50	\$9,773.50	\$9,773.50	\$0.00	Complete
Barge Road	Video Surveillance Upgrades	\$0.00	\$10,475.30	\$10,475.30	\$0.00	Complete
Barge Road	Window Screen Repairs	\$0.00	\$15,522.10	\$15,522.10	\$0.00	Complete
Barge Road	Major Systems	\$0.00	\$13,328.70	\$13,328.70	\$0.00	Complete
Barge Road	Dwelling Units	\$81,841.47	\$78,382.70	\$33,814.00	\$44,568.70	Active
Barge Road Total		\$91,614.97	\$127,482.30	\$82,913.60	\$44,568.70	
Bowen Homes	Camera Call Down System	\$495,897.01	\$495,897.01	\$495,897.01	\$0.00	Complete
Bowen Homes	Building Envelope	\$33,000.00	\$0.00	\$0.00	\$0.00	Cancelled
Bowen Homes	Infrastructure Repairs	\$44,000.00	\$142,932.24	\$142,932.24	\$0.00	Complete
Bowen Homes	Sewer Cleaning	\$0.00	\$37,015.00	\$37,015.00	\$0.00	Complete
Bowen Homes	Chimney Surround and Roof Repairs	\$0.00	\$234,850.00	\$234,850.00	\$0.00	Complete
Bowen Homes Total		\$572,897.01	\$910,694.25	\$910,694.25	\$0.00	
Cheshire Bridge	Video Surveillance Upgrades	\$12,115.85	\$12,115.85	\$12,115.85	\$0.00	Complete
Cheshire Bridge	Generator Replacement	\$39,033.57	\$39,033.57	\$0.00	\$39,033.57	Active
Cheshire Bridge Total		\$51,149.42	\$51,149.42	\$12,115.85	\$39,033.57	
Cosby Spear Towers	ADA Stairwell Upgrades	\$42,350.00	\$39,980.60	\$39,980.60	\$0.00	Complete
Cosby Spear Towers	Card Reader Upgrades	\$0.00	\$10,761.30	\$10,761.30	\$0.00	Complete
Cosby Spear Towers	ADA Unit Improvements	\$0.00	\$30,418.61	\$30,418.61	\$0.00	Complete
Cosby Spear Towers	Common Area HVAC Upgrade Design	\$0.00	\$14,052.50	\$11,507.50	\$2,545.00	Active
Cosby Spear Towers	Common Area HVAC Upgrades	\$0.00	\$448,652.91	\$395,395.10	\$53,257.81	Active
Cosby Spear Towers Total		\$42,350.00	\$543,865.92	\$488,063.11	\$55,802.81	
East Lake Towers	Fire Alarm Upgrades	\$132,906.84	\$132,906.84	\$132,906.84	\$0.00	Complete
East Lake Towers	Building Envelope	\$80,850.00	\$75,133.30	\$75,133.30	\$0.00	Complete
East Lake Towers	Common Area HVAC Upgrade Design	\$0.00	\$13,997.50	\$11,477.50	\$2,520.00	Active
East Lake Towers	Common Area HVAC Upgrades	\$0.00	\$97,103.29	\$53,779.92	\$43,323.37	Active
East Lake Towers Total		\$213,756.84	\$319,140.93	\$273,297.56	\$45,843.37	
Englewood Manor	Camera Call Down System	\$266,350.40	\$266,350.40	\$266,350.40	\$0.00	Complete
Englewood Manor	Building Demolition and Abatement	\$66,052.48	\$108,065.87	\$108,065.87	\$0.00	Complete
Englewood Manor	Erosion Control Design	\$66,019.80	\$66,019.80	\$66,019.80	\$0.00	Complete
Englewood Manor	Water shutoff valves	\$55,000.00	\$19,618.50	\$19,618.50	\$0.00	Complete
Englewood Manor	Unit #37 Abatement	\$0.00	\$16,434.00	\$16,434.00	\$0.00	Complete

Note: Active means the contract is still open, the work was not completed in FY06, and funds were carried forward into FY07. Additionally, the FY 2006 Budget totals include some projects with funds carried over from FY 2005.

FY 2006 Capital Expenditures

Site Name	Project Description	7/1/05 Budget	6/30/06 Budget	Expended through 6/30/06	Balance for Future Period	Status
Englewood Manor	Dwelling Units	\$381,563.60	\$53,350.00	\$20,230.00	\$33,120.00	Active
Englewood Manor	Erosion Control	\$330,000.00	\$350,855.73	\$299,609.92	\$51,245.81	Active
Englewood Manor	Fire Restoration - Unit Rehab	\$0.00	\$56,651.06	\$10,265.02	\$46,386.04	Complete
Englewood Manor	Video Surveillance Upgrades	\$0.00	\$9,755.53	\$9,755.53	\$0.00	Complete
Englewood Manor Total		\$1,164,986.28	\$947,100.88	\$816,349.04	\$130,751.84	
Georgia Avenue	Fire Alarm Upgrades	\$109,005.27	\$109,005.27	\$109,005.27	\$0.00	Complete
Georgia Avenue	Dwelling Units	\$53,460.00	\$40,792.28	\$40,792.28	\$0.00	Complete
Georgia Avenue	Building Envelope	\$0.00	\$77,996.60	\$77,996.60	\$0.00	Complete
Georgia Avenue	ADA Unit Improvements	\$0.00	\$16,666.97	\$12,133.81	\$4,533.16	Active
Georgia Avenue Total		\$162,465.27	\$244,461.12	\$239,927.96	\$4,533.16	
Graves Annex	Elevators	\$6,600.00	\$0.00	\$0.00	\$0.00	Cancelled
Graves Annex	Card Reader Upgrades	\$2,322.82	\$2,322.82	\$2,322.82	\$0.00	Complete
Graves Annex	Video Surveillance Upgrades	\$15,795.35	\$15,795.35	\$15,795.35	\$0.00	Complete
Graves Annex Total		\$24,718.17	\$18,118.17	\$18,118.17	\$0.00	
Herndon Homes	Site Improvements	\$0.00	\$23,254.00	\$23,254.00	\$0.00	Complete
Herndon Homes	Major Systems	\$0.00	\$40,749.50	\$40,749.50	\$0.00	Complete
Herndon Homes	Dwelling Units	\$200,750.00	\$131,482.65	\$0.00	\$131,482.65	Active
Herndon Homes Total		\$200,750.00	\$195,486.15	\$64,003.50	\$131,482.65	
Hightower Manor	Backflow Preventers	\$34,819.40	\$36,799.40	\$36,799.40	\$0.00	Complete
Hightower Manor	Fire Alarm Upgrades	\$137,500.00	\$126,395.50	\$126,395.50	\$0.00	Complete
Hightower Manor	Video Surveillance Upgrades	\$0.00	\$10,931.80	\$10,931.80	\$0.00	Complete
Hightower Manor	Major Systems	\$0.00	\$21,065.10	\$21,065.10	\$0.00	Complete
Hightower Manor	ADA Stairwell Upgrades	\$0.00	\$4,620.00	\$4,620.00	\$0.00	Complete
Hightower Manor	Window Repairs	\$0.00	\$83,608.80	\$68,716.38	\$14,892.42	Active
Hightower Manor Total		\$172,319.40	\$283,420.60	\$268,528.18	\$14,892.42	
Hollywood Courts	Water Heater Install	\$41,087.20	\$81,026.25	\$81,026.25	\$0.00	Complete
Hollywood Courts	Card Reader Upgrades	\$0.00	\$1,540.00	\$1,540.00	\$0.00	Complete
Hollywood Courts Total		\$41,087.20	\$82,566.25	\$82,566.25	\$0.00	
John O. Chiles	Elevators	\$5,500.00	\$0.00	\$0.00	\$0.00	Cancelled
John O. Chiles	Domestic Water Upgrades	\$108,816.51	\$108,816.51	\$108,816.51	\$0.00	Complete
John O. Chiles	Card Reader Upgrades	\$2,460.32	\$2,460.32	\$2,460.32	\$0.00	Complete
John O. Chiles	Major Systems	\$3,086.60	\$3,086.60	\$3,086.60	\$0.00	Complete
John O. Chiles	Video Surveillance Upgrades	\$21,690.70	\$21,690.70	\$21,690.70	\$0.00	Complete
John O. Chiles Total		\$141,554.13	\$136,054.13	\$136,054.13	\$0.00	
Jonesboro North	Backflow Preventers	\$25,905.00	\$25,905.00	\$25,905.00	\$0.00	Complete
Jonesboro North	Fire Restoration - Unit Rehab	\$110,821.57	\$110,821.57	\$110,821.57	\$0.00	Complete
Jonesboro North	Furnace/Water Heater Replacement	\$80,000.00	\$80,000.00	\$80,000.00	\$0.00	Complete
Jonesboro North	Gas Meter Replace/Repair	\$6,140.00	\$6,140.00	\$6,140.00	\$0.00	Complete
Jonesboro North	Camera Call Down System	\$120,752.28	\$120,752.28	\$120,752.28	\$0.00	Complete
Jonesboro North	Steel Repairs	\$110,000.00	\$179,221.15	\$150,861.51	\$28,359.64	Active
Jonesboro North Total		\$230,752.28	\$299,973.43	\$271,613.79	\$28,359.64	
Jonesboro South	Camera Call Down System	\$133,360.08	\$133,360.08	\$133,360.08	\$0.00	Complete
Jonesboro South	Building Envelope	\$38,500.00	\$0.00	\$0.00	\$0.00	Cancelled
Jonesboro South	Sewer Cleaning	\$0.00	\$13,200.00	\$13,200.00	\$0.00	Complete
Jonesboro South	Site Improvements	\$0.00	\$50,441.38	\$50,441.38	\$0.00	Complete
Jonesboro South	Infrastructure Repairs	\$110,000.00	\$41,276.49	\$41,276.49	\$0.00	Complete
Jonesboro South Total		\$281,860.08	\$238,277.95	\$238,277.95	\$0.00	

FY 2006 Capital Expenditures

Site Name	Project Description	7/1/05 Budget	6/30/06 Budget	Expended through 6/30/06	Balance for Future Period	Status
Juniper & 10th	Common Area Renovations	\$74,525.00	\$74,525.00	\$74,525.00	\$0.00	Complete
Juniper & 10th	Window Replacement	\$161,062.00	\$161,061.56	\$161,061.56	\$0.00	Complete
Juniper & 10th	Video Surveillance Upgrades	\$13,200.00	\$10,475.30	\$10,475.30	\$0.00	Complete
Juniper & 10th	ADA Stairwell Upgrades	\$11,550.00	\$7,150.00	\$7,150.00	\$0.00	Complete
Juniper & 10th	Fence Repairs	\$0.00	\$3,960.00	\$3,960.00	\$0.00	Complete
Juniper & 10th	Infrastructure Repairs	\$44,000.00	\$0.00	\$0.00	\$0.00	Cancelled
Juniper & 10th	Major Systems	\$0.00	\$35,420.00	\$35,420.00	\$0.00	Complete
Juniper & 10th	Common Area Renovations	\$0.00	\$134,552.00	\$134,552.00	\$0.00	Complete
Juniper & 10th	Dwelling Units	\$123,750.00	\$103,114.00	\$0.00	\$103,114.00	Active
Juniper & 10th Total		\$428,087.00	\$530,257.86	\$427,143.86	\$103,114.00	
Leila Valley	Camera Call Down System	\$159,736.13	\$159,736.13	\$159,736.13	\$0.00	Complete
Leila Valley	Fire Restoration - Unit Rehab	\$41,097.65	\$45,207.42	\$45,207.42	\$0.00	Complete
Leila Valley	Furnace/Water Heater Replacement	\$218,817.00	\$218,817.00	\$218,817.00	\$0.00	Complete
Leila Valley	Structural Design	\$10,917.50	\$36,492.80	\$30,824.94	\$5,667.86	Active
Leila Valley	Structural Repairs	\$62,940.37	\$219,872.76	\$219,872.76	\$0.00	Complete
Leila Valley	Dwelling Units	\$192,500.00	\$0.00	\$0.00	\$0.00	Cancelled
Leila Valley	Infrastructure Repairs	\$165,000.00	\$301,878.67	\$135,228.61	\$166,650.06	Active
Leila Valley	Erosion Control	\$0.00	\$46,850.05	\$46,850.05	\$0.00	Complete
Leila Valley	Roof Replacement	\$0.00	\$177,376.11	\$177,376.11	\$0.00	Complete
Leila Valley Total		\$851,008.65	\$1,206,230.93	\$1,033,913.02	\$172,317.91	
Marian Road	Elevator Modernization	\$296,954.90	\$299,695.00	\$299,695.00	\$0.00	Complete
Marian Road	Paint Hallways	\$33,000.00	\$35,200.00	\$35,200.00	\$0.00	Complete
Marian Road	Parking Lot Repairs	\$0.00	\$48,488.00	\$48,488.00	\$0.00	Complete
Marian Road	Erosion Control	\$0.00	\$5,500.00	\$5,500.00	\$0.00	Complete
Marian Road	Major Systems	\$0.00	\$41,800.00	\$41,800.00	\$0.00	Complete
Marian Road	Building Envelope	\$0.00	\$26,400.00	\$26,400.00	\$0.00	Complete
Marian Road	Video Surveillance Upgrades	\$13,200.00	\$10,931.80	\$10,931.80	\$0.00	Complete
Marian Road Total		\$343,154.90	\$468,014.80	\$468,014.80	\$0.00	
Marietta Road	Building Envelope	\$27,500.00	\$37,631.00	\$37,631.00	\$0.00	Complete
Marietta Road	Video Surveillance Upgrades	\$13,200.00	\$10,475.30	\$10,475.30	\$0.00	Complete
Marietta Road Total		\$40,700.00	\$48,106.30	\$48,106.30	\$0.00	
M.L. King Tower	ADA Stairwell Upgrades	\$49,500.00	\$7,550.40	\$7,550.40	\$0.00	Complete
M.L. King Tower	Trash Compactor Replacement	\$0.00	\$13,223.34	\$13,223.34	\$0.00	Complete
M.L. King Tower Total		\$49,500.00	\$20,773.74	\$20,773.74	\$0.00	
Martin Street Plaza	Backflow Preventers	\$23,550.00	\$23,550.00	\$23,550.00	\$0.00	Complete
Martin Street Plaza	Exterior Repairs	\$253,383.32	\$116,002.95	\$116,002.95	\$0.00	Complete
Martin Street Plaza	Site Improvements	\$0.00	\$354,350.39	\$341,732.27	\$12,618.12	Active
Martin Street Plaza Total		\$276,933.32	\$493,903.34	\$481,285.22	\$12,618.12	
Palmer House	Fire Alarm Upgrades	\$176,000.00	\$373,332.60	\$293,632.07	\$79,700.53	Active
Palmer House	Video Surveillance Upgrades	\$11,450.35	\$11,450.35	\$11,450.35	\$0.00	Complete
Palmer House Total		\$187,450.35	\$384,782.95	\$305,082.42	\$79,700.53	
Peachtree Road	ADA Common Area Improvements	\$2,128.39	\$2,128.39	\$2,128.39	\$0.00	Complete
Peachtree Road	ADA Unit Improvements	\$45,276.00	\$45,276.00	\$41,880.30	\$3,395.70	Active
Peachtree Road	Video Surveillance Upgrades	\$11,065.35	\$11,065.35	\$11,065.35	\$0.00	Complete
Peachtree Road	Major Systems	\$0.00	\$98,451.10	\$68,781.14	\$29,669.96	Active
Peachtree Road Total		\$58,469.74	\$156,920.84	\$123,855.18	\$33,065.66	

FY 2006 Capital Expenditures

Site Name	Project Description	7/1/05 Budget	6/30/06 Budget	Expended through 6/30/06	Balance for Future Period	Status
Piedmont Road	Video Surveillance Upgrades	\$8,140.00	\$8,140.00	\$8,140.00	\$0.00	Complete
Piedmont Road	Infrastructure Repairs	\$100,462.24	\$0.00	\$0.00	\$0.00	Cancelled
Piedmont Road	Building Envelope	\$209,000.00	\$223,580.50	\$223,580.50	\$0.00	Complete
Piedmont Road	Card Reader Upgrades	\$0.00	\$2,194.50	\$2,194.50	\$0.00	Complete
Piedmont Road	ADA Unit Improvements	\$5,940.00	\$60,259.02	\$47,412.86	\$12,846.16	Active
Piedmont Road	Elevator Modernization	\$319,000.00	\$333,231.80	\$249,151.14	\$84,080.66	Active
Piedmont Road	Major Systems	\$0.00	\$9,086.00	\$9,086.00	\$0.00	Complete
Piedmont Road	Sprinkler Head Replacement	\$0.00	\$19,296.20	\$0.00	\$19,296.20	Active
Piedmont Road Total		\$642,542.24	\$655,788.02	\$539,565.00	\$116,223.02	
Roosevelt House	Common Area Design	\$36,825.00	\$36,825.00	\$36,825.00	\$0.00	Complete
Roosevelt House	Lobby Upgrades	\$219,989.00	\$242,875.77	\$242,875.77	\$0.00	Complete
Roosevelt House	Card Reader Upgrades	\$312.23	\$312.23	\$312.23	\$0.00	Complete
Roosevelt House	Infrastructure Repairs	\$66,000.00	\$0.00	\$0.00	\$0.00	Cancelled
Roosevelt House	Building Envelope	\$22,000.00	\$0.00	\$0.00	\$0.00	Cancelled
Roosevelt House	Fire Alarm Upgrades	\$176,000.00	\$311,955.05	\$271,052.71	\$40,902.34	Active
Roosevelt House	Video Surveillance Upgrades	\$13,200.00	\$12,495.35	\$12,495.35	\$0.00	Complete
Roosevelt House	Major Systems	\$0.00	\$159,170.00	\$159,170.00	\$0.00	Complete
Roosevelt House Total		\$534,326.23	\$763,633.40	\$722,731.06	\$40,902.34	
Thomasville Heights	Camera Call Down System	\$372,792.00	\$372,792.00	\$372,792.00	\$0.00	Complete
Thomasville Heights	Demo Playground Equipment	\$43,159.50	\$43,159.50	\$43,159.50	\$0.00	Complete
Thomasville Heights	Building Envelope	\$53,900.00	\$90,151.60	\$0.00	\$90,151.60	Active
Thomasville Heights	Video Surveillance Upgrades	\$0.00	\$4,594.33	\$4,594.33	\$0.00	Complete
Thomasville Heights Total		\$469,851.50	\$510,697.43	\$420,545.83	\$90,151.60	
University Apartments	Camera Call Down System	\$334,655.60	\$334,655.60	\$334,655.60	\$0.00	Complete
University Apartments	Common Areas	\$11,000.00	\$0.00	\$0.00	\$0.00	Cancelled
University Apartments	Mailbox Renovations	\$0.00	\$14,484.80	\$14,484.80	\$0.00	Complete
University Apartments	Video Surveillance Upgrades	\$0.00	\$4,594.34	\$4,594.34	\$0.00	Complete
University Apartments Total		\$345,655.60	\$353,734.74	\$353,734.74	\$0.00	
U-Rescue	Fire Restoration - Unit Rehab	\$216,321.40	\$216,321.40	\$216,321.40	\$0.00	Complete
U-Rescue	Building Envelope	\$241,560.00	\$156,549.32	\$156,549.32	\$0.00	Complete
U-Rescue Total		\$457,881.40	\$372,870.72	\$372,870.72	\$0.00	
Westminster	Backflow Preventers	\$38,647.40	\$38,647.40	\$38,647.40	\$0.00	Complete
Westminster	Parking Lot Paving	\$25,575.00	\$25,575.00	\$25,575.00	\$0.00	Complete
Westminster	Building Envelope	\$5,500.00	\$22,310.20	\$22,310.20	\$0.00	Complete
Westminster	Parking Lot Paving	\$25,575.00	\$25,575.00	\$25,575.00	\$0.00	Complete
Westminster	Dwelling Units	\$16,500.00	\$64,479.80	\$55,478.64	\$9,001.16	Active
Westminster	Card Reader Upgrades	\$27,500.00	\$8,759.30	\$8,759.30	\$0.00	Complete
Westminster	Interior / Exterior Lighting Upgrades	\$0.00	\$4,620.00	\$4,620.00	\$0.00	Complete
Westminster Total		\$139,297.40	\$189,966.70	\$180,965.54	\$9,001.16	
Grand Total		\$9,254,929.36	\$11,426,953.55	\$10,145,490.08	\$1,281,463.47	

A Comprehensive Annual Financial Report and Report of
Independent Certified Public Accountants

The Housing Authority of the City of
Atlanta, Georgia

June 30, 2005 and 2004

BKR Metcalf Davis

Certified Public Accountants

**A COMPREHENSIVE ANNUAL FINANCIAL REPORT AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS**

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

June 30, 2005 and 2004

CONTENTS

	<u>Page</u>
Introductory Section	
Letter of Transmittal	5
Financial Section	
Independent Auditors' Report	14
Management's Discussion and Analysis.....	16
Basic Financial Statements	
Combined Statements of Net Assets.....	29
Combined Statements of Revenues and Expenses.....	30
Combined Statement of Changes in Net Assets	31
Combined Statements of Cash Flows	32
Notes to the Basic Financial Statements.....	34
Required Supplementary Information	
Combining Schedule of Program Net Asset Accounts	67
Combining Schedule of Program Revenues, Expenses and Changes in Net Asset Accounts.....	68
Notes to Combining Schedules of Program Accounts.....	69
Other Supplementary Information	
Reconciliation of Advances, Costs and Budget - HUD Funded Programs Special Grants and Capital Projects Fund - 2005	72
Schedules of Capital Grant Program Completion	
Costs and Advances Program Certification - Capital Fund Year Two	73
Costs and Advances Program Certification - Development East Lake II	74

CONTENTS - Continued

	<u>Page</u>
Schedules of Capital Grant Program Completion – Continued	
Costs and Advances Program Certification - Development East Lake.....	75
Costs and Advances Program Certification - Development Kimberly Courts II.....	76
Costs and Advances Program Certification - Development Kimberly Courts III.....	77
Costs and Advances Program Certification - Development Columbia Commons.....	78
Costs and Advances Program Certification - Development Herndon Homes Modernization	79
Costs and Advances Program Certification - Moving to Work Technical Assistance.....	80
Costs and Advances Program Certification - Resident Opportunity and Self Sufficiency.....	81
Single Audit Section	
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Basic Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	84
Report of Independent Certified Public Accountants on Compliance with Requirements Applicable to Each Major Program and Internal Control Over Compliance in Accordance with OMB Circular A-133	87
Schedule of Findings and Questioned Costs.....	90
Schedule of Expenditures of Federal Awards.....	94
Notes to Schedule of Expenditures of Federal Awards	95

INTRODUCTORY SECTION



Atlanta Housing Authority

February 22, 2006

To the Board of Commissioners of the
Atlanta Housing Authority
Atlanta, Georgia

The U.S. Department of Housing and Urban Development's ("HUD") Real Estate Assessment Center ("REAC") requires that all public housing authorities publish, within nine months of the close of each fiscal year, a complete set of financial statements presented in conformity with generally accepted accounting principles ("GAAP") and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we present the Comprehensive Annual Financial Report ("CAFR") of the Atlanta Housing Authority (the "Authority" or "AHA") for the fiscal year ended June 30, 2005.

These financial statements reflect management's representations concerning the financial position of the Authority. Management of the Authority assumes full responsibility for the completeness and reliability of all the information presented in these financial statements. To provide for a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect its assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Authority's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Authority's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that to the best of our knowledge and belief, these financial statements are complete and accurate in all material respects.

The Authority's financial statements have been audited by BKR Metcalf Davis, a firm of licensed independent certified public accountants. The purpose of the independent audit is to provide reasonable assurance that the financial statements of the Authority for the fiscal years ended June 30, 2005 and 2004 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors issued an unqualified opinion on the Atlanta Housing Authority's financial statements for the fiscal years ended June 30, 2005 and 2004, indicating that they were fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The Housing Authority of the City of Atlanta, Georgia

230 John Wesley Dobbs Avenue, N.E. • Atlanta, Georgia 30303-2421 • Phone: 404.832.4700 • www.atlantahousing.org

The independent audit of the financial statements of the Authority is part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require an independent auditor to report not only on the fair presentation of the financial statements, but also on the audited entity's internal controls and compliance with legal requirements. Special emphasis is placed on internal controls and legal requirements associated with the administration of federal awards.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the financial statements in the form of the Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditors.

AHA's basic financial statements include a single enterprise fund, combining financial positions, results of operations, and cash flows from a variety of programs and activities with one mission: *To provide quality affordable housing for the betterment of our community.*

In the fall of 1994, AHA began re-engineering the organization to become an excellent, financially viable, diversified real estate company. AHA has continued to evolve with (a) the full transition to management of AHA-owned public housing communities by professional private management companies ("PMCO"s) in FY2002; (b) revitalization, since September 1994, of 11 distressed public housing communities into 11 mixed-use, mixed income communities owned by public/private partnerships and several off-site mixed income communities; and (c) the execution of the Moving to Work ("MTW") Agreement in FY2004.

Mixed Income Communities

Since September 1994, AHA has taken significant steps to substantially improve housing opportunities and choice and the quality of life for the families served by AHA. AHA made the strategic determination, in the winter of 1994, to begin repositioning its distressed public housing communities. AHA is accomplishing this repositioning through a comprehensive revitalization program which involves demolition and disposition and the creation of mixed-use, mixed-income communities exclusively through public/private partnerships.

The mixed-use, mixed-income communities are not owned, controlled or operated by AHA or any of its affiliates. These communities are owned by public/private partnerships formed between an AHA affiliate and AHA's procured private sector development partners, with the private developer as the managing general partner. The limited partnership interests are acquired and owned by entities that purchase the low-income housing tax credits. In most cases, greater than 97% of those interests are held by those investors. AHA continues to own the land on which the mixed-income, multi-family rental apartments are constructed. AHA leases the land to the public/private partnership (Owner Entity) pursuant to a long-term ground lease, typically 50 to 60 years. At the end of the ground lease term, the land and improvements revert to AHA. In those few instances where AHA does not own the land, there is no ground lease. The Owner Entity executes the development activities, including the construction of the improvements. A portion of the land will be sold to private developers to facilitate affordable homeownership using a mixed-income approach.

The development model for mixed-income communities is a market rate community, with a seamless affordable component. Typically, 30% to 40% of the apartments are reserved for families who are eligible to receive Section 9 operating subsidy. The remaining 70% or 60% are leased to market rate and tax credit eligible families based on the financial and legal structure. The total development budgets for the mixed-income communities are comprised of various combinations of multiple public and private sources of funds. In all cases, AHA's development funds serve as seed capital to leverage private investment. The Owner Entity borrows conventional first mortgage debt from either a bank or other financial institution or from proceeds of private activity bonds, with 4% low-income housing tax credits. The Owner Entity, subject to limits under the State of Georgia's Qualified Allocation Plan, applies for 9% low-income housing tax credits. If awarded, the credits are sold to investors to raise equity for the development project. AHA loans funds received from HUD to the Owner Entity for its proportionate share of the construction budget. AHA's proportionate share is based on the percentage of the apartments reserved for families who are eligible to receive the Section 9 operating subsidy pursuant to regulatory agreements with AHA and HUD. AHA's loans are second mortgage loans subordinated to the first mortgage and are payable only out of cash flow generated from the property.

The housing assistance payment using Section 9 operating subsidy from HUD for the Authority assisted units in mixed-income communities is calculated to pay the difference between the operating costs for the Authority assisted units and a pro-rata share of overhead expenses, and resident rents (based on 30% of adjustable income of the assisted family) so that such apartments operate on a break even basis. Related Partnership Operating Reserves have been established for each mixed-income community to mitigate the financial exposure in the event that AHA does not or cannot meet its housing assistance payment obligation to that property.

AHA applied for and received housing choice vouchers to the extent replacement housing is not funded on or off site. Primarily as a result of this, AHA's Housing Choice Voucher Program grew by approximately 250% from June 30, 1996 to June 30, 2005.

For its role in supporting the revitalization and development of mixed-income communities, AHA earns development and other fees. This income can be used for low-income housing purposes. During the grant agreement period, however, any such income must be used in conjunction with the revitalization activities for a particular site.

Composition of Housing Resources

Fiscal Year	Public Housing Owned	Assisted Units in Mixed Income Communities		
		Owned by Public/ Private Entities	Housing Choice Tenant Based Vouchers	Housing Choice Project Based Vouchers
1996	14,308	-	5,890	
1997	12,148	74	7,101	
1998	9,618	252	8,373	
1999	8,181	572	9,466	
2000	9,080	779	9,566	
2001	8,487	1,036	10,432	
2002	8,086	1,206	10,939	
2003	7,765	1,247	11,849	158
2004	7,258	1,515	12,648	348
2005	6,452	1,654	13,276	732

The repositioning strategy uses and builds upon the legal, regulatory and financial model created by AHA and its development partners in March 1996 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 was packaged by AHA as the "Olympic Legacy Program" and formed the foundation of the repositioning initiative outlined in the Business Plan. This repositioning strategy has had a dramatically favorable impact on the quality of housing subsidized, and has had a major impact on the mix of housing resources offered by AHA (see chart above) and consequently, the composition of AHA's Net Assets. As AHA continues to implement its Business Plan, AHA will continue to reposition its existing portfolio of distressed public housing properties and will subsidize more units in healthy mixed-income communities by using development resources such as HOPE VI and other development funds and Project-Based Housing Choice Vouchers. Accordingly, Net Assets Invested in Capital Asset, net of Related Debt associated with AHA owned real estate will likely decline over the foreseeable future. Conversely, loans and reserves relating to AHA sponsored mixed-income, mixed-finance communities will continue to increase.

Moving to Work

On September 25, 2003, after protracted negotiations with HUD, AHA and HUD executed our Moving to Work agreement ("MTW Agreement"). Under the MTW Agreement, which provides substantial regulatory relief, AHA has been streamlining its operations and business processes and systems and service delivery using a private sector business model, with the goals of greater operating effectiveness and efficiency and improved customer service. Housing Choice Voucher budget authority, Low-income Operating Subsidy and Capital Funds may be used across program lines for eligible activities under AHA's MTW Plan with greater flexibility. During the 2004 fiscal year, AHA developed our baseline MTW Plan herein, as amended from time to time during the seven-year MTW Agreement period (the "Business Plan"), which builds on the lessons learned and best practices of successful initiatives and programs implemented by AHA since September 1994, using a private sector business model. Under the Business Plan, AHA will implement four major initiatives:

- 1) Transforming all conventional public housing assisted communities to market rate, mixed income communities.
- 2) Using housing choice vouchers to provide income-eligible families with access to communities of opportunity.
- 3) Providing service enriched affordable housing for seniors and persons with disabilities; and
- 4) Implementing policies that raise the standards of accountability and responsibility for AHA-assisted families and which will support building healthy communities.

Business Plan Update

The MTW Program provides AHA with the opportunity to fulfill its vision and to provide substantially better housing opportunities and achieve better outcomes for AHA-assisted families. Under the MTW Agreement, AHA has the authority to address local issues and needs with local solutions. The Business Plan outlines the major initiatives that AHA is undertaking using its MTW flexibility to transform the manner of providing the affordable housing resource in the City of Atlanta. Under the 2006 MTW Implementation Plan, AHA's goals and objective for fiscal year 2006 are: (1) facilitating additional opportunities for low-income families to live in healthy mixed-income communities, (2) reforming and re-engineering the Housing Choice program, (3) improving the quality of housing for seniors and persons with disabilities, and (4) maximizing its financial resources.

The following sections highlight AHA's major accomplishments under the Business Plan during FY 2005.

- AHA, in partnership with its private sector development partners, continued the revitalization of six AHA family communities into healthy, market-rate mixed-income communities with a seamless affordable component. These revitalizations also incorporate four immediately adjacent high-rises. MTW allows AHA to de-concentrate poverty and reposition AHA's distressed public housing communities, thereby reducing the expense and administrative burden associated with management of severely distressed communities. Mixed-income communities provide quality living environments with better outcomes for families and neighborhoods and reduce AHA's administrative burden and operational costs.
- AHA, in partnership with an established foundation, formed a relocation task force designed to bring additional capacity and resources to the relocation process and ensure that community stakeholder objectives were being addressed. The enhanced relocation process will result in substantially improved results for families and will support AHA's repositioning efforts.
- Using the conversion of tenant-based vouchers to project-based vouchers as a development tool, AHA, through a competitive process, entered into housing assistance payment contracts for 732 apartments in privately owned developments. MTW has enabled AHA to redesign the project-based voucher processes to be responsive and consistent with the expectations of Atlanta private sector developers. This redesign will make the project-based voucher an attractive tool to Atlanta's private sector development community and will result in additional quality housing opportunities in healthy mixed-income communities for low-income families in the City of Atlanta. Project-based vouchers have allowed AHA to leverage the development activity in the City of Atlanta and secure long-term commitments for outstanding affordable housing opportunities in healthy mixed-income communities.
- Using its MTW flexibility, AHA is reforming its Housing Choice Program to substantially improve operating efficiency and effectiveness. Under this reform, AHA is addressing issues, including rent and subsidy levels, deconcentration, higher participant standards for renting single family homes, higher standards for inspections, reducing frequency of moves, improved back office operations and voucher administration, porting and voucher use criteria and higher expectations and standards for program participants. AHA believes that the reform will result in reduced administrative and operating costs for AHA and landlords, a streamlined intake process, reduced time for lease execution, a more positive perception of Housing Choice participants as neighbors and improved receptivity of the Housing Choice Program in the City of Atlanta.

- As an integral part of the Housing Choice Program Reform, AHA is undertaking a comprehensive and integrated technology based system that will automate the back office operations and other administrative functions of the Housing Choice voucher program as the business processes are re-engineered and reformed. AHA believes these reforms will result in improved service to landlords and participants and a reduction of administrative burden and costs.
- AHA adopted a number of program policy changes that align with its emphasis on higher standards of personal accountability and responsibility for program participants. One major policy change is requiring program participants (other than elderly and disabled persons) to work and participate in job training and education programs as a condition of receiving the subsidy. AHA adopted a new Statement of Corporate Policies for administering Section 9 assistance and a revised Housing Choice Administrative Plan to reflect these and other policy changes. Without MTW, AHA would not have been able to create higher standards for program participants to achieve economic independence and self-sufficiency. These policy changes reflect lessons learned from years of experience where AHA had encouraged voluntary participation but had achieved sub-optimal results. MTW has allowed AHA to provide the appropriate balance of incentives and penalties to motivate participants to move towards self-sufficiency and economic independence.
- AHA has also adopted new rent policies, a new minimum rent and an elderly income disregard. Under MTW, AHA has adopted a new minimum rent that would not have been permissible under the existing HUD regulations. The new minimum rent resulted in approximately \$1.9 million in increased rental revenue for AHA for the period from November 1, 2004 through June 30, 2005. This minimum rent adjustment has allowed AHA to begin the policy discussions around determining the appropriate tenant contribution level and the right level of affordability for apartments subsidized by AHA. These discussions will be reflected in new rent demonstrations which only could be accomplished under MTW. The elderly income disregard permits seniors on fixed-incomes to earn additional employment income without incurring a rent penalty.
- In order to reduce the administrative burden and operating costs at the mixed-income communities, AHA is creating with representatives of the Owner Entities a new compliance approach for the mixed-income communities based on the existing tax credit compliance regime. This new system will allow AHA and the Owner Entities to eliminate the double layer of tax credit and Section 9 compliance at the mixed-income communities without eliminating the appropriate oversight to ensure that eligible families are being assisted. The new tax credit compliance model will provide streamlined compliance requirements, thereby reducing the administrative burden and operational costs for the Owner Entities and AHA.

- As a founding member of Georgia HAP Administrators, Inc., ("Georgia HAP"), an eleven-agency consortium organized to provide performance-based contract administration services for HUD, AHA earns ongoing administrative and incentive fees as a subcontractor to Georgia HAP for conducting management and occupancy reviews of multifamily properties owned by unrelated third parties in Atlanta and Fulton County. As of June 30, 2005, Georgia HAP is responsible for a contract administration portfolio of approximately 24,000 project-based Section 8 units in Georgia and approximately 40,000 units in Illinois. During FY 2005, AHA provided oversight for 7,439 units in Atlanta and Fulton County as a Georgia HAP subcontractor. In addition, Georgia HAP contracted with AHA to prepare proposals for two service areas in response to a HUD RFP seeking contract administrators for HUD's entire non-Section 8 multifamily portfolio.
- During FY 2005, AHA continued to perform as the HUD Contract Administrator for eight properties (690 apartments) owned by unrelated third parties under the Section 8 New Construction and Substantial Rehabilitation Program. AHA evaluated ten assets in various locations in Georgia for HUD's Office of Affordable Housing Preservation as HUD's Participating Administrative Entity for the state of Georgia. AHA also earned administrative fees serving as a contractor administrator for HUD. These fees provide AHA with additional financial resources to support its vision and mission.

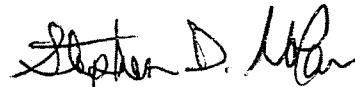
Acknowledgement

The preparation of these financial statements has been accomplished through the efforts of the entire staff of the Finance Department. Assistance was also provided by employees of other AHA divisions. We wish to express our appreciation to everyone who contributed to the preparation.

Sincerely,



Renee Lewis Glover
President and Chief Executive Officer



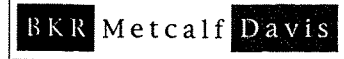
Stephen D. Nolan, CPA
Chief Financial Officer

FINANCIAL SECTION

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

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, 2005 and 2004, as listed in the table of contents. These basic financial statements are the responsibility of **The Housing Authority of the City of Atlanta, Georgia's** management. Our responsibility is to express opinions 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 audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of **The Housing Authority of the City of Atlanta, Georgia** as of and for the years ended June 30, 2005 and 2004, and the results of its operations and 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 our report dated February 22, 2006, 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 grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. 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 considering the results of our audits.

Management's Discussion and Analysis and information on pages 16 through 27, are not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming an opinion on the basic financial statements of **The Housing Authority of the City of Atlanta, Georgia** taken as a whole. The accompanying Schedule of Expenditures of Federal Awards and notes thereto is presented for purposes of additional analysis as required by the United States Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, and is not a required part of the basic financial statements. The Combining Schedules of Program Net Asset Accounts - Enterprise Fund, and Program Revenues, Expenses, and Changes in Net Asset Accounts - Enterprise Fund, and notes thereto, and Cost Certification Schedules, listed in the table of contents are required by the U.S. Department of Housing and Urban Development; and are presented for purposes of additional analysis and 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.

BK 12 Mcleaff Davis

Atlanta, Georgia
February 22, 2006

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

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 ("FY") ended June 30, 2005. 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 Transmittal Letter.

FINANCIAL HIGHLIGHTS

- ◆ The assets of AHA exceeded its liabilities at the close of FY2005 by \$316.2 million (Net Assets) as compared to \$306.6 million in FY2004. Of the FY2005 amount, \$38.6 million is unrestricted net assets available for HUD funded programs and \$20.5 million is unrestricted net assets available for other corporate charter purposes that further affordable housing.
- ◆ Operating Revenues increased 6.8% from \$195.9 million for FY2004 to \$209.2 million in FY2005 principally due to an increase in the number of vouchers administered by AHA and, to a lesser extent, an increase in the Low Rent Operating Subsidy to fund higher utility costs resulting from rate increases. Also, operating Revenues increased as a result of higher tenant rents which increased when AHA increased minimum rent from \$25 to \$125 per month and adopted a work requirement as a condition of receiving the subsidy, both effective November 1, 2004.
- ◆ Operating Expenses increased by 6.4% from \$198.5 million for FY2004 to \$211.2 million in FY2005. This increase was caused by several factors, primarily relating to higher maintenance costs, utility costs and depreciation expense at AHA-owned properties. Operating Expenses also increased as a result of one-time expenses due to Payments in Lieu of Taxes ("PILOT") settlement, legal fees related to litigation, and higher contingent liability costs recorded in FY2005.
- ◆ The Net Operating Income before depreciation increased from \$10.7 million in FY2004 to \$13.8 million in FY2005. The Net Operating Deficit after depreciation (excess operating expenses over operating revenues) decreased from \$2.6 million in FY2004 to \$2.0 million in FY2005.
- ◆ Other Income/expenses (non-operating) increased from \$10.8 million in FY2004 to \$11.7 million for FY2005. Non-operating Revenue decreased from \$27.2 million in FY2004 to \$23.6 in FY2005. Non-operating Expenses decreased from \$16.4 million in FY2004 to \$12.0 million in FY2005.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

- ◆ As a result of the above, the Change in Net Assets increased from \$8.2 million in FY2004 to \$9.7 million for FY2005. Please see Statements of Revenues and Expenses, page 30.

OVERVIEW OF FINANCIAL STATEMENTS

Governmental accounting falls under the auspices of the Government Accounting Standards Board ("GASB"). AHA's financial statements are prepared on an accrual basis in accordance with generally accepted accounting principles 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 basic financial statements are comprised of two components: (1) the financial statements and (2) the notes to the financial statements. The financial statements also contain other supplementary information in addition to the basic financial statements. See the notes to the financial statements for a summary of AHA's significant accounting policies. AHA's financial statements encompass and include the following:

- ◆ The *Combined Statements of Net Assets* provide 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 of which of AHA's resources is restricted or unrestricted. The Statements of Net Assets appear on page 29.
- ◆ The *Combined Statements of Revenues and Expenses*, found on page 30, 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, capital grants and contributions results in the change in net assets (excess Revenues over Expenses) AHA generated for the fiscal year.
- ◆ The *Combined Statements of Cash Flows*, found on pages 32 and 33, 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 Statement of Revenues and Expenses is included as a part of the Statements of Cash Flows.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

- ♦ 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 development project partnerships at mixed-income, mixed-finance communities. The Notes to the Financial Statements begin on page 34 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 Schedules of Certification on Grant Programs which were closed. Supplementary Information begins on page 66.

FINANCIAL ANALYSIS

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 at June 30, 2005 increased by 3.1% or about \$9.6 million compared to FY2004. **Please see Statements of Net Assets, page 29.**

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

CONDENSED COMBINED STATEMENTS OF NET ASSETS

	<u>2005</u>	<u>2004</u>	<u>Total Percent Change</u>
ASSETS:			
Current and Non-current Assets	\$ 199,912,835	\$ 162,137,839	23.3%
Capital Assets	<u>164,420,591</u>	<u>188,410,049</u>	-12.7%
Total Assets	<u><u>\$ 364,333,426</u></u>	<u><u>\$ 350,547,888</u></u>	3.9%
LIABILITIES:			
Current and Non-current Liabilities	\$ 31,876,064	\$ 27,297,677	16.8%
Long-term Debt Outstanding	<u>16,213,414</u>	<u>16,681,345</u>	-2.8%
Total Liabilities	<u><u>\$ 48,089,477</u></u>	<u><u>\$ 43,979,022</u></u>	9.3%
NET ASSETS:			
Invested in Capital Assets,			
Net of Debt	147,558,482	\$ 171,093,132	-100.0%
Restricted for			
Related Development Projects	96,922,065	82,751,674	17.1%
Related Partnership Operating Reserves	7,187,478	6,813,185	5.5%
Other	3,952,881	3,287,316	20.2%
Unrestricted	<u>60,623,043</u>	<u>42,623,559</u>	42.2%
Total Net Assets	<u><u>\$ 316,243,949</u></u>	<u><u>\$ 306,568,866</u></u>	3.2%
Total Liabilities and Net Assets	<u><u>\$ 364,333,426</u></u>	<u><u>\$ 350,547,888</u></u>	3.9%

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

Significant changes in Net Assets

The largest portion of the Authority's net assets in FY2005 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 and persons. 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.

The \$98.3 million (31.1%) of net assets restricted for related development project partnerships represents loans made to the Owner Entities of mixed-income, mixed-finance communities. Also \$7.1 million (2.2%) of net assets restricted for related partnership operating reserves represents reserves which are restricted, pursuant to Authority Reserve Agreements entered into by AHA and the Owner Entity for mixed-income, mixed-finance communities, in order to provide a source of operating subsidy for the AHA assisted units in mixed-income, mixed finance communities under certain specified conditions. The Other Net Assets of \$4.0 million (1.2%) represents an investment pledged by AHA to the lender in conjunction with the purchase by an AHA affiliate of Gates Park Crossing Apartments. The unrestricted net assets of \$38.6 million (12.2%) may be used in support of HUD programs and \$20.5 million (6.5%) may be used for other corporate charter purposes that further affordable housing.

As AHA continues its repositioning strategy as described in the transmittal letter, AHA will continue to reposition its existing portfolio of distressed public housing properties and subsidize more units in healthy mixed-income communities by using development resources such as HOPE VI and other development funds and Project-Based Housing Choice Vouchers. Accordingly, Net Assets Invested in Capital Assets, net of Related Debt associated with AHA owned real estate will likely decline over the foreseeable future. Conversely, related development partnership notes receivable and Authority Reserves relating to AHA sponsored mixed-income, mixed-finance communities will continue to increase.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

RESULTS OF OPERATIONS AND PROGRAM ACTIVITIES

**CONDENSED STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET ASSETS**

	FY2005	FY2004	Total Percent Change
REVENUES			
Operating Revenues	\$ 208,716,017	\$ 195,926,224	6.5%
Non-operating Revenues	23,634,174	27,188,421	-13.1%
TOTAL REVENUES	\$232,350,191	\$223,114,645	4.1%
EXPENSES			
Operating Expenses	\$210,698,590	198,504,901	6.1%
Non-operating Expenses	11,976,518	16,361,352	-26.8%
TOTAL EXPENSES	\$222,675,108	\$214,866,253	3.6%
CHANGE IN NET ASSETS	\$9,675,083	\$8,248,392	17.3%
BEGINNING NET ASSETS	306,568,866	298,320,474	2.8%
ENDING NET ASSETS	\$316,243,949	\$306,568,866	3.2%

Changes in Net Assets

The change in Net Assets increased from \$306.6 million in FY2004 to \$316.2 million in FY2005 for a total increase of \$9.6 million. Net Assets increased as a result of capital grant funded activity, primarily loans made to the owner entity of mixed-income, mixed-finance communities in conjunction with AHA's revitalization program, and capital improvements implemented at AHA-owned properties. This capital grant funded activity is reflected as Capital Grants in the Other Income (Expenses) section on the Statement of Revenues and Expenses, page 30.

Operating Revenues increased by 6.8% in FY2005 resulting from increased Housing Choice funding for vouchers received in FY2005 and, to a lesser extent, from an increase in utility subsidy due to higher gas and water rates. Also, Operating Revenues increased as a result of increased tenant rents provided when minimum rent was increased from \$25 to \$125 per month and adopted a work requirement as a condition of receiving the subsidy, both effective November 1, 2004.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

Operating Expenses increased by 6.4% in FY2005. Significant changes include a \$2.6 million increase related to maintenance and utility costs at the properties; and a \$3.0 million increase from higher Payments in Lieu of Taxes (PILOT) settlement, legal fees, and contingency liability costs. Of significant note is the depreciation expense of \$15.8 million which is a non-cash item. As shown on the Statement of Revenues and Expenses (see page 30), net operating income before depreciation is \$13.8 million and the net operating loss after depreciation is \$2.0 million.

Program Activities

The following table shows Program Revenues and Expenses on a gross basis. The transmittal letter identifies AHA's Business Plan under the MTW agreement and the impact of CATALYST initiatives on Program Activities.

CONDENSED FINANCIAL DATA SCHEDULE OF PROGRAM REVENUES, EXPENSES AND CHANGES IN NET ASSETS (in millions)

	<u>FY2005</u>	<u>FY2004</u>
Program Revenue (Gross)		
Low Rent and Capital Fund Programs	\$ 63.1	\$ 56.5
Housing Choice Voucher Programs	124.2	121.6
HOPE VI and Development Programs	11.5	8.6
Other Grants and Activity	10.4	9.3
	<u>209.2</u>	<u>196.0</u>
 Program Operating Expenses (Gross)		
Low Rent and Capital Fund Programs	78.3	73.3
Housing Choice Voucher Programs	112.2	112.1
HOPE VI and Development Programs	11.6	5.8
Other Grants and Activity	9.1	7.2
	<u>211.2</u>	<u>198.4</u>
 Non-Operating Activities (Net)	<u>11.7</u>	<u>10.8</u>
Change in Net Assets	9.7	8.2
Net Assets, July 1	306.6	298.4
Net Assets, June 30	<u>\$ 316.3</u>	<u>\$ 306.6</u>

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

Significant changes in Program Activities

Low Rent and Capital Fund Programs, also known as the public housing program, primarily includes the operation of AHA-owned properties. At June 30, 2005 AHA operated 32 traditional properties with 6,452 units, down from 33 properties and 7,258 units the year before.

Operating revenues included rental revenue of \$16.3 million in FY2005, an increase of about \$900,000 over FY2004 as a result of AHA increasing the minimum rent from \$25 to \$125 per month and adopting a work requirement as a condition of receiving the subsidy, both effective November 1, 2004. Operating Subsidy of \$45.4 million in FY2005 represents an increase of \$5.0 million from the \$40.4 million in FY2004. Of the \$5.0 million increase, \$4.8 million resulted from higher funding to pay for substantially increasing rates for natural gas and water.

Operating Expenses increased by \$5.0 million as reductions in costs related to units being vacated for demolition were offset by increased utility expenses, higher maintenance and vacancy preparation expenses, higher Payments in Lieu of Taxes (PILOT) settlement, legal fees, and contingency liability costs at AHA-owned properties.

Non-operating activities in FY2005 included income for capital improvements at the properties and losses related to the anticipated demolition of McDaniel Glenn (main campus) and Grady Homes. Both of these properties are undergoing revitalization into the mixed-income model described in the transmittal letter. The net non-operating activity resulted in a loss of about \$600,000.

AHA provides operating subsidy for Authority assisted units to the Owner Entities of mixed-income mixed-finance communities through a Section 8 housing assistance payment. This payment is calculated to pay the difference between the operating costs for the Authority assisted units and a pro-rata share of overhead expenses and resident rents (based on 30% of adjustable income of the assisted family) on a break even basis. AHA provided housing assistance payments of \$2.9 million for 1,654 units during FY2005 as compared to \$2.7 for 1,515 units in FY2004.

Housing Choice Voucher Programs, also known as Section 9, includes tenant based and project based voucher programs. AHA's strategy is to use the vouchers as a development tool by increasing the number of project based vouchers in order to increase the availability of affordable units.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

At June 30, 2005, AHA administered 11,347 Housing Choice Vouchers under the MTW Agreement, of which 732 tenant vouchers had been converted to project-based vouchers. AHA administered an additional 2,661 Special Purchase Vouchers under the 5 Year Mainstream Program, the initial year of HOPE VI Relocation Vouchers and the initial year of Opt-out Vouchers.

Operating Revenue for the voucher programs increased by \$2.6 million from \$121.6 million in FY2004 to \$124.2 million in FY2005 due to the receipt of new tenant-based vouchers for HOPE VI Relocation associated with AHA revitalization projects and for Opt-out Vouchers. Operating Expenses remained at relatively the same level of \$112.2 million. The total number of vouchers under contract increased due to new voucher awards, but was offset by the decrease in the average housing assistance payment per voucher. The reduction in such housing assistance payment is a result of AHA increasing the minimum rent from \$25 to \$125 per month and adopting a work requirement as a condition of receiving the subsidy, both effective November 1, 2004. The average housing assistance payment in FY2005 was \$709 per voucher per month.

HOPE VI and Development Programs include the activity involved in repositioning AHA owned distressed public housing communities into new vibrant mixed-income, mixed-finance communities. This initiative is more fully described in the transmittal letter. During FY2005 this initiative continued with the number of AHA-owned properties declining due to the relocation of residents from Grady Homes and from the main campus of McDaniel Glenn in FY2005.

Operating Revenue increased by \$2.8 million as a result of higher levels of relocation, case management, and administrative expenses related to AHA's revitalization efforts. Under these grant programs, Operating Expenses are reimbursed by HUD under the grant awards. Revenue is recognized when earned, which is when the expense is incurred. Non-operating Revenues of \$14.6 million were used primarily to make loans to the owner entities of the mixed-income, mixed-finance communities during FY2005.

Other Grants and Activities includes all activities not otherwise captured in the three program areas previously discussed.

Developer and Other Fees. AHA earns developer and other fees for its role in supporting the revitalization and development of mixed-income communities. This income is used for low-income housing purposes to further AHA's investment in and around the communities undergoing revitalization. AHA made the strategic decision not to use such fees for administrative costs. AHA earned \$1.3 million in developer and other fees in FY2005 as compared to \$1.5 million in FY2004.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

Investments and Acquisitions. AHA made strategic investments in properties awarded project based vouchers by AHA and to acquire properties in and around mixed-income communities undergoing revitalization. AHA used non-HUD funds such as sale proceeds from real estate, developer and other fees, and funds from easements to purchase real estate in the amount of \$2.6 million in FY2005 in and around these communities.

Georgia HAP. AHA is one of 11 founding members of Georgia HAP, which performs contract administration services on project based Section 8 properties for 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. AHA provides oversight for 73 Housing Assistance Contracts with a total of 7,439 units. Georgia HAP Operating Revenue exceeded Operating Expenses by about \$729,000 in FY 2005 as compared to about \$475,000 in FY 2004.

Gates Park Crossing Apartments. Gates Park Crossing ("GPC") was acquired by Renaissance Gates, LLC, whose sole member is Renaissance Affordable Housing ("RAH"), an AHA affiliate, in April 2003 for a purchase price of \$9.8 million, with the intent of comprehensively rehabilitating the property and operating it as a mixed-income community with a portion of the community subsidized by project-based vouchers. RAH borrowed \$9.8 million from the bank, with the understanding that permanent financing would be obtained to repay the bank and to pay for the costs of the comprehensive rehabilitation. The bank extended the maturity date of the acquisition loan from April 29, 2005 to June 30, 2006. Subject to certain conditions, AHA can further extend the loan to October 29, 2006. AHA guaranteed the loan and pledged a \$4 million financial instrument to further secure the loan.

GPC is not under any regulatory agreements or financing arrangement involving HUD. Accordingly, none of AHA's HUD funds can be used to meet any of GPC's obligations. GPC has incurred losses aggregating about \$272,000 (before depreciation) for the year ended June 30, 2005. In addition, GPC began a capital rehabilitation program which cost \$828,823 in FY2005. AHA has advanced RAH non-HUD funds to assist GPC in meeting its obligations and to make the necessary capital improvements with the goal of operating the property at break-even or better until the property is sold.

On February 23, 2005, AHA's Board of Commissioners approved a proposal to sell GPC for \$10 million to an unaffiliated third party. The sale was contingent on 9% low-income housing tax credits being awarded to the purchaser. The tax credits were awarded in 2005 and RAH will sell the property in or around June 2006. RAH will use the sale proceeds to repay the bank loan.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

CAPITAL ASSETS AND LONG-TERM DEBT ADMINISTRATION

CAPITAL ASSETS

AHA's repositioning strategy for the AHA-owned properties' distressed public housing communities has impacted AHA's Capital Assets. AHA removed McDaniel Glenn and Grady Homes fixed asset inventory due to anticipated demolition activity. AHA's net capital assets at June 30, 2005 (net of accumulated depreciation) totaled \$164.7 million. This amount represents a net decrease of \$23.7 million from the \$188.4 million balance at June 30, 2004.

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 (i) the Energy Performance Contract ("EPC") capital lease (ii) the J.W. Dobbs notes payable and (iii) the Gates Park Crossing Apartments loan. During the year ended June 30, 2005, AHA refinanced the J.W. Dobbs notes, resulting in a lower interest rate and a new maturity date of September 1, 2014. The long-term portion of AHA's total debt was \$16.2 million for FY2005, which reflects a decrease of 6.4% as compared to the \$16.7 million in the prior year. More detailed information about AHA's long-term debt is presented in Note J to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

HUD made funding changes to the Housing Choice Program in 2005. The changes include funding based on a calendar rather than fiscal year, and funding based upon a set rate per voucher (budget-based approach) rather than a reimbursement of voucher costs at year end (voucher-based expense reimbursement approach). HUD now applies a pro-ratio factor to housing authority Housing Choice budgets based on the level of Congressional Appropriations. This change resulted in a 4.1% reduction in MTW and non-MTW HAP funding in 2005 and will impact AHA's funding level for the upcoming year depending on the level of Congressional Appropriations.

HUD has proposed funding changes to the Low Rent Public Housing Program for 2007. Under the proposed rules, HUD will fund on a property-by-property basis and require housing authorities to operate using a property centric approach. The impact of the proposed changes in the funding calculations under the Low Rent Program in 2007 and beyond is not yet known.

Housing Authority of the City of Atlanta

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2005

Also of significant note is the local multifamily rental housing market conditions in metro-Atlanta. The metro-Atlanta multi-family rental housing market continues to experience softness in the rental market. Because AHA's related development partnership Notes Receivable are contingent upon the performance of the properties, the metro-Atlanta market conditions will impact the value of those notes receivable as reflected on AHA's books. The softness in the metro-Atlanta multi-family housing market, however, has facilitated 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 assets it manages to interested persons, 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.

BASIC FINANCIAL STATEMENTS

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF NET ASSETS

June 30,

ASSETS		2005	2004
CURRENT ASSETS			
Cash and cash equivalents	\$	60,188,212	\$ 15,724,571
Unrestricted		13,440,305	18,691,400
Restricted		73,628,517	34,415,971
Receivables, net of allowance		8,969,312	34,979,655
Prepaid expenses		382,948	464,657
Total current assets		82,980,777	70,513,287
NONCURRENT ASSETS			
Related development project partnership notes		96,922,066	81,524,051
Capital assets, net of accumulated depreciation		164,713,591	188,410,049
Investments - restricted		11,140,359	10,100,501
Other assets		8,576,633	653,004
Total other assets		281,352,649	280,034,601
	\$	<u>364,333,426</u>	\$ <u>350,547,888</u>
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts payable	\$	8,857,942	\$ 7,979,039
Accrued liabilities		6,592,847	3,563,098
Deferred revenue and other credits		11,899,211	11,164,675
Current portion of long-term debt		648,695	635,572
Total current liabilities		27,998,694	23,342,384
LONG TERM DEBT, net of current portion		16,213,414	16,681,345
OTHER NONCURRENT LIABILITIES		3,877,369	3,955,293
Total liabilities		48,089,477	43,979,022
CONTINGENCIES			
NET ASSETS			
Invested in capital assets, net of related debt		147,851,482	171,093,132
Restricted for:			
Related development project partnerships		98,347,065	82,751,674
Related partnership operating reserves		7,059,822	6,813,185
Other		3,952,881	3,287,316
Unrestricted		38,571,276	22,987,402
Designated for HUD funded programs		20,461,423	19,636,157
Undesignated			
Total net assets		316,243,949	306,568,866
	\$	<u>364,333,426</u>	\$ <u>350,547,888</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

Year ended June 30,

	<u>2005</u>	<u>2004</u>
Operating revenues		
Rental revenue	\$17,783,941	\$ 17,054,377
Operating subsidies	185,380,097	175,552,213
Other revenue	<u>6,011,736</u>	<u>3,319,634</u>
	209,175,774	195,926,224
Operating expenses		
Administrative	36,436,848	34,507,988
Housing assistance payments	104,855,563	104,999,798
Resident services	6,732,464	6,035,585
Utilities	16,572,186	15,529,271
Ordinary maintenance and operation	14,271,361	12,755,308
Protective services	6,823,744	6,567,239
General expenses	<u>9,715,232</u>	<u>4,795,527</u>
Total operating expense before depreciation	<u>195,407,398</u>	<u>185,190,716</u>
Net operating income before depreciation	13,768,376	10,735,508
Depreciation expense	<u>15,750,949</u>	<u>13,314,185</u>
Net operating loss	<u>(1,982,573)</u>	<u>(2,578,677)</u>
Other income (expenses)		
Capital grants	21,544,746	25,659,745
Interest income	2,089,429	1,528,676
Gain/loss on disposition of capital assets	(9,439,798)	(3,095,441)
Extraordinary maintenance and demolition	(1,794,960)	(5,799,792)
Interest expense	(741,761)	(723,768)
Valuation losses on notes receivable	<u>-</u>	<u>(6,742,351)</u>
	<u>11,657,656</u>	<u>10,827,069</u>
Change in net assets	<u>\$ 9,675,083</u>	<u>\$ 8,248,392</u>

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENT OF CHANGES IN NET ASSETS

Years ended June 30, 2005 and 2004

	Investment in capital assets, net of related debt	Related partnership development projects	Restricted for related partnership operating reserves	Restricted for other	Designated for HUD Funded Programs Unrestricted	Undesignated Unrestricted	Total
Balance at June 30, 2003	\$ 178,545,501	\$ 78,881,653	\$ 6,444,272	\$ 3,340,121	\$ 20,007,820	\$ 11,101,107	\$ 298,320,474
Change in net assets	<u>(7,452,369)</u>	<u>3,870,021</u>	<u>368,913</u>	<u>(52,805)</u>	<u>2,979,582</u>	<u>8,535,050</u>	<u>8,248,392</u>
Balance at June 30, 2004	171,093,132	82,751,674	6,813,185	3,287,316	22,987,402	19,636,157	306,568,866
Change in net assets	<u>(23,241,650)</u>	<u>15,595,391</u>	<u>246,637</u>	<u>665,565</u>	<u>15,583,874</u>	<u>825,266</u>	<u>9,675,083</u>
Balance at June 30, 2005	<u>\$ 147,851,482</u>	<u>\$ 98,347,065</u>	<u>\$ 7,059,822</u>	<u>\$ 3,952,881</u>	<u>\$ 38,571,276</u>	<u>\$ 20,461,423</u>	<u>\$ 316,243,949</u>

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF CASH FLOWS

Year ended June 30,

	<u>2005</u>	<u>2004</u>
Increase (Decrease) in Cash and Cash Equivalents		
Cash flows from operating activities		
Receipts from residents	\$ 15,597,989	\$ 16,738,951
Operating subsidies (HUD)	202,164,780	160,411,515
Other receipts	8,347,871	4,240,362
Payments to landlords	(101,915,989)	(104,999,798)
Payments to suppliers	(59,951,944)	(53,860,247)
Payments to employees	<u>(27,849,067)</u>	<u>(29,672,689)</u>
Net cash provided by (used in) operating activities	36,393,640	(7,141,906)
Cash flows from capital and related financing activities		
Capital grants (HUD)	24,981,419	18,320,199
Purchase and modernization of capital assets	(3,289,248)	(17,906,786)
Proceeds from the sale of capital assets	-	7,100,000
Cost of capital assets sold	-	(3,145,473)
Loans and grants	(18,686,397)	(9,998,123)
Payments under capital debt	<u>(1,236,438)</u>	<u>(1,520,965)</u>
Net cash provided by (used in) capital and related financing activities	1,769,336	(7,151,148)
Cash flows from investing activities		
Purchase of investments	(1,039,858)	(495,648)
Interest and dividends	<u>2,089,428</u>	<u>1,528,676</u>
Net cash provided by investing activities	<u>1,049,570</u>	<u>1,033,028</u>
Net increase (decrease) in cash and cash equivalents	39,212,546	(13,260,026)
Cash and cash equivalents at beginning of the year	<u>34,415,971</u>	<u>47,675,997</u>
Cash and cash equivalents at end of the year	<u><u>\$ 73,628,517</u></u>	<u><u>\$ 34,415,971</u></u>

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF CASH FLOWS - Continued

Year ended June 30,

	<u>2005</u>	<u>2004</u>
Reconciliation of Excess Operating Loss to Net Cash (Used In) Provided By Operating Activities		
Excess operating expenses over operating revenues	\$ (1,982,573)	\$ (2,578,677)
Adjustments to reconcile revenues in excess of expenses to net cash (used in) provided by operating activities		
Depreciation expense	15,750,949	13,314,185
Provision for bad debts	1,809,213	479,553
Change in assets and liabilities		
Decrease (increase) in receivables	10,658,068	(17,605,755)
Decrease (increase) in prepaid assets	81,709	(298,978)
Increase (decrease) in accounts payable and accrued liabilities	4,945,895	(2,010,113)
Increase in deferred revenue and other credits	5,136,056	1,696,353
Decrease in other noncurrent liabilities	<u>(5,677)</u>	<u>(138,474)</u>
	<u>38,376,213</u>	<u>(4,563,229)</u>
Net cash provided by (used in) operating activities	<u>\$ 36,393,640</u>	<u>\$ (7,141,906)</u>

The accompanying notes are an integral part of these statements.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF 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 Sections 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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF 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. Effective as of January 1, 2003, ELAHFI assigned all of its partnership and financial interest in Phase I of The Villages of East Lake to AAHFI and has no other assets. AHA received notice from the state that the corporation was dissolved in accordance with the Georgia Nonprofit Code effective December 9, 2005.
- 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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

- f. Renaissance Affordable Housing, Inc. ("RAH") is a Georgia 501(c)(3) 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 501(c)(3) 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, Centennial Place Holdings, LLC, Westside Pryor Courts, LLC, all of which are Georgia limited liability companies. WAH has an ownership interest in Harris Redevelopment, LLC, Centennial Park North, LLC, and Centennial Park East, LLC.
- h. Strategic Resource Development Corporation, ("SRDC") is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board of Commissioners to solicit and accept charitable donations to fund AHA initiatives.

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

MTW Funds. In September 2003, AHA executed its Moving to Work ("MTW") Demonstration Program Agreement ("MTW Agreement") with HUD. The effective date of the MTW Agreement is July 1, 2003. Under the terms of the MTW Agreement, AHA has been given a significant amount of regulatory relief with respect to certain aspects of its operations, including AHA's Housing Choice Voucher Program and the Low Rent (Public Housing) Program. In addition to the regulatory relief, AHA's MTW Agreement also permits AHA to use Section 9 Operating Subsidy, Section 14 Capital Funds (including Development and Replacement Housing Factor Funds) and Section 8 Housing Choice funds (collectively, "MTW Funds") interchangeably for eligible MTW purposes which include the combined eligible purposes of the three component funds. All references to sections in this Note A are to specific sections in the U.S. Housing Act of 1937, as amended.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

The Low Rent (Public Housing) Program. Historically, subsidy for operating costs, including utilities, for public housing assisted families is provided to AHA pursuant to Section 9 by AHA's Annual Contributions Contract A-3107 with HUD. Section 9 Operating Subsidy is funded based on annual appropriations by Congress. AHA owns and operates 33 multi-family apartment communities which are reserved for public housing assisted families (a/k/a Affordable Housing Communities). Public housing assisted families pay either 30 percent of their adjusted income or a flat fixed rent. Most of the families pay 30 percent of their adjusted income. Rental income, Section 9 Operating Subsidy and Capital Funds are the principal sources of funding for the operation of the Public Housing Program, though the MTW Funds including the Housing Choice voucher subsidy can be used for this program as well.

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 11 mixed-income, mixed-finance communities (a/k/a Mixed-Income Mixed-Use 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 Mixed-Use 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 development budgets for Mixed-Income Mixed-Use Communities are comprised of several sources of public and private resources, including, without limitations, 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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

During fiscal year 2005, AHA began the implementation of HUD's initiative of "Project Based Accounting" which is a process of separating each community from the other and presenting to management separate financial statements on each.

The Housing Choice Voucher Program. AHA also receives Section 8 funding under its Annual Contributions Contract A-3910 with HUD which has historically been exclusively for the Housing Choice Voucher Program, but now may be used for any MTW purpose as described in the MTW Agreement. AHA's Housing Choice Voucher Program consisted of 14,008 and 12,996 vouchers for fiscal years 2005 and 2004, respectively. The purpose of the Housing Choice Voucher Program is to provide decent and affordable housing to low-income families, elderly, and handicapped persons by providing rental subsidy. The subsidized units are owned and managed by private landlords. Administrative fees earned by AHA from HUD for administering this program are intended to cover the cost of program operations.

Capital Fund Program ("CFP"). AHA also receives funding from HUD pursuant to Section 14, which are considered MTW Funds and may be used for any MTW purpose as described in the MTW Agreement. These funds are provided by HUD under Grant Agreements and, prior to MTW, were only eligible to be used for management improvements, security, resident services, professional fees, modernization, demolition and redevelopment of public housing. These are multi-year grant awards. Typically, capital improvements at the Conventional Public Housing Communities are funded under the CFP, using a needs-based planning and allocation process.

HOPE VI and Development Programs funds are provided by HUD and used by AHA, in partnership with private development partners to leverage private resources. Such funds are also used to fund certain of the revitalization costs to assist with affordability of the AHA assisted apartments in the mixed-use, mixed income communities. 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 human development programs. Typically, these funds are loaned to the Owner Entity and are used to cover a portion of the development costs of the percentage of the apartments reserved for public housing assisted families.

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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

Georgia HAP Administrators, Inc. Atlanta Housing Authority is one of the 11 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 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. AHA provides oversight for 73 Housing Assistance Contracts with a total of 7,439 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 applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. AHA and its component units maintain their accounts in accordance with the chart of accounts prescribed by HUD and are organized utilizing the Fund Accounting model. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. The Authority's operations are accounted for in a single Enterprise Fund. Enterprise funds account for those operations financed and operated in a manner similar to private business or where the Authority has decided that determination of revenues earned, costs incurred and net revenue over expenses is necessary for management accountability.

Enterprise funds are proprietary funds used to account for business activities of special purpose governments, for which a housing authority qualifies, under GASB 34. 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 *non-operating* 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 if applicable, services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

4. Budgets

Budgets are prepared and adopted on a basis consistent with generally accepted accounting principles on an annual basis for each operating program and are used as a management tool throughout the accounting cycle. The budgets are used by management and various program supervisors to evaluate interim activity and are used to plan, control and evaluate proprietary fund spending. The capital projects budgets are adopted on a work item basis. Other revitalization and development project budgets are adopted on a project-length basis. Budgets are not required for financial statement presentation.

5. 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 with collateral held by third parties in AHA's name.

6. Interfund Receivables and Payables

Interfund receivables/payables are all current, and are the result of the use of a central fund 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 statement of net assets which aggregates all programs into the enterprise fund.

7. 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 and in AHA's name if held by a third party.

8. Inventories

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

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

9. 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, 2005 and 2004 consist primarily of prepaid insurance premiums and service contracts on intellectual property.

10. Restricted Assets

Certain assets may be classified as restricted assets on the balance sheet because their use is restricted by time or specific purpose.

11. 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.

12. 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.

13. Fair Value of Financial Instruments

The carrying amount of AHA's financial instruments at June 30, 2005 and 2004, 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.

14. 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 60 days.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

15. 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 when incurred are recorded as construction in progress inside each community or development project.

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 non-operating items. Demolition costs that are incurred prior to revitalization are also expensed as non-operating items.

Depreciation is calculated using the straight line method and the useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	20-40 years
Building modernization and improvements	10-30 years
Building equipment	10-15 years
Site improvements	15 years
Automobiles	5 years
Equipment	5-10 years
Computer equipment	5 years

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 has not been recorded. These paintings are protected, cared for and preserved for future uses which are educational purposes and exhibition to the public.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

AHA has been and is currently involved in various demolition activities in conjunction with its revitalization and development programs. In accordance with GASB No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" and FASB 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, 2005 and 2004. 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.

16. 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 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. The current portion recognized represents the amount estimated to be taken in the ensuing year.

17. 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.

18. 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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued

19. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided, development fees earned, and operating subsidy, representing the difference between fair rent and rental income (resident's share), and operating subsidy used for modernization, normal repair and maintenance (non-capitalized) items. A portion of the Capital Funds may be used for operations and is recognized by AHA as revenue at the time such costs are incurred and funds are drawn from HUD. Its operating expenses are costs incurred in the operation of its program activities to provide services to residents and others as permitted under the MTW Agreement.

The definition above is consistent with the treatment of individual transactions in the cash flow statements. In the cash flow statements, operating and non-operating transactions are separately reported. Non-operating transactions include all non-resident related activities and are categorized on the cash flow statements as cash flows from capital and related financing activities or investing activities. Non-operating transactions include capital grants received from HUD used for demolition and revitalization activities, interest income and expense, and gain or loss from disposal of assets.

20. Change in Presentation

Certain reclassifications have been made to the prior year's financial statements to conform to the current year's presentation.

NOTE B - CASH, CASH EQUIVALENTS AND INVESTMENTS

HUD requires housing authorities to invest excess HUD 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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE B - CASH, CASH EQUIVALENTS AND INVESTMENTS - Continued

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.

At June 30, 2005 and 2004, cash and temporary cash investments consisted of deposits with financial institutions either fully collateralized by FDIC insurance and/or collateralized by securities held by a third party in AHA's name and in government securities.

NOTE C - RECEIVABLES

Receivables at June 30, 2005 and 2004 consist of the following:

	<u>2005</u>	<u>2004</u>
U.S. Department of HUD	3,036,796	\$ 21,950,932
Related development project partnerships	-	1,920,871
Development fees	789,564	1,905,127
Predevelopment loans - current portion	2,637,512	7,840,025
Private managed communities	-	284,270
Dwelling rents (net allowance of \$238,213 for 2005 and \$212,704 for 2004)	94,768	137,440
Other governments	1,437,826	70,231
Incentive fees	12,000	304,089
Other	<u>960,846</u>	<u>566,670</u>
	<u>8,969,312</u>	<u>\$ 34,979,655</u>

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE D - NOTES RECEIVABLE

Notes receivable at June 30, 2005 and 2004 consist of the following:

	2005	2004
Related development project partnership loans	\$ 108,178,468	\$ 92,045,564
Accrued interest from development project partnerships	-	6,483,751
Relocation loans	-	128,651
Other notes receivable	675,000	-
	108,853,468	98,657,966
Valuation loss allowance on impaired loans	(9,293,890)	(9,293,890)
	<u>\$ 99,559,578</u>	<u>\$ 89,364,076</u>
Current portion	\$ 2,637,512	\$ 7,840,025
Long-term portion	<u>96,922,066</u>	<u>81,524,051</u>
	<u>\$ 99,559,578</u>	<u>\$ 89,364,076</u>

Loans to the Owner Entity mixed-income mixed-finance communities (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 Owner Entity and are approved by HUD. The Development and HOPE VI programs of AHA funded the loans. At June 30, 2005, management evaluated the loan balances in accordance with GASB No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" and SFAS No. 144 "Accounting for the Impairment of Long-Lived Assets to be Disposed of" and determined that no net increase was needed to the valuation allowance of \$9,293,890; however, the composition of the reserve changed. A detail of the reserve is presented within the schedule of related party transactions within note R.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE D - NOTES RECEIVABLE - Continued

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 as estimated. Again, it is AHA's expectation and intent, as well as the expectation and intent of the owner entities of the mixed-income, mixed-finance communities 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. AHA's accounting practice is to value these related notes receivable periodically, not exceeding two-year intervals and to record the interest earnings in the period either when received or during the period considered collectible, whichever comes first. See note R for further explanation.

During fiscal year 2005, AHA has reclassified deferred interest revenue and previously recognized revenue to an allowance for uncollectible interest which is recorded against the accrued interest receivable account. The deferred interest reclassification is interest considered not collectible within the next 12 months. The interest income received and recognized during the year was \$514,583, and \$1,175,472 in 2005, and 2004, respectively. The anticipated unpaid interest amounted to \$10,404,650 and \$6,483,751 as of June 30, 2005 and 2004, respectively. See note R for further explanation.

NOTE E - CAPITAL ASSETS

Changes in capital assets consist of the following at June 30, 2005:

	Balance at June 30, 2004	Additions and reclassifications	Deletions and reclassifications	Inter-Fund Eliminations	Balance at June 30, 2005
Land	\$ 26,268,554	\$ 17,739,285	\$ (532,000)	\$ (1,057,980)	\$ 42,417,859
Buildings and improvements	269,668,154	8,016,746	(20,175,483)	-	257,509,417
Equipment	8,036,364	6,200,779	(1,193,022)	-	13,044,121
Modernization in process	<u>40,449,579</u>	<u>13,558,590</u>	<u>(43,052,355)</u>	<u>-</u>	<u>10,955,814</u>
	344,422,651	45,515,400	(64,952,860)	(1,057,980)	323,927,211
Less accumulated depreciation					
Buildings and improvements	(151,364,462)	(14,164,266)	12,534,665	-	(152,994,063)
Equipment	<u>(4,648,140)</u>	<u>(1,586,683)</u>	<u>15,266</u>	<u>-</u>	<u>(6,219,557)</u>
	<u>(156,012,602)</u>	<u>(15,750,949)</u>	<u>12,549,931</u>	<u>-</u>	<u>(159,213,620)</u>
	<u>\$188,410,049</u>	<u>\$ 29,764,451</u>	<u>\$ (52,402,929)</u>	<u>(1,057,980)</u>	<u>\$164,713,591</u>

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE E - CAPITAL ASSETS - Continued

Changes in capital assets consist of the following at June 30, 2004:

	Balance at June 30, 2003	Additions and reclassifications	Deletions and reclassifications	Balance at June 30, 2004
Land	\$ 33,107,841	\$ 1,842,342	\$ (8,681,629)	\$ 26,268,554
Buildings and improvements	295,976,292	8,563,666	(34,871,804)	269,668,154
Equipment	7,212,905	1,127,119	(303,660)	8,036,364
Modernization in process	26,145,050	25,092,280	(10,787,751)	40,449,579
	<u>362,442,088</u>	<u>36,625,407</u>	<u>(54,644,844)</u>	<u>344,422,651</u>
Less accumulated depreciation				
Buildings and improvements	(162,649,235)	(16,728,436)	28,013,209	(151,364,462)
Equipment	(3,126,191)	(1,825,313)	303,364	(4,648,140)
	<u>(165,775,426)</u>	<u>(18,553,749)</u>	<u>28,316,573</u>	<u>(156,012,602)</u>
	<u>\$ 196,666,662</u>	<u>\$ 18,071,658</u>	<u>\$ (26,328,271)</u>	<u>\$ 188,410,049</u>

NOTE F - OTHER LONG-TERM ASSETS

Other long-term assets at June 30, 2005 and 2004 consist of the following:

	2005	2004
Perry Bolton TAD proceeds receivable	\$ 6,837,272	\$ -
Development fees, non-current	1,629,591	653,004
Other long-term assets	109,770	-
	<u>\$ 8,576,633</u>	<u>\$ 653,004</u>

NOTE G - ACCOUNTS PAYABLE

Accounts payable at June 30, 2005 and 2004 consist of the following:

	2005	2004
Vendors payable	<u>\$ 8,857,942</u>	<u>\$ 7,979,039</u>

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE H - ACCRUED LIABILITIES

Accrued liabilities at June 30, 2005 and 2004 consist of the following:

	<u>2005</u>	<u>2004</u>
Compensated absences	\$ 424,696	\$ 514,643
Wages payable	552,141	754,575
Claims payable (note L and M)	298,670	363,133
Contingencies and uncertainties (note L and M)	2,848,491	1,117,993
Interest payable	61,702	101,570
Other	<u>2,407,148</u>	<u>711,184</u>
	<u>\$ 6,592,847</u>	<u>\$ 3,563,098</u>

NOTE I - DEFERRED REVENUE AND OTHER CREDITS

Deferred revenue and other credits at June 30, 2005 and 2004 consist of the following:

	<u>2005</u>	<u>2004</u>
Funds held in escrow for other governments	9,272,158	\$ 4,936,934
Capital projects unexpended revenue	1,085,333	449,195
Deferred interest	408,836	5,518,743
Deferred rooftop satellite lease revenue	77,727	77,000
Deferred revenue - U.S. Department of Housing and Urban Development	1,030,883	-
Other	<u>24,274</u>	<u>182,803</u>
	<u>11,899,211</u>	<u>\$ 11,164,675</u>

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE J - LONG-TERM DEBT

Long-term debt at June 30, 2005 consists of the following:

	Balance at July 1, 2004	Additions	Reductions	Balance at June 30, 2005	Amount due within one year	Amount due beyond one year
EPC capital lease	\$ 2,501,543	\$ -	\$ (381,800)	\$ 2,119,743	\$ 395,212	\$ 1,724,531
JW Dobbs notes payable	5,015,374	-	(5,015,374)	-	-	refinanced
JW Dobbs note payable (refinanced)	-	5,125,000	(182,633)	4,942,367	253,483	4,688,884
Renaissance Gates note	<u>9,800,000</u>	<u>-</u>	<u>-</u>	<u>9,800,000</u>	<u>-</u>	<u>9,800,000</u>
	<u>\$ 17,316,917</u>	<u>\$ 5,125,000</u>	<u>\$ (5,579,808)</u>	<u>\$ 16,862,110</u>	<u>\$ 648,695</u>	<u>\$ 16,213,414</u>

Long-term debt at June 30, 2004 consists of the following:

	Balance at July 1, 2003	Additions	Reductions	Balance at June 30, 2004	Amount due within one year	Amount due beyond one year
EPC capital lease	\$ 2,892,543	\$ -	\$ (391,000)	\$ 2,501,543	\$ 381,800	\$ 2,119,743
JW Dobbs note payable	5,428,618	-	(413,244)	5,015,374	253,772	4,761,602
Renaissance Gates note	<u>9,800,000</u>	<u>-</u>	<u>-</u>	<u>9,800,000</u>	<u>-</u>	<u>9,800,000</u>
	<u>\$ 18,121,161</u>	<u>\$ -</u>	<u>\$ (804,244)</u>	<u>\$ 17,316,917</u>	<u>\$ 635,572</u>	<u>\$ 16,681,345</u>

EPC Capital Lease

The Energy Performance Contract ("EPC") capital lease consists of an Equipment Lease and Option Agreement which had an original balance of \$4,623,000 between a bank and AHA to finance water and energy conservation improvements. Generally, improvements under an Energy Performance Contract create lower energy consumption resulting in savings in utility expenses. To date, the savings have been sufficient to repay the debt under the capital lease. The improvements are included in building and improvements (see note E) and have a net book value of \$3,095,552 and \$3,237,941 at June 30, 2005 and 2004, respectively. Repayment commenced March 31, 2000. The EPC Capital Lease was refinanced September 19, 2003 with quarterly payments of approximately \$115,910 consisting of principal and interest. Final payment is due on June 30, 2010.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE J - LONG-TERM DEBT – Continued

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2006	\$ 395,212	\$ 68,427	\$ 463,639
2007	409,095	54,544	463,639
2008	423,360	40,279	463,639
2009	438,338	25,301	463,639
2010	453,738	9,904	463,642
	<u>\$ 2,119,743</u>	<u>\$ 198,455</u>	<u>\$ 2,318,198</u>

J.W. Dobbs Note Payable (Refinanced)

The initial Capital lease agreement was dated August 27, 1999, 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. This agreement was modified and an additional note was received on December 7, 2000. A combined amount of \$3,000,512 was received by the Authority for additional building modernization. The land and building is used as the headquarters for AHA operations and has a net book value of \$7,915,214 and \$7,374,427 at June 30, 2005 and 2004, respectively.

The J.W. Dobbs Capital Lease agreements and note payable were refinanced and combined effective September 1, 2004 in the total amount of \$5,125,000 requiring monthly payments of \$39,193. The payments include principal and interest and are based on a fixed rate of 4.43 percent; a final balloon payment is due September 1, 2014. The note is collateralized by the land and building located at 230 J.W. Dobbs Avenue.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE J - LONG-TERM DEBT – Continued

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2006	\$ 253,483	\$ 216,828	\$ 470,311
2007	265,106	205,206	470,311
2008	276,733	193,578	470,311
2009	289,950	180,362	470,311
2010 through 2014	<u>3,857,095</u>	<u>714,684</u>	<u>4,571,779</u>
	<u>\$ 4,942,367</u>	<u>\$ 1,510,658</u>	<u>\$ 6,453,025</u>

Renaissance Gates Note Payable

The Renaissance Gates note payable is a promissory note with the principal amount of \$9,800,000 originally maturing on April 29, 2005. During 2005, the note was extended until June 30, 2006. 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 was purchased on April 29, 2003. AHA has guaranteed this indebtedness for Renaissance Gates, LLC and Renaissance Affordable Housing, Inc. (a blended component unit). During 2005, Renaissance Gates, LLC entered into a contract to sell Gates Park Crossing with an estimated closing date on or around June 30, 2006. Under the terms of the bank note as modified, Renaissance Gates, LLC at the discretion of the lender has the option of extending the maturity date of the loan to October 29, 2006. The entire balance is included in long-term liabilities. The future debt repayment schedule provides for the entire balance to be repaid during fiscal year ending June 30, 2007.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE K - OTHER NONCURRENT LIABILITIES

Other noncurrent liabilities are as follows at June 30, 2005 and 2004:

	2005	2004
Compensated absences, noncurrent	\$ 630,764	\$ 456,381
Family self-sufficiency escrow	972,138	807,446
Resident security deposits	1,315,833	1,660,584
Deferred roof top satellite lease revenue, noncurrent	958,634	1,030,882
	<u>\$ 3,877,369</u>	<u>\$ 3,955,293</u>

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. Settled claims have not exceeded purchased commercial insurance coverage in any part of the past five years. There was no reduction in insurance limits in the current fiscal year. AHA purchases commercial insurance to finance other risks of loss and participates in a national medical insurance risk pool along with other housing authorities. The premium amounts are periodically adjusted as necessary to cover current claims and those incurred-but-not-reported. The Authority is on a pay as you go basis and shares this cost with their employees.

Claims payable is 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. As of June 30, 2005, the 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, 2005 was between \$309,415 and \$378,173. Based upon the actuarial study supporting these amounts, the estimated total outstanding liability is \$343,794 and the corresponding discount reserve liability of \$298,670 has been recorded in the financial statements as of June 30, 2005.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE L - CLAIMS PAYABLE- Continued

The calculations below supporting this reserve requirement are taken from the July 17, 2005 study performed as of June 30, 2005.

Accident Period	Ultimate losses	Paid losses	Claim reserves	Discount factor	Reserve at fiscal year end
03/01/99-02/29/00	\$ 494,000	\$ 374,014	\$ 119,986	82.7%	\$ 99,229
03/01/00-02/28/01	98,430	98,430	-	83.0%	-
03/01/01-02/28/02	118,403	118,403	-	83.5%	-
03/01/02-02/28/03	20,567	20,567	-	85.0%	-
03/01/03-02/29/04	94,000	51,133	42,867	87.2%	37,380
03/01/04-02/28/05	223,000	73,059	149,941	89.6%	134,347
03/01/05-06/30/05	31,000	-	31,000	89.4%	27,714
	<u>\$ 1,079,400</u>	<u>\$ 735,606</u>	<u>\$ 343,794</u>		<u>\$ 298,670</u>

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. 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 \$2,848,491 and \$1,117,993, which is accrued for financial statement purposes as of June 30, 2005 and 2004, respectively.

Between September 2004 and February 2005, AHA was served with twenty-two complaints alleging that twenty-two plaintiffs (each minors) suffered personal injuries relating to alleged exposures to lead-based paint while residing at AHA-owned communities during 1988-1997. One of the complaints was dismissed without prejudice on January 25, 2005. Each of the plaintiffs seeks general and compensatory damages, attorney's fees, expenses of litigation and punitive damages. AHA intends to vigorously defend these actions. Since these are relatively recent actions, AHA cannot yet identify a range of potential monetary damages, but AHA liability could be material.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE M- CONTINGENCIES AND UNCERTAINTIES

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 J and R) are also subject to mortgage liens and other contractual obligations.

Contracts

AHA has entered into various contracts in administering and providing affordable housing. At June 30, 2005 and 2004, the uncompleted and unpaid portion of these contracts totaled approximately \$120,817,962 and \$128,134,077, respectively. The contracts will be paid with funds received through the Capital Fund Program, Development Program, and the HOPE VI Program.

Impact of Local Market Conditions

The multi-family 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 for loans to owner entities of mixed-income, mixed-finance communities are cash flow notes and are contingent upon the performance of the properties, the local market conditions could impact the value of those receivables as reflected on AHA's books. By contrast, the softness in the multi-family housing market has facilitated increased utilization of Housing Choice vouchers and the ability of AHA, through the Housing Choice Voucher Program, to provide higher quality units to qualified income eligible families.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE N - DEFINED BENEFIT PENSION PLAN

Plan Description

The Housing Authority of the City of Atlanta, Georgia Retirement Plan is 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 the property 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

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 an amount equal to or greater than the minimum required contribution. The *Actuarial Standard of Practice* recommends the use of best-estimate range for each assumption, based on past experience, future expectations, and application of professional judgment. The recommended contributions were computed as part of the actuarial valuation performed as of January 1, 2005 and 2004. 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.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE N - DEFINED BENEFIT PENSION PLAN - Continued

Annual pension costs and minimum required contribution

For the fiscal years ending June 30, 2005, 2004 and 2003, AHA's annual pension cost of \$1,217,522, \$1,228,500 and \$713,334, respectively, was greater than AHA's minimum required contribution calculated as of January 1, 2005, 2004, and 2003 of \$731,500, \$585,130 and \$579,979, respectively using the projected unit credit cost method. The actuarial assumptions included in the reports were eight percent investment rate of return (net of administrative expenses), and projected average salary increases of five percent for all years. The Plan's unfunded actuarial accrued liability is being amortized as a level percentage of projected payrolls. The remaining amortization period at January 1, 2005 was 30 years.

Supplementary Information - Historical Trend

The items presented are based on the January 1, 2005, 2004 and 2003 actuarial valuations:

	2005	2004	2003
Market value of assets	\$ 34,586,113	\$ 33,491,848	\$ 32,258,280
Accumulated Pension benefit obligations	34,195,565 *	30,407,288 *	29,594,674 **
Percentage funded	101.1%	110.1%	109.0%
Unfunded pension benefit obligations (funding excess)	(390,548)	(3,084,560)	(2,663,606)
Annual covered payroll	14,243,999	15,699,710	14,592,516
Unfunded excess as percentage of covered payroll	-2.7%	-19.6%	-18.3%
Accrued pension liability	365,950	648,521	261,705

* Based on eight percent interest ** Based on 7.5 percent interest

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE N - DEFINED BENEFIT PENSION PLAN - Continued

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

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Net assets available for benefits expressed as a percentage of actuarial accrued liability	101.1%	110.1%	109.0%
Unfunded 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%	100.0%	100.0%
payroll	0%	0%	0%
Actual employer contributions expressed as a percentage of required contribution	100.0%	100.0%	121.5%

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 ownership or fiduciary relationship with the plan. Accordingly, the plan's assets are not reported in AHA's financial statements.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

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. AHA is party to numerous lease agreements as lessor whereby it receives revenues for tenant dwellings leased 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. The yearly disbursements over the remaining life are estimated to be as follows:

2006	2007	2008	2009	2010	Total
\$351,711	\$201,792	\$171,474	\$46,115	\$ 4,056	\$775,148

NOTE Q - 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, in prior years, received a fee from the earned savings of the bonds, 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	2005 Mortgage balances	2004 Mortgage balances
Oakland City	\$ 2,993,042	\$ 3,072,422
Bedford Pines	1,394,550	1,435,712
Bedford Towers	4,376,714	4,539,641
Grant Park	3,931,101	4,060,629
Capital Towers	1,183,004	1,214,379
Capital Avenue	884,234	936,732
Total taxable mortgage revenue refunding bonds	<u>\$ 14,762,645</u>	<u>\$ 15,259,515</u>

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE Q - 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:

	<u>2005</u>	<u>2004</u>
John Hope Community Partnership II, L.P.	\$ 11,890,000	\$ 12,135,000
East Lake Redevelopment II, L.P.	<u>13,300,000</u>	<u>13,500,000</u>
Total Multi-Family Housing Revenue Bonds	<u>\$ 25,190,000</u>	<u>\$ 25,635,000</u>

**NOTE R - RELATED PARTY AND PARTNERSHIP INVESTMENT
TRANSACTIONS**

During the past seven 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. For each of these 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 partnerships. During fiscal years 2005 and 2004, AHA recognized \$514,583 and \$1,175,472, respectively, in interest income from these development loans. Additionally, it recognized fee income of \$897,680 and \$1,462,129, respectively, for developer fees and related reimbursed expenses.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

**NOTE R - 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 is a guarantee in each operating agreement whereby AHA is obligated to fund operating costs related to the public housing assisted apartments on a break-even basis. During 2005 and 2004, payments in the amount of \$2,939,574 and \$2,706,130, respectively, were paid under these agreements.

Four new entities and ownership interests were formed in 2005 as follows; (1) AHA created Westside Pryor Courts, LLC formed on April 6, 2005 WAH, Inc. is the sole member and manager. AHA through its component unit WAH, Inc. acquired a minority interest in the following (2) Harris Redevelopment, LLC, (3) Centennial Park North, LLC, ("CPN"), and (4) Centennial Park East, LLC. Also, Columbia Crest, LP was closed during the year.

The Authority sold 100 land lots for \$2,100,000 to Centennial Place Holdings, LLC, ("CPH"); who borrowed from Techwood Development, LLC to purchase these lots. CPH sold 45 lots for \$945,000 to CPN. All of these transactions have been eliminated and are not included in the accompanying basic financial statements.

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

Atlanta Housing Authority & Component Units

SCHEDULE OF RELATED PARTY TRANSACTIONS

Fiscal year ended June 30 , 2005

Partnership Name	Notes receivable (interest bearing)	Valuation allowance	Interest due contingent on cash flow	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	\$ 3,754,890	\$ -	\$ -	\$ -	\$ -	\$ -	352,152	AAHFI	0.25%
East Lake Redevelopment II, L.P.	11,903,505	42,000	-	-	-	-	-	448,885	AAHFI	0.067%
Columbia Village, L.P.	2,250,000	-	776,784	-	-	-	-	55,113	AAHFI	0.003%
Harris Redevelopment Partnership I, L.P.	6,177,452	-	-	437,351	176,306	157,302	32,790	-	AAHFI	0.005%
Harris Redevelopment Partnership II, L.P.	-	-	-	210,302	-	-	236,741	-	-	-
John Hope Community Partnership I, L.P.	4,620,000	395,000	-	174,763	-	-	-	237,828	AAHFI	0.0025%
John Hope Community Partnership II, L.P.	7,980,000	-	96,250	27,280	-	-	-	155,356	AAHFI	0.0025%
Legacy Partnership I, L.P.	3,520,000	-	246,050	-	-	-	-	188,832	AAHFI	0.067%
Legacy Partnership II, L.P.	3,445,000	-	1,782,389	-	-	-	-	221,761	AAHFI	0.099%
Legacy Partnership III, L.P.	3,774,000	-	1,669,085	-	30,670	-	-	175,537	AAHFI	0.099%
Legacy Partnership IV, L.P.	3,920,000	-	1,073,203	-	27,520	-	-	131,154	AAHFI	0.099%
Legacy Partnership V, L.P.	284,554	-	717,466	-	-	-	-	-	AAHFI	-
Legacy Partnership VI, L.P.	1,158,109	-	-	-	-	-	4,237	-	-	-
Carver Redevelopment Partnership I, L.P.	8,200,000	2,235,000	480,361	112,472	-	-	37,167	151,104	AAHFI	0.0001%
Carver Redevelopment Partnership II, L.P.	740,000	-	40,358	97,300	-	-	79,947	42,239	AAHFI	0.0025%
Carver Redevelopment Partnership III, L.P.	6,302,873	139,000	376,144	113,082	-	-	-	107,040	AAHFI	0.0001%
Carver Redevelopment Partnership IV, L.P.	52,195	-	-	-	-	-	-	-	-	-
West End Phase III Redevelopment Partnership, L.P.	1,298,400	-	139,556	-	-	-	-	84,796	AAHFI	0.0025%
John Eagan I, L.P.	5,896,000	-	58,960	-	-	-	-	174,857	AAHFI	0.01%
John Eagan II, L.P.	4,536,000	1,024,000	3,893	-	41,465	-	-	101,227	AAHFI	0.01%
Kimberly Associates I, L.P.	2,605,000	-	436,184	-	-	-	-	93,410	AAHFI	0.0001%
Kimberly Associates II, L.P.	1,507,000	-	212,644	87,859	-	-	(7,535)	14,486	AAHFI	0.0025%
Kimberly Associates III, L.P.	1,455,000	-	69,201	91,241	-	-	-	10,284	AAHFI	0.0025%
Columbia Commons, L.P.	2,800,000	-	218,507	-	-	-	-	49,611	AAHFI	0.0030%
Columbia Estates, L.P. - Perry Homes Phase I	3,750,000	896,000	285,323	-	-	-	124,655	-	AAHFI	0.0030%
Carnegie Library, L.P.	-	-	-	-	-	-	-	-	AAHFI	-
Columbia Park Cui, L.P. - Perry Homes Phase II B	4,575,000	-	-	382,552	187,597	55,941	(392,905)	-	AAHFI	0.01%
Summerville Partners, L.P.	2,208,000	808,000	1,042,242	-	-	-	-	44,623	AAHFI	0.0001%
Perry Homes Phase 2A	4,625,726	-	-	328,500	-	-	328,500	70,612	-	-
Perry Homes Phase 3	700,000	-	-	395,733	51,024	195,593	434,083	-	-	-
Perry Homes Phase 4	292,654	-	-	-	-	-	10,000	-	-	-
Grady Homes	1,778,000	-	-	-	-	-	10,000	-	-	-
Summerville Partners II, L.P.	-	-	680,050	-	-	-	-	28,667	AAHFI	0.0015%
	\$ 108,178,468	\$ 9,293,890	\$ 10,404,650	\$ 2,458,435	\$ 514,583	\$ 408,837	\$ 897,680	\$ 2,939,574		

The accompanying notes are an integral part of these statements.

Atlanta Housing Authority & Component Units

SCHEDULE OF RELATED PARTY TRANSACTIONS

Fiscal year ended June 30, 2004

Partnership Name	Notes receivable (interest bearing)	Valuation allowance	Interest due contingent on cash flows	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	\$ 2,764,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,160	AAHFI	0.25%
East Lake Redevelopment II, L.P.	11,903,505	42,061	-	-	-	-	17,250	349,279	AAHFI	0.067%
Columbia Village, L.P.	2,250,000	-	535,802	-	-	422,484	-	26,289	AAHFI	0.003%
Harris Redevelopment Partnership I, L.P.	1,926,922	-	-	437,351	53,051	-	586,006	-	AAHFI	0.005%
John Hope Community Partnership I, L.P.	4,620,000	444,818	50,050	174,763	46,200	-	-	158,674	AAHFI	0.0025%
John Hope Community Partnership II, L.P.	7,980,000	-	86,450	-	79,800	79,800	-	353,535	AAHFI	0.0025%
Legacy Partnership I, L.P.	3,520,000	-	1,243,230	-	-	881,538	-	206,116	AAHFI	0.067%
Legacy Partnership II, L.P.	3,445,000	-	1,129,082	-	11,680	593,294	-	179,129	AAHFI	0.099%
Legacy Partnership III, L.P.	3,774,000	-	749,233	-	27,178	621,967	-	190,840	AAHFI	0.099%
Legacy Partnership IV, L.P.	3,920,000	-	452,307	-	85,980	514,906	-	203,099	AAHFI	0.099%
Carver Redevelopment Partnership I, L.P.	8,200,000	2,509,559	274,288	111,472	110,938	121,032	32,431	248,928	AAHFI	0.0001%
Carver Redevelopment Partnership II, L.P.	740,000	-	4,159	104,700	35,289	4,159	-	-	AAHFI	0.0025%
Carver Redevelopment Partnership III, L.P.	6,302,873	263,379	124,029	221,280	105,444	124,029	-	-	AAHFI	0.0001%
West End Phase III Redevelopment Partnership, L.P.	1,298,400	-	66,246	-	106,469	(12,984)	-	5,455	AAHFI	0.0025%
John Eagan I, L.P.	5,896,000	-	29,480	-	117,920	(57,705)	-	168,660	AAHFI	0.01%
John Eagan II, L.P.	4,536,000	1,024,133	-	-	45,360	-	-	81,696	AAHFI	0.01%
Kimberly Associates I, L.P.	2,605,000	-	246,140	-	(77,596)	246,140	-	89,172	AAHFI	0.0001%
Kimberly Associates II, L.P.	1,507,000	-	117,429	95,394	-	83,771	7,535	49,128	AAHFI	0.0025%
Kimberly Associates III, L.P.	1,148,087	-	3,173	110,722	36,274	3,173	-	-	AAHFI	0.0030%
Columbia Commons, L.P.	2,800,000	-	4,404	258,443	157,500	4,404	-	-	AAHFI	0.0030%
Columbia Estates, L.P. - Perry Homes Phase I	3,715,482	902,379	5,954	257,549	169,645	-	-	-	AAHFI	0.01%
Carnegie Library, L.P.	-	-	-	-	-	-	-	-	AAHFI	0.0001%
Columbia Park Citi, L.P. - Perry Homes Phase II B	147,295	-	-	786,457	679	27,450	818,907	-	AAHFI	0.0001%
Summerdale Partners I, L.P.	2,208,000	-	827,244	-	44,683	511,531	-	119,340	AAHFI	0.15%
Summerdale Partners II, L.P.	1,778,000	1,342,962	535,051	-	18,978	361,942	-	91,630	AAHFI	0.0015%
	\$ 92,045,564	\$ 9,293,890	\$ 6,483,751	\$ 2,558,131	\$ 1,175,472	\$ 4,530,930	\$ 1,462,129	\$ 2,706,130		

The accompanying notes are an integral part of these statements.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE S - 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 executed on September 25, 2003 and effective as of July 1, 2003, for 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: Low Rent (Public Housing) Performance Funding Subsidy ("Low Rent"), Housing Choice Voucher Program ("HCVP") (f/k/a Section 8) and Capital Fund Program (including Replacement Housing Factor Grants and Development Grants). The MTW program covered existing unobligated grant balances at the time of the signing of the MTW agreement and future grants of that nature. These funding sources have been consolidated into one MTW Block Grant to pay for MTW eligible activities. Such activities are identified in AHA's MTW Plan, as amended during the seven-year period. Such activities include but are not limited to, operations, maintenance services, reserve funds, capital improvement funds and asset management fees and contract administration fees and rental assistance units leased from private owners under the Housing Choice Voucher Program; and certain development and acquisition activities.

The initial financial impact of the MTW Agreement on AHA is in the areas of funding under the Housing Choice Voucher Program and authorizations related to regulatory relief and revised benchmarks for assessing performance. Under the new calculation, Housing Choice receives full funding for all HCVP vouchers in the block grant and is not required to return any funds not used for housing assistance voucher payments or earned as related administrative fees. AHA received \$2,537,434 representing a one time adjustment factor for 2004 HCVP expenses. In addition, and in 2004, AHA received an MTW reserve of \$7,838,082 representing a one-month housing assistance payment which is a reserve for the seven-year grant period to support the MTW eligible units. Additionally, compliance with the MTW program assumes no differentiation in uses 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 Plan.

Housing Authority of the City of Atlanta

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2005 and 2004

NOTE T - POST-EMPLOYMENT BENEFITS

In addition to the pension benefits described in note M, AHA provides employees who elect early retirement an opportunity to continue their medical benefits until age 65 at 50 percent of the premium cost. AHA records these expenditures on a pay-as-you-go basis. Annual cost was approximately \$52,000 and \$54,000 per year for years ended June 30, 2005 and 2004. AHA has offered early retirement programs in 1993, 1995 and on October 30, 2004. As of June 30, 2005, 21 employees were receiving these benefits, none from 1993, 16 from 1995, and 5 from 2004.

NOTE U - NET ASSETS

The difference between assets and liabilities is net assets. Net assets are subdivided into three categories: invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. Restricted net assets can be restricted by time and or purpose, temporarily or permanently restricted. Each component of net assets is reported separately on the financial statements.

Invested in capital assets, net of related debt is the balance of capital assets less accumulated depreciation, net of outstanding related debt.

Restricted net assets are subject to constraints externally imposed by funding agencies or legislation. The amount of restricted net assets is calculated by reducing the carrying value of restricted assets by their related liabilities. The Authority's restricted net assets include its notes receivable from the Owner Entity mixed-income, mixed-financed communities (see Note R), and investments held in escrow reserves and the Authority Reserves in conjunction with mixed-income mixed-financed transactions. Restricted net assets also includes investments held in escrow as required by the mortgagor placed on Renaissance Affordable Housing, Inc., in conjunction with the purchase of Gates Park Crossing. Both are restricted by mortgage agreements and notes receivables that detail specific purpose, time constraints, and use.

The unrestricted component of net assets represents that portion remaining after the "invested in capital assets" and "restricted" amounts have been determined. (The assets included in "invested in capital assets" with the exception of the 230 John Wesley Dobbs land and building, are "restricted" for current and/or future HUD related activities.) The unrestricted net assets are subdivided into amounts designated for HUD Programs and undesignated, which may be used to meet ongoing obligations. The Board of Commissioners has approved and designated up to twelve million dollars to be spent on development activities beginning in fiscal year 2006 and continuing thereafter.

SUPPLEMENTARY INFORMATION

The Housing Authority of the City of Atlanta, Georgia

COMBINING SCHEDULE OF PROGRAM NET ASSET ACCOUNTS

June 30, 2005

ASSETS	Revelation of Severely Distressed Public Housing															Totals
	Public Housing	Housing Choice	Development	Capital Fund	Public Housing	MTW Technical Assistance Program	ROSS Program	Project Safe Neighborhood	Mark to Market	NIC SIF Section 8 Programs	Business Activities	GA HAP Program	Senior Disabled	CDRG Program	Combined Component Units	
CURRENT ASSETS																
Unrestricted	\$ 9,353,538	\$ 32,077,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,423	\$ 785,448	\$ 151,144,495	\$ 1,939,866	\$ -	\$ -	\$ 854,741	
Restricted	-	973,438	-	-	-	-	-	-	-	-	12,466,866	-	-	-	-	
	9,353,538	33,051,139	-	-	-	-	-	-	32,423	785,448	27,611,361	1,939,866	-	-	854,741	
Receivable, net of allowance	845,662	(1,894,084)	-	2,482,557	3,815,121	171,050	52,738	-	18,265	(482,949)	5,246,589	306,546	-	23,266	131,102	
Prepaid expenses	59,527	-	-	-	-	-	-	-	-	-	313,231	-	-	-	-	
Intergovernment - due from	6,397,092	10,984,974	995,196	1,382,398	-	-	136,777	-	-	563,818	8,014,481	72,444	-	-	18,249	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total current assets	16,655,819	42,141,979	995,196	3,864,955	3,815,121	171,050	189,495	-	50,688	866,317	41,188,662	2,318,656	-	23,266	1,004,092	
NONCURRENT ASSETS																
Notes receivable	-	-	-	6,837,272	-	-	-	-	-	-	98,347,065	-	-	-	675,000	
Other non-current assets	147,887,227	-	(62,037)	234,367	651,665	-	-	-	-	-	11,012,703	-	-	-	127,656	
Capital assets, net of accumulated depreciation	147,887,227	-	(62,037)	7,071,639	651,665	-	-	-	-	-	2,046,573	-	-	-	15,018,775	
Total noncurrent assets	-	-	-	-	-	-	-	-	-	-	111,406,541	-	-	-	15,821,431	
TOTAL ASSETS	\$ 164,538,046	\$ 42,141,979	\$ 933,159	\$ 10,936,594	\$ 4,466,786	\$ 171,050	\$ 189,495	\$ -	\$ 50,688	\$ 866,317	\$ 152,595,003	\$ 2,318,656	\$ -	\$ 23,266	\$ 16,825,523	
LIABILITIES AND NET ASSETS																
CURRENT LIABILITIES																
Accounts payable	1,910,061	370,066	62,546	181,762	81,973	-	-	-	78,550	1,777	556,042	521	-	-	109,641	
Accrued liabilities	7,653,476	21,327	2,207	207,374	1,585,212	-	351,359	-	-	-	3,188,013	1,703	-	-	57,540	
Deferred revenue and other credits	1,148,889	1,030,881	-	858,814	(4,021)	-	136,757	-	-	-	9,680,995	-	-	-	3,530	
Current portion of long-term debt	392,212	-	-	-	-	-	-	-	44,842	-	5,922,193	-	-	23,266	3,117,582	
Intergovernment - due to	392,919	15,392,022	-	1,390,884	2,083,338	171,050	171,579	7,562	-	-	-	-	-	-	-	
Total current liabilities	11,480,557	16,814,296	64,753	2,638,334	3,743,792	171,050	189,495	7,562	123,192	1,777	19,600,736	2,234	2,132	23,266	3,290,298	
NONCURRENT LIABILITIES																
Long-term debt, net of current	1,734,531	-	-	-	-	-	-	-	-	-	4,688,884	-	-	-	11,900,000	
Other noncurrent liabilities	1,284,948	972,138	-	-	-	-	-	-	-	-	-	-	-	-	30,885	
Total liabilities	14,490,036	17,786,434	64,753	2,638,334	3,743,792	171,050	189,495	7,562	123,192	1,777	24,289,610	2,234	2,132	23,266	15,221,183	
NET ASSETS																
Invested in capital assets, net of related debt	145,762,484	-	(62,037)	-	651,665	-	-	-	-	-	(2,895,794)	-	-	-	3,118,775	
Restricted for	-	-	-	234,367	-	-	-	-	-	-	98,347,065	-	-	-	-	
Related development project partnerships	-	-	-	-	-	-	-	-	-	-	7,059,822	-	-	-	-	
Related partnership operating reserves	-	-	-	-	-	-	-	-	-	-	3,952,881	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unrestricted	4,285,526	24,355,545	930,443	8,063,893	71,329	-	-	(7,562)	(72,504)	864,540	21,841,419	2,316,632	(2,132)	-	(1,514,435)	
Designated for HUD Funded Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Undesignated	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total net assets	150,048,010	24,355,545	868,406	8,298,260	722,994	171,050	189,495	(7,562)	(72,504)	864,540	128,305,393	2,316,632	(2,132)	-	1,664,340	
TOTAL LIABILITIES AND NET ASSETS	\$ 164,538,046	\$ 42,141,979	\$ 933,159	\$ 10,936,594	\$ 4,466,786	\$ 171,050	\$ 189,495	\$ -	\$ 50,688	\$ 866,317	\$ 152,595,003	\$ 2,318,656	\$ -	\$ 23,266	\$ 16,825,523	
									</							

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINING SCHEDULE OF PROGRAM REVENUES, EXPENSES, AND CHANGES IN NET ASSET ACCOUNTS

Year ended June 30, 2005

	Public Housing	Housing Choice	Development	Comprehensive Grant Program	Capital Fund	Rehabilitation of Severely Distressed Public Housing	MTW (Technical Assistance Program)	RHSS Program	Project Site Neighborhood	Mark to Market	NC SRR Section 8 Program	Business Activities	GIA HAP Program	Senior Disabled	CDJMS Program	Combined Component Units	Trade
Revenues																	
Rental revenue	\$ 16,207,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ 1,515,947	\$ 17,783,942
Governmental grants	52,601,857	123,041,265	1,033,282	-	15,335,616	9,668,454	141,879	316,644	-	-	4,771,454	(3,427)	-	-	19,412	-	206,944,256
Investment income - unrestricted	222,714	460,162	-	-	-	-	-	-	-	-	1,324,744	1,324,744	38,991	-	-	-	2,146,611
Other revenue	1,411,979	1,048,000	-	-	-	-	-	-	-	53,382	257,096	31,668,713	1,502,895	-	-	158,063	36,078,138
TOTAL REVENUES	70,503,995	124,549,427	1,033,282	-	15,335,616	9,668,454	141,879	316,644	-	53,382	5,028,650	32,990,580	1,541,886	-	19,412	1,673,000	262,852,947
Expenses																	
Operating expenses																	
Administrative	19,399,788	13,407,463	933,272	-	2,862,076	3,618,462	141,879	25,081	-	128,842	242,803	21,888,386	696,759	-	19,229	399,885	63,274,895
Resident services	1,377,230	-	-	-	2,358,407	1,387,679	-	291,563	-	-	-	807,477	-	-	-	1,540	6,195,906
Utilities	15,583,002	-	-	-	-	-	-	-	-	-	-	304,227	-	-	-	420,718	16,303,947
Ordinary maintenance and operation	12,658,469	4,113	-	-	-	2,240	-	-	-	-	627,022	627,022	1,866	-	-	441,162	13,774,882
Protective services	4,901,508	21,250	-	-	-	-	-	-	-	-	1,011,317	84,592	-	-	-	84,592	6,019,027
General expenses	12,322,046	1,468,077	749,000	-	327,627	24,965	-	-	-	-	-	6,597,642	35,750	-	-	2,186,835	23,447,722
Total operating expenses	66,142,133	14,900,883	1,703,272	-	4,850,860	5,031,546	141,879	316,644	-	128,842	242,803	31,237,071	714,375	-	19,229	1,536,092	128,976,659
Excess operating revenue over operating expenses	4,361,822	109,648,544	(670,290)	-	10,503,536	4,635,098	-	-	-	(75,460)	4,785,847	1,753,509	807,511	-	183	(1,874,092)	133,876,288
Other expenses																	
Extraordinary maintenance and demolition	1,470,403	-	-	-	7,740	205,136	-	-	-	-	-	98,395	-	-	-	13,285	1,784,629
Housing assistance payments	2,939,574	97,022,640	-	-	-	-	-	-	-	-	4,815,086	-	76,283	-	-	-	104,855,563
Depreciation expense	10,318,676	97,227	-	-	-	-	-	-	-	-	5,257,030	-	-	-	-	78,015	15,576,848
Interest expense	81,840	-	-	-	-	-	-	-	-	-	-	188,346	-	-	-	471,576	741,762
Total other expenses	14,810,493	97,119,867	-	-	7,740	205,136	-	-	-	-	4,815,086	5,443,271	76,263	-	-	562,876	121,143,212
TOTAL EXPENSES	80,952,626	112,020,750	1,703,272	-	4,857,800	5,236,682	141,879	316,644	-	128,842	5,075,289	36,780,842	812,638	-	19,229	4,098,968	252,119,891
Net income excluding depreciation before transfers	(179,995)	12,628,964	(670,290)	-	10,449,536	4,429,962	-	-	-	(75,460)	(29,239)	1,466,768	729,248	-	183	(2,358,055)	26,464,104
Other financing sources (uses)																	
Transfers in	46,051,614	(238,717)	500,000	29,999	5,840,537	-	-	-	-	-	-	27,668,189	(38,635)	-	-	6,714,744	80,565,483
Transfers out	(14,541,117)	(7,541,929)	(7,541,929)	(1,801,915)	(75,520,744)	(11,415,686)	-	-	-	-	(72)	(12,875,660)	(78,635)	(4,366)	-	(805,197)	(80,654,483)
Total other financing sources (uses)	31,510,497	(27,218,712)	(7,041,929)	(1,771,916)	(69,680,207)	(11,415,686)	-	-	-	-	(72)	14,815,523	(78,635)	(4,366)	-	5,909,547	-
Change in net assets	14,687,826	12,290,020	(7,812,218)	(11,771,916)	69,343,991	(6,986,724)	-	-	-	(75,460)	(29,311)	11,022,261	699,613	(4,366)	183	3,472,385	10,733,166
Total net assets																	
Beginning of year	135,360,184	12,065,535	3,680,620	1,177,916	18,642,241	7,708,218	-	-	-	2,956	803,851	117,283,132	1,656,009	2,112	(183)	(1,368,245)	306,548,866
End of year	\$ 150,048,010	\$ 24,355,555	\$ 808,406	\$ -	\$ 8,298,230	\$ 727,494	\$ -	\$ -	\$ -	\$ 77,620	\$ 772,540	\$ 128,305,393	\$ 2,316,622	\$ (2,132)	\$ -	\$ 1,646,340	\$ 317,281,022

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO COMBINING SCHEDULES OF PROGRAM ACCOUNTS

Year ended June 30, 2005

NOTE A - BASIS OF PRESENTATION

The accompanying Combining Schedule of Program Revenues, Expenditures, and Changes in Net Asset Accounts, and Combining Schedule of Program Net Asset Accounts have been prepared using the basis of accounting required by HUD's Real Estate Assessment Center and in accordance with the provisions, policies and requirements as contained in the Moving to Work ("MTW") Demonstration Agreement. Under MTW, the Low Rent and Public Housing, Housing Choice Voucher Program, Capital Fund and Development Program are funded as a "block grant" with funds fully fungible.

NOTE B - RECONCILIATION TO THE BASIC FINANCIAL STATEMENTS

The following reconciles combining program assets, liabilities, revenues, expenses and net income (changes in net assets), accounts to the balances per the basic financial statements:

	Total Assets	Total Liabilities	Total Revenues	Total Expenses	Change in Net Assets
Balances per Combining Schedule of Accounts	\$ 396,056,762	\$ 78,754,840	\$ 262,852,947	\$ 252,119,891	\$ 10,733,056
Elimination of interprogram balances	(28,565,359)	(28,565,359)	-	-	-
Elimination of interprogram fees for service	-	-	(30,043,005)	(30,043,005)	-
Elimination of interprogram gain on sale of assets	(1,057,980)	-	-	1,057,980	(1,057,980)
Elimination of interprogram notes rounding	(2,100,000)	(2,100,000)	-	-	-
	<u>3</u>	<u>(4)</u>	<u>7</u>	<u>-</u>	<u>7</u>
Balances per basic financial statements	<u>\$ 364,333,426</u>	<u>\$ 48,089,477</u>	<u>\$ 232,809,949</u>	<u>\$ 223,134,866</u>	<u>\$ 9,675,083</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO COMBINING SCHEDULES OF PROGRAM ACCOUNTS

Year ended June 30, 2005

NOTE C - COMBINING SCHEDULE OF COMPONENT UNITS

AHA's component units are *not-for-profit* entities owned, and controlled by AHA, and, established to assist the Authority with development and other acquisition activities. Under GASB 14 and 34, these entities are presented with AHA's other funds and programs as reported within the Combining Statements of Accounts. These component units are also blended and reported within the Enterprise Fund. The component units for 2005 are as follows:

Year ended June 30, 2005							
	JWD	AAHFI	SHHI	RAH	SRDC	WAH	Total Combined Components Units
ASSETS							
Current and other assets	\$ 110,660	\$ 126,942	\$ -	\$ 288,150	\$ 63,697	\$ 414,643	\$ 1,004,092
Capital assets	-	-	-	10,089,864	-	4,635,911	14,725,775
Other non-current assets	-	-	-	127,656	-	675,000	802,656
Total assets	<u>\$ 110,660</u>	<u>\$ 126,942</u>	<u>\$ -</u>	<u>\$ 10,505,670</u>	<u>\$ 63,697</u>	<u>\$ 5,725,554</u>	<u>\$ 16,532,523</u>
LIABILITIES AND NET ASSETS							
Current and other liabilities	\$ 391,701	\$ -	\$ 249,071	\$ 666,818	\$ -	\$ 1,981	\$ 1,309,571
Long-term debt outstanding	-	-	-	9,800,000	-	2,100,000	11,900,000
Total liabilities	391,701	-	249,071	10,466,818	-	2,101,981	13,209,571
Capital assets, net of debt	-	-	-	289,864	-	2,535,911	2,825,775
Unrestricted (deficit)	(281,041)	126,942	(249,071)	(251,012)	63,697	1,087,662	497,177
Total net assets (deficit)	<u>(281,041)</u>	<u>126,942</u>	<u>(249,071)</u>	<u>38,852</u>	<u>63,697</u>	<u>3,623,573</u>	<u>3,322,952</u>
Total liabilities and net assets	<u>\$ 110,660</u>	<u>\$ 126,942</u>	<u>\$ -</u>	<u>\$ 10,505,670</u>	<u>\$ 63,697</u>	<u>\$ 5,725,554</u>	<u>\$ 16,532,523</u>
Revenues							
Operating revenue	\$ -	\$ -	\$ -	\$ 1,431,978	\$ -	\$ 12,690	\$ 1,444,668
Non-operating revenue	74,233	2,525	3,836	118,692	995	7,052	211,169
Total revenues	74,233	2,525	3,836	1,550,670	995	19,742	1,652,001
Expenses							
Operating and other expenses	(89,432)	5,679	(144,779)	(1,981,079)	(20)	(134,630)	(2,344,261)
Operating transfers in	4,638,274	-	-	1,075,000	-	170,183	5,883,457
Change in net assets	4,623,075	8,204	(140,943)	644,591	975	55,295	5,191,197
Net assets at beginning of year	<u>(4,904,116)</u>	<u>118,738</u>	<u>(108,128)</u>	<u>(605,739)</u>	<u>62,722</u>	<u>3,568,278</u>	<u>(1,868,245)</u>
Net assets (deficit) at end of year	<u>\$ (281,041)</u>	<u>\$ 126,942</u>	<u>\$ (249,071)</u>	<u>\$ 38,852</u>	<u>\$ 63,697</u>	<u>\$ 3,623,573</u>	<u>\$ 3,322,952</u>

OTHER SUPPLEMENTARY INFORMATION

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, 2005

Fund	Program	Grant Drawdowns			Expenditures			(Deficiency)/ excess as of	Budget	Budget over (under) costs		Reconciliation of HUD advances			
		Cumulative as of	Year ended	Cumulative as of	Cumulative as of	Year ended	Cumulative as of			as of	as of	HUD AR/AP	Cash receipts	Expenditures	HUD AR/AP
		June 30, 2004	June 30, 2005	June 30, 2005	June 30, 2004	June 30, 2005	June 30, 2005	June 30, 2005	June 30, 2005	June 30, 2005	June 30, 2005	June 30, 2004	June 30, 2005	June 30, 2005	June 30, 2005
3108	Capital Fund Program Year 2	\$ 15,493,794	\$ 926,299	\$ 16,420,093	\$ 15,098,730	\$ 467,860	\$ 16,423,146	\$ (3,053)	\$ 16,420,093	\$ (3,053)	\$ -	\$ 461,491	\$ 926,299	\$ -	\$ 3,053
3115	Capital Fund Program Year 3	10,707,449	3,888,539	14,595,988	12,111,174	2,393,306	14,502,304	93,684	14,837,296	333,292	1,401,548	3,888,539	2,393,306	3,888,539	(95,684)
3118	Capital Fund Program Year 4	6,368,997	4,291,105	10,660,102	7,225,765	3,756,644	10,982,409	(322,307)	11,680,743	698,334	856,768	4,291,105	3,756,644	3,756,644	322,307
3119	Capital Fund Program Year 4.2	-	3,421,085	3,421,085	120,193	3,327,869	3,348,062	73,023	3,497,386	149,324	120,193	3,421,085	3,421,085	3,421,085	(73,023)
3121	Capital Fund Program Year 5	-	10,866,616	10,866,616	-	10,946,762	10,946,762	(80,146)	12,659,616	1,712,854	-	10,866,616	10,866,616	10,866,616	80,146
3111.	CFP-Replacement Housing Factor 2000	849,598	2,852,273	3,701,871	400,403	3,302,467	3,702,870	(999)	18,679	18,679	(449,195)	2,852,273	2,852,273	2,852,273	999
3112	CFP-Replacement Housing Factor 2001	684,668	3,928,662	4,613,330	625,808	4,433,427	4,522,388	90,941	5,115,824	593,436	(595,706)	3,928,662	3,928,662	3,928,662	(90,941)
3116	CFP-Replacement Housing Factor 2002	-	2,425,439	2,425,439	-	2,548,019	2,548,019	(122,580)	6,450,529	3,902,510	-	2,425,439	2,425,439	2,425,439	122,580
3117	CFP-Replacement Housing Factor 2003	17,201	964,575	981,776	32,954	292,654	292,654	689,122	3,432,489	3,139,835	(17,201)	964,575	964,575	964,575	(689,122)
3120	CFP-Replacement Housing Factor 2004	-	78,750	78,750	-	-	-	-	2,435,481	2,435,481	-	78,750	78,750	78,750	(78,750)
5216	DVP - Clark Howell	-	207,716	207,716	-	275,331	275,331	(67,615)	8,104,743	7,829,412	-	207,716	207,716	207,716	67,615
5222	DVP - Columbia Commons	3,153,000	107,000	3,260,000	3,201,907	58,093	3,260,000	-	3,260,000	-	48,907	107,000	107,000	107,000	-
5218	DVP - Kimberly Courts Ph. 2	2,376,208	91,132	2,467,340	2,473,287	65,005	2,467,340	-	2,467,340	-	26,128	91,132	91,132	91,132	-
5219	DVP - Kimberly Courts Ph. 3	2,146,116	247,784	2,393,900	2,217,787	231,070	2,393,900	-	2,393,900	-	16,714	247,784	247,784	247,784	-
5214	DVP - Peppercorn	1,668,241	106,810	1,775,051	1,758,474	16,577	1,775,051	-	1,775,051	-	90,233	106,810	106,810	106,810	-
5206	DVP - Bendale II	16,808,178	322,545	17,130,723	17,001,842	128,881	17,130,723	-	17,130,724	-	193,664	322,545	322,545	322,545	-
5223	DVP - Herndon Homes Modernization	995,731	720,533	1,716,264	1,042,802	673,463	1,716,264	-	1,716,264	-	47,071	720,533	720,533	720,533	-
5108	HOPE VI - Capital Revitalization	6,992,595	3,013,371	10,005,966	7,846,206	3,014,811	10,830,451	(844,485)	35,000,000	24,149,549	843,045	3,013,371	3,013,371	3,013,371	844,485
5105	HOPE VI - Carver (ID)	7,898,486	741,916	8,640,402	8,340,048	377,658	8,713,709	(73,307)	9,720,520	1,006,811	437,565	741,916	741,916	741,916	73,306
5101	HOPE VI - Carver Revitalization	21,500,546	74,349	21,574,895	21,800,509	219,660	22,045,080	(470,186)	34,669,400	12,624,320	324,873	74,349	74,349	74,349	470,185
5106	HOPE VI - Harris Demo	3,701,108	25,032	3,726,140	3,804,906	10,535	3,704,862	21,278	4,234,450	549,588	(6,781)	25,032	25,032	25,032	(21,278)
5102	HOPE VI - Harris Revitalization	4,183,844	5,280,843	9,464,687	4,443,804	6,129,456	10,567,611	(1,102,924)	24,432,389	24,432,389	254,309	5,280,843	5,280,843	5,280,843	1,102,923
5104	HOPE VI - Perry Revitalization	9,844,583	3,408,182	13,252,765	11,175,636	2,312,394	13,487,610	(234,845)	20,000,000	6,512,390	1,330,633	3,408,182	3,408,182	3,408,182	234,845
5166	HOPE VI - McDaniel Glenn	-	-	-	-	954,776	954,776	(954,776)	20,000,000	19,045,224	35,954	-	-	-	954,776
5167	Grady Homes Demo Grant	-	607,427	607,427	-	1,685,839	1,718,792	(1,111,366)	4,777,472	3,058,680	1,796	607,427	607,427	607,427	1,111,366
6113	ROSS - 2001	432,742	67,258	500,000	434,538	65,462	500,000	-	500,000	-	1,796	67,258	67,258	67,258	-
6118	ROSS - 2002	110,398	47,198	157,596	22,917	22,917	22,917	134,679	250,000	227,083	(110,398)	47,198	47,198	47,198	(134,679)
6119	ROSS - 2003	7,882	16,772	24,654	10,953	11,623	22,576	2,078	400,000	377,924	3,071	16,772	16,772	16,772	(2,078)
6120	MTV Technical Assistance Grant	-	3,950	3,950	33,101	141,899	175,000	(171,050)	300,000	-	33,101	3,950	3,950	3,950	171,050
6122	ROSS 2000 QLS	-	163,904	163,904	-	216,642	216,642	(52,738)	300,000	83,358	-	163,904	163,904	163,904	52,738
		\$ 115,941,365	\$ 48,897,064	\$ 164,838,430	\$ 122,102,824	\$ 47,981,099	\$ 169,267,249	\$ (4,428,819)	\$ 282,146,169	\$ 130,694,920	\$ 5,344,783	\$ 48,897,064	\$ 47,981,099	\$ 47,981,099	\$ 4,428,818

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
CAPITAL FUND – YEAR TWO**

Year ended June 30, 2005

PROJECT NAME	Capital Fund
PROGRAM NUMBER	Program Year Two GA06P006501-01
	<hr/>
BUDGET	\$ 16,420,093
	<hr/>
ADVANCES	16,420,093
COSTS	16,423,146
	<hr/>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	\$ 3,053
	<hr/>
AMOUNT TO BE RECAPTURED BY HUD	\$ -
	<hr/>

The actual Capital Fund Program Cost Certificate is in agreement with AHA records.

All 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 budget overruns in amount of \$3,053.

The Housing Authority of the City of Atlanta, Georgia

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
DEVELOPMENT – EAST LAKE II**

Year ended June 30, 2005

PROJECT NAME	East Lake II
PROGRAM NUMBER	<u>GA069006078</u>
 BUDGET	 \$ <u>17,130,724</u>
 ADVANCES	 17,130,724
COSTS	<u>17,130,724</u>
 EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	 \$ <u>-</u>
 AMOUNT TO BE RECAPTURED BY HUD	 \$ <u>-</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
DEVELOPMENT – EAST LAKE**

Year ended June 30, 2005

PROJECT NAME	Peppermill
PROGRAM NUMBER	<u>GA06P006089</u>
 BUDGET	 \$ <u>1,775,051</u>
 ADVANCES	 1,775,051
COSTS	<u>1,775,051</u>
 EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	 \$ <u>-</u>
 AMOUNT TO BE RECAPTURED BY HUD	 \$ <u>-</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
DEVELOPMENT – KIMBERLY COURTS PHASE II**

Year ended June 30, 2005

PROJECT NAME	Kimberly Courts II
PROGRAM NUMBER	<u>GA06P006087</u>
BUDGET	<u>\$ 2,467,340</u>
ADVANCES	2,467,340
COSTS	<u>2,467,340</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	<u>\$ -</u>
AMOUNT TO BE RECAPTURED BY HUD	<u>\$ -</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
DEVELOPMENT – KIMBERLY COURTS PHASE III**

Year ended June 30, 2005

PROJECT NAME	Kimberly Courts III
PROGRAM NUMBER	<u>GA06P006090</u>
BUDGET	<u>\$ 2,393,900</u>
ADVANCES	2,393,900
COSTS	<u>2,393,900</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	<u>\$ -</u>
AMOUNT TO BE RECAPTURED BY HUD	<u>\$ -</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
DEVELOPMENT – COLUMBIA COMMONS**

Year ended June 30, 2005

PROJECT NAME	Columbia Commons
PROGRAM NUMBER	<u>GA06P006092</u>
BUDGET	<u>\$ 3,260,000</u>
ADVANCES	3,260,000
COSTS	<u>3,260,000</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	<u>\$ -</u>
AMOUNT TO BE RECAPTURED BY HUD	<u>\$ -</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
DEVELOPMENT – HERNDON HOMES MODERNIZATION**

Year ended June 30, 2005

PROJECT NAME	Herndon Homes
PROGRAM NUMBER	Modernization <u>GA06P006069</u>
BUDGET	<u>\$ 1,716,264</u>
ADVANCES	1,716,264
COSTS	<u>1,716,264</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	<u>\$ -</u>
AMOUNT TO BE RECAPTURED BY HUD	<u>\$ -</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
MOVING TO WORK TECHNICAL ASSISTANCE GRANT**

Year ended June 30, 2005

PROJECT NAME PROGRAM NUMBER	Moving To Work Technical Assistance <u>MTWGGA006</u>
BUDGET	\$ <u>175,000</u>
ADVANCES	175,000
COSTS	<u>175,000</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	\$ <u>-</u>
AMOUNT TO BE RECAPTURED BY HUD	\$ <u>-</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

All 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

**SCHEDULE OF CAPITAL GRANT PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION
RESIDENT OPPORTUNITY AND SELF SUFFICIENCY - 2001**

Year ended June 30, 2005

PROJECT NAME PROGRAM NUMBER	Resident Opportunity and Self Sufficiency <u>GA99RAS006P0007</u>
BUDGET	\$ <u>500,000</u>
ADVANCES	500,000
COSTS	<u>500,000</u>
EXCESS / (DEFICIENCY) OF ADVANCES DUE TO / (FROM) HUD	\$ <u>-</u>
AMOUNT TO BE RECAPTURED BY HUD	\$ <u>-</u>

The actual Development Program Cost Certificate is in agreement with AHA records.

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.

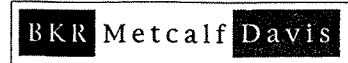
SINGLE AUDIT SECTION

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
ON COMPLIANCE AND OTHER MATTERS 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 Internal Control over Financial Reporting and on
Compliance and Other Matters 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, 2005, and have issued our report thereon dated February 22, 2006. 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.

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 an opinion 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 that might be material weaknesses. A material weakness is a reportable 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 caused by error or fraud 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.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether **The Housing Authority of the City of Atlanta, Georgia's** financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, 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 or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of **The Housing Authority of the City of Atlanta, Georgia** in a separate letter dated February 22, 2006.

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.

A handwritten signature in cursive script, appearing to read "BKR Metcalfe Davis".

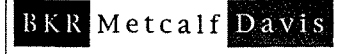
Atlanta, Georgia
February 22, 2006

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

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 of Independent Certified Public Accountants 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** ("**Authority**" or "**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, 2005. **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 Authority'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 of **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, 2005. However, the results of our auditing procedures disclosed an instance of noncompliance with those requirements, which is required to be reported in accordance with OMB Circular A-133 and which is described in the accompanying schedule of findings and questioned costs as item 05-1.

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 the 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 the 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 reportable 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 the applicable requirements of laws, regulations, contracts, and grants caused by error or fraud 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 considered 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 M. Davis

Atlanta, Georgia
February 22, 2006

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2005

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?	None Reported
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
Identification of major programs:	

CFDA Number

Name of Federal Program

14.850 (a)	Public and Indian Housing Program (Affordable Housing)
14.850 (b)	Public Housing, Development Program
14.872	Capital Funds and Replacement Housing Factor Programs
14.866	HOPE VI Program

Dollar threshold used to distinguish between type A and type B programs:	\$
3,000,000Auditee qualified as low-risk auditee?	Yes

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2005

SECTION II - FINANCIAL STATEMENT FINDINGS

There are no financial statement findings for 2005.

**SECTION III - FEDERAL AWARD FINDINGS AND
QUESTIONED COSTS**

2005-1 Lack of Performance in Annual Re-Certification Process

Federal Program

14.850 (a) Public and Indian Housing Program

Criteria

In accordance with Chapter 24 of the Code of Federal Regulations ("CFR") Sections 960.203(c) and 960.257, the Public Housing Authority ("PHA") is required to obtain and document in the family file third party verification of criminal background checks and credit history reports. The PHA is required to perform annually the recalculation of adjusted gross income and family screening.

Condition

A sample of 43 unit/tenant files and four separate communities were selected for examination. The sample represents four communities out of 31 and a total population of 7,749 units. These 31 communities are divided among three commercial management companies. Based on the results of our tests, three files lacked credit reports, one file lacked an annual re-certification, three lacked evidence that criminal background checks were performed, and one file did not contain evidence that monitoring of family income including individuals 16 and older had occurred. The findings reported were on two separate communities managed by the same company.

Cause

While it appears AHA has adequate procedures in place, it appears for the tenant files selected, AHA's private management company did not follow AHA's written policy.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2005

Perspective

AHA continues to improve their procedures for monitoring the performance of their private management company partners (PMCO) who are contracted to perform these functions and other compliance procedures. These PMCO are monitored through the Authority's Real Estate Management Department and PMCO Management Team. Among other things, they monitor reports, perform site inspections, management and operational reviews, energy demographic and benchmark reporting. The findings disclosed appear to be more isolated to communities with the same PMCO than systemic.

The Effect and Questioned Costs

For one file, 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. The other seven findings do not specify questioned costs, but relate to proper tenant selection procedures and policies that are necessary for maintaining program integrity, safe neighborhoods, and controlling tenant behavior that could adversely affect the health, safety, or welfare of other tenants.

Recommendation

We recommend the PHA continue to follow their written procedures requiring proper third party verification and to consider strengthening its testing and monitoring procedures of their private management company who manages the properties where the finding occurred. Continue training on the intake and annual monitoring and recertification process and emphasize the proper use of the file preparation checklist.

Management Response

Management concurs with this finding. Over the past year, the Management and Occupancy Compliance Review Department (MOCR Department) has been engaged in management and occupancy compliance reviews of the entire AHA-owned public housing community portfolio managed by the PMCO. This engagement was completed by the end of November 2005. Based on the MOCR Department's findings, a training program is in the process of being developed to ensure that PMCO on-site management staff members have a complete understanding of RHIP and RIM compliance and other leasing and occupancy requirements. As part of the development of the RIM training, a training video will be produced for new and existing PMCO and on-site management staff, to use as a refresher course and guide. Training classes will be conducted to kick off the training program with the objective of providing an overview of all compliance requirements; familiarizing staff with HUD and AHA guides and policies; and to introduce the training video as a meaningful tool.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued

Year ended June 30, 2005

By the authority granted to AHA under the *Moving-to-Work Demonstration Program Agreement*, AHA will explore rent simplification measures that will reduce the need for certain third-party verifications, interim recertifications, and complicated rent calculation formulas.

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, 2005

<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	\$31,676,388
Development Program	14.850 (b)	N/A	<u>1,448,420</u>
Total			\$ 33,124,808
Housing Choice Voucher	14.871	N/A	112,018,684
Public Housing Capital Funds and			
Replacement Housing Factor Programs	14.872	N/A	31,369,008
Demolition and Revitalization of Severely			
Distressed Public Housing (HOPE VI)	14.866	N/A	14,705,128
MTW Technical Assistance Grant	N/A	N/A	141,899
Resident Opportunity and Supportive			
Services Program	14.870	N/A	316,644
Section 8 New Construction and Substantial			
Rehabilitation Awards	14.182	N/A	5,057,859
Community Development Block Grant	14.218	City of Atlanta	<u>19,229</u>
			196,753,259
Department of Justice			
Public Safety Partnership and Community			
Policing Grant	16.710	N/A	<u>90,340</u>
Total Federal Expenditures			<u>\$ 196,843,599</u>

The Housing Authority of the City of Atlanta, Georgia

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended June 30, 2005

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, 2005.

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 ended June 30, 2005.

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*. Compliance testing of all requirements, as described in the Compliance Supplement, was performed for the grant programs noted below.

For fiscal year ended 2005, these programs were selected using a risk based approach to determine which federal programs are major programs. This risk based approach includes consideration of current and prior year audit experience, oversight by Federal agencies, inherent risk over the program, professional judgment and other 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 2005 is approximately 40 percent.

CFDA

<u>Number</u>	<u>Name of Federal Program</u>	
14.850 (a)	Public Housing, Low Rent	\$ 31,676,388
14.850 (b)	Public Housing Development	1,448,420
14.872	Capital Funds and Replacement Housing Factor	31,369,008
14.866	HOPE VI	<u>14,705,128</u>
		<u>\$ 79,198,944</u>

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 8,106	e) Unit Months Available (UMAs) 97,272	f) Subject FYE 12/31/2006	g) ACC Number A-3107	h) Operating Fund Project Number G | A | 0 | 0 | 6 | 0 | 0 | 1 | 0 | 6 | D					i) (Reserved) 069189850

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)	290.77	
02	Part A, Line 01 multiplied by .005	1.45	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)	8,106	
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	292.22	
07	Inflation factor	1.030	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	300.99	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	205.94	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 06/30/2005)	0.94	
13	Costs attributable to deprogrammed units	5.54	
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	513.41	

Part B. Dwelling Rental Income

01	Total rent roll (as of 7/1/2005)	\$ 1,580,028	
02	Number of occupied units as of rent roll date	7,952	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)	198.70	
04	Average monthly dwelling rental charge per unit for prior budget year	186.83	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	163.09	
06	Three-year average monthly dwelling rental charge per unit ([Part B, Line 03+Line 04+Line 05] ÷ 3)	182.87	
07	50/50 Income split ([Part B, Line 03 + Line 06] ÷ 2)	190.79	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	190.79	
09	Rental income adjustment factor	1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	196.51	
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)	190.61	

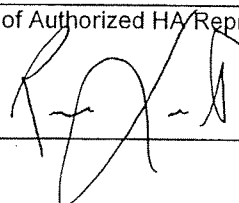
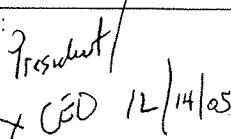
Part C. Non-dwelling Income

01	Other income	6.58	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	197.19	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	316.22	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	30,759,352	

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	95,764	
02	Unemployment compensation	153,125	
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy	79,461	
07	Long-term vacant units		
08	Phase Down for Demolitions	47,875	
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	7,952	
10	Employee Units	7	
11	Police Units	1	
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	7,960	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	199,000	
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)	575,225	
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)	31,334,577	
02	Actual cost of Independent Audit (IA)	91,364	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	31,334,577	
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	23,183	
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)	23,183	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	31,357,760	
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			
01	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 HA Representative & Date:  X  12/14/05	Signature of Authorized Field Office Representative & Date:
--	---



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	
		MASTER LIST		ROLLING BASE FROZEN		June 30, 2006	Original 2/16/2003	
						ACC Contract Number A-3107	Re-Submission Revision No. ()	
Line no. (1)	Description (2)	Unit Months Available (3)	Sewerage and Water Consumption (4)	Electricity Energy Consumption (5)	Gas Consumption (6)	Fuel (Specity type e.g... oil, coal, wood)		
						(7)	(8)	(9)
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	97,272	987,515	73,355,617	3,941,166			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	97,272	1,034,718	71,249,029	4,150,059			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year	97,272	944,050	65,773,828	3,507,124			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03)	291,816	2,966,283	210,378,474	11,598,348			
05	Estimated Unit Months available for old projects for Requested Budget Year.	97,272						
06	Ratio of Unit months available for old projects (line 04 divided by line 05 colum 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	97,272	988,761	70,126,158	3,866,116			
08	Estimated UMA and comsumption 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)	97,272	988,761	70,126,158	3,866,116			
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	COST	8,924,834	4,607,952	6,499,714			
11	Total estimated cost for Requested Budget Year (sum of all colums of line 10)	\$20,032,500						
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09, col 3)	205.94						
12a	Rate		9.02628	0.06571	1.68120			
12b	Unit of Consumption		CCF	KWH	THERMS			

Department Manager Signature_____

Date_____



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, 2006		Original 2/16/2003	
						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.	74,196	835,252	60,142,737	3,437,056				
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	74,196	867,190	56,188,709	3,526,346				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year	74,196	780,461	52,669,348	3,032,460				
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03)	222,588	2,482,903	169,000,794	9,995,861				
05	Estimated Unit Months available for old projects for Requested Budget Year.	74,196							
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).	74,196	827,634	56,333,598	3,331,954				
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)	74,196	827,634	56,333,598	3,331,954				
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	COST	7,470,459	3,701,650	5,601,680				
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10)	\$16,773,790							
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09, col 3)	226.07							
12a	Rate		9.02628	0.06571	1.68120				
12b	Unit of Consumption		CCF	kWh	THERMS				

Department Manager Signature_____

Date_____



HOUSING AUTHORITY of the CITY of ATLANTA		Old Project Numbers (Data Held on lines 1,2,3) EPC-1a		New Project Numbers (Data listed on line 8) ROLLING BASE FROZEN		Fiscal Year Ending	Submission Original 2/16/2003 Re-Submission Revision No. ()	
						June 30, 2006		
						ACC Contract Number A-3107		
						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	1,454,374	906,302	898,034			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10)	\$3,258,710						
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09, col 3)	141.22						
12a	Rate		9.02628	0.06571	1.68120			
12b	Unit of Consumption		CCF	kWh	THERMS			

Department Manager Signature_____

Date_____

**Capital Fund Program
(CFP) Amendment**

To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of the City of Atlanta Georgia (GA006) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A3107

dated: 2/20/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$1,445,157 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number GA06R00650106

PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

 a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

✓ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development

By _____ Date: _____

Title _____

PHA Executive Director

By _____ Date: 6/29/06

Title _____

**Capital Fund Program
(CFP) Amendment**

 To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of the City of Atlanta Georgia (GA006) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

 Contract(s) ACC(s) Number(s) A3107

 dated: 2/20/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 1,445,157 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number GA06R00650106

 PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

_____ a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

☒ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development
By _____ Date: _____

Title _____

PHA Executive Director

By _____ Date: _____

Title _____

6/29/06

President / CEO

Attachment to

FFY2006 Capital Fund Grant Number GA06R00650106

\$1,455,157

"The PHA and HUD are parties to the Moving to Work Demonstration Agreement, effective **July 1, 2003 through June 30, 2010** (the "MTW Agreement"). **For the effective period of the MTW Agreement only**, the terms and conditions of the ACC(s) is (are) amended to the extent that such terms and conditions conflict with the terms and conditions in the following sections of the MTW Agreement: (i) Article I - HUD Program Requirements and Other Federal Requirements, (ii) Appendix A - Statement of Authorizations, (iii) Attachment A - Calculation of Subsidies, (iv) Attachment B - MTW Annual Plan and Report Elements, and (v) Attachment E - AHA MTW Program Compliance Requirements."



PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

CAPITAL FUND FY 2006

FUNDING SHEET

PHA Name: Housing Authority of the City of Atlanta Georgia

PHA Code: GA006

\$1,445,157

FY 2006 First Increment RHF Grant

PHAs will be required to print the ACC Amendment for each of their grants from the HUD PIH website:

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

By signing the ACC Amendment the PHA is agreeing to comply with the Capital Fund Program statute i.e., Section 9(j) of the United States Housing Act of 1937, as amended, and the regulations including 24 CFR Parts 905, 968, and 941. The PHA is required to obligate 90 percent of this grant within 2 years of the date the funds are made available and to expend 100 percent of the grant within 4 years of the date the funds are made available. Failure to meet the obligation or expenditure deadlines will result in penalties and sanctions for the PHA. Since RHF grants are funded with the Capital Fund appropriation, these grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) and 24.CFR 905.120. (For additional information, see PIH Notice 2006-18(HA))

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 Capital Fund Program Grant No:		Federal FY of Grant:	
The Housing Authority of the City of Atlanta, Georgia		Replacement Housing Factor Grant No: GA06R006501-06		2006	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/2005		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number (____) <input type="checkbox"/> Final Performance and Evaluation Statement			
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvement				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment - Nonexpendable				
13	1470 Nondwelling Structure				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacement Reserve				
17	1492 Moving to Work Demonstration	\$1,445,157.00	\$1,445,157.00	\$0.00	\$0.00
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$1,445,157.00	\$1,445,157.00	\$0.00	\$0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation

Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

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:GA06R006501-06

Federal FY of Grant: 2006

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA6-999	Authority Wide							
	Moving To Work	1492		1,445,157.00				
Grand Total				1,445,157.00				

Annual Statement / Performance and Evaluation

Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

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: GA06R006501-06

Federal FY of Grant: 2006

Development Number/
Name HA-Wide

All Funds Obligated
(Quarter Ending Date)

All Funds Expended
(Quarter Ending Date)

Reasons for Revised Target
Dates

	Original	Revised	Actual	Original	Revised	Actual
GA6-999 Authority Wide	TBD			TBD		

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of the City of Atlanta Georgia (GA006) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A3107

dated: 2/20/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 13,012,679 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number GA06P00650106

PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

_____ a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

✓ _____ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development	PHA Executive Director
By _____	By <u>[Signature]</u>
Date: _____	Date: <u>6/29/06</u>
Title _____	Title <u>President / CEO</u>

**Capital Fund Program
(CFP) Amendment**

 To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of the City of Atlanta Georgia (GA006) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

 Contract(s) ACC(s) Number(s) A3107

 dated: 2/20/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 13,012,679 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number GA06P00650106

 PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

_____ a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

✓ _____ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development
By _____

Date: _____

Title _____

PHA Executive Director

By _____

Date: _____

Title _____

6/29/06

President / CEO

Attachment to
FFY2006 Capital Fund Grant Number GA06P00650106
\$13,012,679

"The PHA and HUD are parties to the Moving to Work Demonstration Agreement, effective **July 1, 2003 through June 30, 2010** (the "MTW Agreement"). **For the effective period of the MTW Agreement only**, the terms and conditions of the ACC(s) is (are) amended to the extent that such terms and conditions conflict with the terms and conditions in the following sections of the MTW Agreement: (i) Article I - HUD Program Requirements and Other Federal Requirements, (ii) Appendix A - Statement of Authorizations, (iii) Attachment A - Calculation of Subsidies, (iv) Attachment B - MTW Annual Plan and Report Elements, and (v) Attachment E - AHA MTW Program Compliance Requirements."

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 Capital Fund Program Grant No: GA06P006501-06		Federal FY of Grant: 2006	
The Housing Authority of the City of Atlanta, Georgia		Replacement Housing Factor Grant No:			
<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"/> Final Performance and Evaluation Statement			
Performance and Evaluation Report for Program Year Ending 06/30/2005					
Line No.	Summary by Development Account	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	\$13,012,679.00	\$13,012,679.00	\$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)	\$13,012,679.00	\$13,012,679.00	\$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 II: Supporting Pages

PHA Name:

The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number

Capital Fund Program Grant No: GA06P006501-06
Replacement Housing Factor Grant No:

Federal FY of Grant: 2006

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Total Actual Cost	Funds Obligated	Funds Expended	Status of Work
--	---	------------------	----------	----------------------	----------	---------	-------------------	--------------------	-------------------	----------------

GA6-999 Authority Wide

Moving To Work

1492

13,012,679.00

13,012,679.00

Grand Total

Annual Statement / Performance and Evaluation

Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:

The Housing Authority of the City of Atlanta, Georgia

Grant Type and Nunber

Capital Fund Program Grant No:

GA06P006501-06

Federal FY of Grant: 2006

Development Number/
Name HA-Wide
Activities

All Funds Obligated
(Quarter Ending Date)

Replacement Housing Factor Grant No:

All Funds Expended
(Quarter Ending Date)

Reasons for Revised Target
Dates

Original

Revised

Actual

Original

Revised

Actual

GA6-999 Authority Wide

TBD

TBD



PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

CAPITAL FUND FY 2006 – FORMULA GRANT

FUNDING SHEET

PHA Name: Housing Authority of the City of Atlanta Georgia

PHA Code: GA006

\$13,012,679

Formula Grant

PHAs will be required to print the ACC Amendment for each of their grants from the HUD PIH website:

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

By signing the ACC Amendment the PHA is agreeing to comply with the Capital Fund Program statute i.e., Section 9(j) of the United States Housing Act of 1937, as amended, and the regulations including 24 CFR Parts 905, 968, and 941. The PHA is required to obligate 90 percent of this grant within 2 years of the date the funds are made available and to expend 100 percent of the grant within 4 years of the date the funds are made available. Failure to meet the obligation or expenditure deadlines will result in penalties and sanctions for the PHA. Since RHF grants are funded with the Capital Fund appropriation, these grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) and 24 CFR 905.120. (For additional information, see PIH Notice 2006-18(HA))

**Capital Fund Program
(CFP) Amendment**

To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of the City of Atlanta Georgia (GA006) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A3107

dated: 2/20/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$5,477,673 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number GA06R00650206

PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

_____ a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

☒ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development	PHA Executive Director
By _____	By <u>[Signature]</u>
Date: _____	Date: <u>6/29/06</u>
Title _____	Title <u>President / CEO</u>

**Capital Fund Program
(CFP) Amendment**

 To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of the City of Atlanta Georgia (GA006) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

 Contract(s) ACC(s) Number(s) A3107

 dated: 2/20/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 5,477,673 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number GA06R00650206

 PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

 a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

✓ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA Executive Director By <u>[Signature]</u> Date: <u>6/29/06</u>
Title _____	Title <u>President / CEO</u>

Attachment to
FFY2006 Capital Fund Grant Number GA06R00650206
\$5,477,673

"The PHA and HUD are parties to the Moving to Work Demonstration Agreement, effective **July 1, 2003 through June 30, 2010** (the "MTW Agreement"). **For the effective period of the MTW Agreement only**, the terms and conditions of the ACC(s) is (are) amended to the extent that such terms and conditions conflict with the terms and conditions in the following sections of the MTW Agreement: (i) Article I - HUD Program Requirements and Other Federal Requirements, (ii) Appendix A - Statement of Authorizations, (iii) Attachment A - Calculation of Subsidies, (iv) Attachment B - MTW Annual Plan and Report Elements, and (v) Attachment E - AHA MTW Program Compliance Requirements."



PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

CAPITAL FUND FY 2006

FUNDING SHEET

PHA Name: Housing Authority of the City of Atlanta Georgia

PHA Code: GA006

\$5,477,673

FY 2006 Second Increment RHF Grant

***** The above grant requires an approved second increment plan before the attached ACC amendment is signed and the grant is obligated.**

PHAs will be required to print the ACC Amendment for each of their grants from the HUD PIH website:

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

By signing the ACC Amendment the PHA is agreeing to comply with the Capital Fund Program statute i.e., Section 9(j) of the United States Housing Act of 1937, as amended, and the regulations including 24 CFR Parts 905, 968, and 941. The PHA is required to obligate 90 percent of this grant within 2 years of the date the funds are made available and to expend 100 percent of the grant within 4 years of the date the funds are made available. Failure to meet the obligation or expenditure deadlines will result in penalties and sanctions for the PHA. Since RHF grants are funded with the Capital Fund appropriation, these grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) and 24 CFR 905.120. (For additional information, see PIH Notice 2006-18(HA))

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 Capital Fund Program Grant No:		Federal FY of Grant: 2006		
The Housing Authority of the City of Atlanta, Georgia		Replacement Housing Factor Grant No: GA06R006502-06				
<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"/> Final Performance and Evaluation Statement				
Performance and Evaluation Report for Program Year Ending 06/30/2005						
Line No.	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs					
4	1410 Management Improvements Hard Costs					
5	1411 Administration					
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	\$5,477,673.00	\$5,477,673.00		\$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)	\$5,477,673.00	\$5,477,673.00		\$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 II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant: 2006	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:			
		Replacement Housing Factor Grant No: GA06R006502-06			
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost
				Original	Revised
GA6-999	Authority Wide				
	Moving To Work	1492		5,477,673.00	
				5,477,673.00	
Grand Total					
				Funds Obligated	Funds Expended
					Status of Work

Annual Statement / Performance and Evaluation

Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

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: GA06R006502-06

Federal FY of Grant: 2006

Development Number/
Name HA-Wide
Activities

All Funds Obligated
(Quarter Ending Date)

All Funds Expended
(Quarter Ending Date)

Reasons for Revised Target
Dates

Original	Revised	Actual	Original	Revised	Actual
TBD			TBD		

GA6-999 Authority Wide

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: GA06P006501-02		2002	
		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 (__ __)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending June 30, 2006 <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	\$2,666,027.81
	Management Improvements Hard Costs				
4	1410 Administration	\$1,446,525.77	\$1,446,525.77	\$1,446,525.77	\$1,446,525.77
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	\$79,944.69	\$79,944.69	\$79,944.69	\$79,944.69
10	1460 Dwelling Structures	\$1,541,565.14	\$1,541,565.14	\$1,541,565.14	\$1,541,565.14
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structure	\$231,492.98	\$231,492.98	\$231,492.98	\$231,492.98
13	1475 Nondwelling Equipment	\$227,922.73	\$227,922.73	\$227,922.73	\$227,922.73
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$7,047,258.24	\$7,047,258.24	\$7,047,258.24	\$7,047,258.24
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	\$14,837,596.00
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: GA06P006501-03		2003	
		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 (____)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/2006 <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	\$11,680,743.00	\$11,680,743.00
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	\$11,680,743.00	\$11,680,743.00
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: GA06P006502-03		2003	
		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 (__ __)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/2006 <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	\$3,497,386.00	\$3,497,386.00
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	\$3,497,386.00	\$3,497,386.00
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: GA06P006501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<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 06/30/2006 <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	\$12,659,616.00	\$12,659,616.00	\$12,659,616.00
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	\$12,659,616.00	\$12,659,616.00	\$12,659,616.00
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: GA06P006501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<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 06/30/2006 <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	\$13,117,907.00	\$13,117,907.00	\$9,698,843.62	\$7,592,016.60
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$13,117,907.00	\$13,117,907.00	\$9,698,843.62	\$7,592,016.60
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: Replacement Housing Factor Grant No: GA06R006501-00		2000	
<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 06/30/2005 <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	\$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	\$2,499,797.99	\$2,499,797.99	\$2,499,797.99	\$2,499,797.99
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$849,596.00	\$849,596.00	\$849,596.00	\$849,596.00
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,721,549.00	\$3,721,549.00	\$3,721,549.00	\$3,721,549.00
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: Replacement Housing Factor Grant No: GA06R006501-01		2001	
<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 06/30/2006 <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	\$4,431,156.00	\$4,431,156.00	\$4,195,758.41
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$684,668.00	\$684,668.00	\$684,668.00	\$684,668.00
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$5,115,824.00	\$5,115,824.00	\$5,115,824.00	\$4,880,426.41
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: Replacement Housing Factor Grant No: GA06R006501-02		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 06/30/2006 <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	\$6,450,529.00	\$4,034,392.72
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	\$6,450,529.00	\$4,034,392.72
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: Replacement Housing Factor Grant No: GA06R006501-03		2003	
<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 06/30/2006 <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	\$3,432,489.00	\$2,020,383.39
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	\$3,432,489.00	\$2,020,383.39
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: Replacement Housing Factor Grant No: GA06R006502-03		2003	
<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 06/30/2006 <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	\$2,435,481.00	\$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	\$2,435,481.00	\$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:		2004	
		Replacement Housing Factor Grant No: GA06R006501-04			
<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 06/30/2006 <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	\$4,540,123.00	\$4,540,123.00	\$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	\$4,540,123.00	\$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: Replacement Housing Factor Grant No: GA06R006502-04		2004	
<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 06/30/2006 <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	\$3,398,919.00	\$200,000.00	\$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	\$3,398,919.00	\$200,000.00	\$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:		2005	
		Replacement Housing Factor Grant No: GA06R006501-05			
<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 06/30/2006 <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	\$2,712,327.00	\$2,712,327.00	\$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)	\$2,712,327.00	\$2,712,327.00	\$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: Replacement Housing Factor Grant No: GA06R006502-05		2005	
<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 06/30/2006 <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	\$5,292,808.00	\$5,292,808.00	\$109,605.16	\$0.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$5,292,808.00	\$5,292,808.00	\$109,605.16	\$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				

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 its FY 2006 Moving to Work (MTW) Annual Report to the United States Department of Housing and Urban Development (HUD) in accordance with AHA's Moving to Work Demonstration Program Agreement, and other related matters.
3. This resolution was presented to the AHA Board of Commissioners (the "Board") at its Regular Meeting on August 30, 2006 (the "Meeting").
4. The following Board members were present for the Meeting:

Cecil Phillips, Chair
Elder James Brown, Vice Chair
Margarette Paulyne Morgan White
Aaron Watson
5. At the Meeting, the Board unanimously adopted and approved the resolution attached hereto as Exhibit 1.

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, 2006.





RENÉE LEWIS GLOVER,
Secretary

EXHIBIT 1
RESOLUTION ADOPTED AT THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS TO BE HELD ON
WEDNESDAY, AUGUST 30, 2006

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 Program (MTW Program);

WHEREAS, the purpose of the MTW Demonstration 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 Housing Authority of the City of Atlanta, Georgia (AHA) was selected by HUD to participate in the MTW Demonstration Program in January 2001, and AHA executed its MTW Demonstration Program Agreement (MTW Agreement) with HUD effective July 1, 2003;

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

WHEREAS, the FY 2006 Annual MTW Report must be submitted to HUD by September 1, 2006, which is 60 days after the end of AHA's fiscal year end on June 30, 2006;

WHEREAS, the FY 2006 MTW Annual Report will be AHA's third annual report under the MTW Demonstration Program;

WHEREAS, AHA's MTW Agreement identifies specific types of information that are required to be included in the MTW Annual Report, except as modified by HUD's approval of revised requirements included in AHA's FY 2006 CATALYST Implementation Plan;

WHEREAS, this information includes: households served, occupancy policies, changes in housing stock, sources and amounts of funding, uses of funds, capital planning, management information for the Housing Choice Program, and management information for the Public Housing including occupancy rates, rent collections, work order management, inspections, security and resident programs;

WHEREAS, additionally, AHA's MTW Agreement includes eleven performance benchmarks designed to evaluate AHA's performance during the MTW Demonstration Period;

WHEREAS, AHA's performance toward the benchmarks is summarized in Exhibit STO-1-A;

WHEREAS, AHA's MTW Agreement also requires that the Agency conduct an annual reevaluation of the impact of its MTW rent policy changes; and

WHEREAS, AHA's Annual Evaluation of Rent Impact Analysis is attached hereto as Exhibit STO-1-B.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA (AHA) that AHA's FY 2006 Annual Moving to Work Report (Annual MTW Report) is hereby approved. Further, the President and Chief Executive Officer is authorized to submit AHA's FY 2006 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. Further, 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 2006 Annual MTW Report without further vote or approval of this Board. Further, the President and Chief Executive Officer is hereby authorized to negotiate with HUD regarding any portion of AHA's FY 2006 Annual MTW Report without further vote or approval of this Board.

Exhibit STO-1-A

MTW Program Benchmarks – Measurable Outcomes

Performance Measure	Performance Measure Definition	Baseline	FY06 Target	FY06 Outcome
Public Housing Program (See Note A Below)				
% 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%	≤2%	1%
Occupancy Rate (See Note B Below) (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. (See Notes B and C below.)	98%	≥98%	99%
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%	99%
Routine Work Orders Completed in < 7 Days (Percentage of routine work orders that will be completed in less than 7 days)	The average number of days that all non-emergency work orders will be active during the FY shall be less than or equal to 7 days.	5 Days	100% (≤7 Days)	100% (1.6 Days)

Performance Measure	Performance Measure Definition	Baseline	FY06 Target	FY06 Outcome
% Planned Inspections Completed (See Note C Below) (Percentage of all units inspected and common areas)	The percentage of all occupied units and common areas that are inspected during the FY shall be greater than or equal to the target benchmark. (See Note C below.)	100%	100%	100%
Housing Choice Program (Section 8)				
Budget Utilization Rate (See Note D Below) (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%	≥98%	98%
% Planned Annual Inspections Completed (Annual percentage of occupied units inspected)	The percentage of all occupied units that are inspected during the FY shall be greater than or equal to the target benchmark.	98%	≥98%	98%
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%	≥1.4%	7.6%
Community and Supportive Services				
Resident Homeownership (Annual number of Public Housing residents or Housing Choice participants who close on purchasing a home)	The number of Public Housing residents or Housing Choice Voucher participants 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.	6	70	37

Performance Measure	Performance Measure Definition	Baseline	FY06 Target	FY06 Outcome
Resident Workforce Participation (Annual number of Public Housing residents or Housing Choice participants [excluding elderly and disabled] who are in the workforce)	The number of Public Housing residents or Housing Choice participants (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.	6,415	7,415	9,567
Finance				
Project Based Financing Closings (See Note E Below) (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 a conversion transaction has either been closed or will be in the closing process prior the end of the FY shall be greater than or equal to the target benchmark. Such closing will utilize the financing principles identified in the MTW Agreement. (See Note D.)	N/A	3	N/A

Notes:

A. General – Public Housing Program. Information for the Public Housing Program includes information for both AHA-owned public housing communities and the public housing assisted units at AHA-sponsored mixed-income communities.

B. Occupancy Rates – Public Housing Program. Available Units: Units that are defined as dwelling units (occupied or vacant) under AHA's Annual Contribution Contract (ACC), that are available for occupancy, after adjusting for three categories of exclusions:

1. Units Approved For Non-Dwelling Use: These are units that are HUD approved for non-dwelling status for the use in the provision of social services, charitable purposes, public safety activities, and resident services, or

used in the support of economic self-sufficiency and anti-drug activities.

2. Employee Occupied Units: These are units that are occupied by employees who are required to live in public housing as a condition of their job, rather than the occupancy being subject to the normal resident selection process.
3. Vacant Units Approved For Deprogramming: These are units that are HUD approved for demolition / disposition.
4. Temporarily Off-Line Units: Units undergoing modernization and/or major rehabilitation.

AHA's performance under this measurement will be impacted by the execution of various initiatives that will be set forth in AHA's approved MTW Plans, e.g. enhanced criminal background screening and portfolio repositioning.

C. % Planned Inspections Completed – Public Housing Program. Units exempted from the calculation for this purpose include the following:

1. Occupied units for which AHA's private management companies have documented two attempts to inspect the unit and where eviction proceedings have been initiated with respect to that unit.
2. Vacant units that are undergoing capital improvements.
3. Vacant units that are uninhabitable for reasons beyond AHA's control due to:
 - a) Unsafe levels of hazardous/toxic materials;
 - b) An order or directive by a local, state or federal government agency;
 - c) Natural disasters; or
 - d) Units kept vacant because they are structurally unsound and AHA has taken action to rehabilitate or demolish those units.
4. Vacant units covered in an approved demolition or disposition application.

D. Housing Choice Budget Utilization Rate. As part of the supplemental information included in AHA's FY 2007 Implementation Plan, AHA included clarifying language for its MTW Agreement Benchmarks Definitions to better align with the intent of its MTW Agreement. AHA clarified the definition for the Housing Choice Budget Utilization Rate to align with the intent of Section V.C.3.b of the Statement of Authorizations of its Agreement regarding the use of Housing Choice Program Assistance which states that "AHA may use these funds for any eligible MTW activity consistent with this

agreement.” AHA applied this definition in determining its performance in meeting the $\geq 98\%$ Housing Choice Budget Utilization benchmark.

E. Project-based Financing Closings – Finance. As part of the supplemental information included in AHA’s FY 2006 Implementation Plan, HUD approved an alternate disposition process protocol for AHA. Based upon this approval, AHA further clarified this benchmark in its FY 2007 Implementation Plan with measuring AHA’s progress in facilitating the creation of healthy mixed-income communities owned by private entities by committing project-based vouchers to a percentage of the units and/or investing MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families. AHA will report its progress on this clarified benchmark in its FY 2007 Annual Report.

Exhibit STO-1-B

**IMPACT ANALYSIS OF AHA MINIMUM RENT POLICY ON
PUBLIC HOUSING ASSISTED AND HOUSING CHOICE ASSISTED HOUSEHOLDS
FOR FISCAL YEAR ENDING JUNE 30, 2006**

MINIMUM RENT HOUSEHOLD CATEGORIES¹	PUBLIC HOUSING Total Assisted Households = 6,217 ²	HOUSING CHOICE Total Assisted Households = 10,920 ²
Total Households Subject to Minimum Rent	2,508	8,016
Number of Households Subject to Minimum Rent Terminated for Nonpayment of Rent	185	6
Households Subject to Minimum Rent Terminated for Nonpayment of Rent Expressed As a Percentage of the Total Number of These Households	6.87% [185 ÷ 2,693]	.07% [6 ÷ 8,022]
Total Households Paying Minimum Rent Equal to \$125	542	1,741
Total Households Paying Minimum Rent Equal to \$125 Terminated for Nonpayment of Rent	40	1
Households Paying Minimum Rent Equal to \$125 Terminated for Nonpayment of Rent Expressed as a Percentage of the Total Number of These Households	6.87% [40 ÷ 582]	.06% [1 ÷ 1,742]
Households Paying Minimum Rent Equal to \$125 Terminated for Nonpayment of Rent Expressed as a Percentage of Households Subject to Minimum Rent	1.49% [40 ÷ 2,693]	.01% [1 ÷ 8,022]

¹ Minimum Rent Household Categories exclude elderly and disabled households.

² Total Households include family, elderly, and disabled households.

Note: The total number of active households in all categories represents the actual count as of June 2006. The total number of terminated households represents the cumulative count for FY 2006. In calculating percentages the total number of terminated households was added to the June 2006 active household count in order to derive at the total household count for FY 2006. The assumption here is that terminated households were active during the fiscal year prior to the June 2006 snapshot of active households and, therefore, should be included in the total household count in analyzing impact.

Source: Atlanta Housing Authority administrative data provided by operating departments and verified by AHA's Information Technology Division and Office of Policy and Research.

Exhibit STO-1-B

CONCLUSION:

AHA established the minimum rent policy under its HUD-approved FY 2005 MTW Plan that requires public housing assisted residents and housing choice participants to pay a minimum rent of \$125.

Pursuant to the MTW Agreement, AHA must reevaluate its rent and subsidy level policies on an annual basis. As part of this reevaluation AHA conducted an analysis of the impact of the minimum rent policy for the fiscal year ending June 30, 2006.

The analysis indicates that the impact on households assisted under either program area who are paying a minimum rent equal to \$125 is no greater than the impact on households who are subject to the minimum rent requirement within the same program area. This finding is true for both public housing assisted and housing choice assisted households.

Total households subject to the minimum rent are all households (excluding elderly and disabled households) that pay rent of \$125 or more (Total). A subset of that group is all households that pay only the minimum rent equal to \$125 (Subset).

When we examine either the Total or the Subset of public housing assisted residents or housing choice participants in these rent categories, we find that terminations for nonpayment of rent do not vary significantly. For public housing, terminations represented 6.87% of both the Total and the Subset. For housing choice, terminations represented .07% of the Total and .06% of the Subset. In other words, we can hypothesize that income adjusted residents and participants paying greater than the basic minimum rent of \$125 are as likely to be terminated for non-payment of rent as residents and participants paying the basic minimum rent of \$125.

When comparing the number of terminations for public housing assisted and housing choice assisted households paying the basic minimum rent of \$125 against the total number of households paying rent of \$125 or more, the percentage of terminations for public housing basic minimum rent households drops to 1.49%; and the percentage of terminations for housing choice basic minimum rent households drops to .01%.

We can conclude from this analysis then that AHA's minimum rent policy is not having a discernible negative impact on assisted residents and participants.

The elderly income disregard is not included in this analysis due to the unavailability of verifiable data. Nonetheless, in operational terms, the elderly income disregard would only have a positive impact on elderly residents and participants. The fact that wage income earned by elderly households in addition to Social Security and other fixed pension or pension-like income sources is not being used in calculating rent supports this conclusion. In addition, elderly and disabled households are not subject to the minimum rent policy.

A final mention should be made of minimum rent hardship waivers. During FY 2006, 7 public housing assisted residents and 123 housing choice participants were approved for hardship waivers of the minimum rent.

**IMPACT ANALYSIS OF AHA MINIMUM RENT POLICY ON PUBLIC HOUSING
ASSISTED AND HOUSING CHOICE ASSISTED HOUSEHOLDS FOR
FISCAL YEAR ENDING JUNE 30, 2006**

MINIMUM RENT HOUSEHOLD CATEGORIES¹	PUBLIC HOUSING Total Assisted Households = 6,217 ²	HOUSING CHOICE Total Assisted Households = 10,920 ²
Total Households Subject to Minimum Rent	2,508	8,016
Number of Households Subject to Minimum Rent Terminated for Nonpayment of Rent	185	6
Households Subject to Minimum Rent Terminated for Nonpayment of Rent Expressed As a Percentage of the Total Number of These Households	6.87% [185 ÷ 2,693]	.07% [6 ÷ 8,022]
Total Households Paying Minimum Rent Equal to \$125	542	1,741
Total Households Paying Minimum Rent Equal to \$125 Terminated for Nonpayment of Rent	40	1
Households Paying Minimum Rent Equal to \$125 Terminated for Nonpayment of Rent Expressed as a Percentage of the Total Number of These Households	6.87% [40 ÷ 582]	.06% [1 ÷ 1,742]
Households Paying Minimum Rent Equal to \$125 Terminated for Nonpayment of Rent Expressed as a Percentage of Households Subject to Minimum Rent	1.49% [40 ÷ 2,693]	.01% [1 ÷ 8,022]

¹ Minimum Rent Household Categories exclude elderly and disabled households.

² Total Households include family, elderly, and disabled households.

Note: The total number of active households in all categories represents the actual count as of June 2006. The total number of terminated households represents the cumulative count for FY 2006. In calculating percentages the total number of terminated households was added to the June 2006 active household count in order to derive at the total household count for FY 2006. The assumption here is that terminated households were active during the fiscal year prior to the June 2006 snapshot of active households and, therefore, should be included in the total household count in analyzing impact.

Source: Atlanta Housing Authority administrative data provided by operating departments and verified by AHA's Information Technology Division and Office of Policy and Research.

CONCLUSION:

AHA established the minimum rent policy under its HUD-approved FY 2005 MTW Plan that requires public housing assisted residents and housing choice participants to pay a minimum rent of \$125.

Pursuant to the MTW Agreement, AHA must reevaluate its rent and subsidy level policies on an annual basis. As part of this reevaluation AHA conducted an analysis of the impact of the minimum rent policy for the fiscal year ending June 30, 2006.

The analysis indicates that the impact on households assisted under either program area who are paying a minimum rent equal to \$125 is no greater than the impact on households who are subject to the minimum rent requirement within the same program area. This finding is true for both public housing assisted and housing choice assisted households.

Total households subject to the minimum rent are all households (excluding elderly and disabled households) that pay rent of \$125 or more (Total). A subset of that group is all households that pay only the minimum rent equal to \$125 (Subset).

When we examine either the Total or the Subset of public housing assisted residents or housing choice participants in these rent categories, we find that terminations for nonpayment of rent do not vary significantly. For public housing, terminations represented 6.87% of both the Total and the Subset. For housing choice, terminations represented .07% of the Total and .06% of the Subset. In other words, we can hypothesize that income adjusted residents and participants paying greater than the basic minimum rent of \$125 are as likely to be terminated for non-payment of rent as residents and participants paying the basic minimum rent of \$125.

When comparing the number of terminations for public housing assisted and housing choice assisted households paying the basic minimum rent of \$125 against the total number of households paying rent of \$125 or more, the percentage of terminations for public housing basic minimum rent households drops to 1.49%; and the percentage of terminations for housing choice basic minimum rent households drops to .01%.

We can conclude from this analysis then that AHA's minimum rent policy is not having a discernible negative impact on assisted residents and participants.

The elderly income disregard is not included in this analysis due to the unavailability of verifiable data. Nonetheless, in operational terms, the elderly income disregard would only have a positive impact on elderly residents and participants. The fact that wage income earned by elderly households in addition to Social Security and other fixed pension or pension-like income sources is not being used in calculating rent supports this conclusion. In addition, elderly and disabled households are not subject to the minimum rent policy.

A final mention should be made of minimum rent hardship waivers. During FY 2006, 7 public housing assisted residents and 123 housing choice participants were approved for hardship waivers of the minimum rent.

The Implementation Plan Projects listed in this appendix were revised to coincide with the FY 2006 MTW Annual Plan Projects. Parts I through V (following) and the Conclusion section contain information on the projects that were identified in AHA's FY 2006 MTW Annual Plan and they are presented in the same order.

FY 2006 ACCOMPLISHMENTS

PART I: ASSET AND PROPERTY MANAGEMENT

Projects	Accomplishments
A1- Enhanced Business Systems (Lease/Family Obligation Document Enforcement, Enhanced Criminal Screening, and Health and Safety Standards	AHA and the PMCOs continued aggressive enforcement of the lease; AHA's Housing Choice staff continued aggressive enforcement of voucher policy standards.
A2- Elderly Income Disregard	AHA and its professional property management companies (PMCOs) continued to implement this policy.
A3- Minimum Rent	Since FY 2005, the number of minimum renters has decreased by 50% from 1,063 to 535 as of June 30, 2006, with average rent increasing by 19% at the AHA-owned family communities.
A4- Affordable Flat Rent Demonstration	Investigated the feasibility of implementing this activity by analyzing operating costs and available operating subsidies, and other cost factors at the property level for each community.
A5- Sustaining Mixed-Income Investments	AHA selected a community for this activity and has initiated the process of disposing of the Section 9 operating subsidy under the ACC that, once accomplished, will lead to the issuance of tenant-based vouchers to residents formerly assisted with Section subsidy funds.

Projects	Accomplishments
A6- Tax Credit Compliance Model	<p>As previously discussed, AHA reorganized its asset management function during FY 2006; this group began development of the new asset management systems and business processes related to Mixed-Income Communities into an account management system that services mixed finance business relationships.</p> <p>An Internet-based relationship and asset management system, in many ways designed to be similar to on-line banking, is being created to track subsidies, service loans, monitor occupancy, and provide real-time data for various reporting purposes including those required by HUD for the MTCS and PIC systems.</p>
B1- Elderly Admissions Preference at AHA's Senior High-rises	<p>Launched Implementation of the Elderly Admissions Preference at AHA's 17 high-rise communities in March 2006.</p> <p>AHA submitted a designated housing plan to HUD for public housing units in Columbia Senior Residences at Mechanicsville, Phase III of the revitalization of McDaniel Glenn.</p>
B2- Place-based Supportive Services Strategy Pilot	<p>AHA, along with the Atlanta Regional Commission's Division on Aging (ARC), established a placed-based strategy at Marian Road high-rise using the NORC (Naturally Occurring Retirement Community¹) model. Other program partners involved with the pilot include:</p> <ul style="list-style-type: none"> (1) Piedmont Hospital is providing regular podiatry services on-site in the community and have assigned a nurse that provides health and wellness screenings on a bi-weekly basis; (2) Visiting Nurses Health Systems is on-site twice per week providing social services such as housekeeping, case management and referral services for frail elderly and disabled persons; and (3) Jewish Family and Career Services and Jewish Federation provide recreational and cultural activities (e.g. potlucks, living history groups, cultural films). To further advance the implementation of the NORC model at Marian Road high-rise, ARC received a \$30,000 grant from the Jewish Federation.

¹ NORCs build the community capacity to support seniors as they age in place. Wherever there is a higher than usual density of older adults, a NORC can take root.

Projects	Accomplishments
B3- Enhanced Real Estate Inspection Systems	During FY 2006, AHA developed and began implementing additional inspections at the Affordable Communities including elevator inspections, asset risk inspections, and site security inspections. AHA continued to inspect units under its Housing Choice program based on an enhanced HQS standard developed during FY 2005; AHA established multifamily procedures for inspecting tenant-based and project-based multi-family properties.
B4- Mixed-Income Communities "Working Laboratory" Initiative	Owner entities of Mixed-Income Communities examined alternative approaches to occupancy, leasing and rent policies and procedures with respect to their communities and the assisted residents or applicants; these policies and procedures include but are not limited to new rent structure (e.g. fixed rents), application and waiting list procedures, eligibility and/or suitability criteria, program/training participation requirements and term limits.
C1- Work Requirement	As of June 30, 2006, 2,253 (74%) of target adults out of 3,030 were in compliance with this requirement at the AHA-owned Affordable Communities, 4,373 (41%) of 10,774 target adults in the Housing Choice Program, and 1,391 (77%) of target adults out 1,800 at the Mixed-Income Communities.
C2- Program Participation Requirement	AHA revised the policy requiring one adult in the households of applicants and existing households to work full-time at least 30 hours per week and all other adults in the household to be either work or program compliant. Elderly and disabled household members are exempt of this requirement.
C3- Service Provider Network	AHA recruited five additional organizations to its already established network of 18 reputable partners. The Atlanta Workforce Development Agency (AWDA) enrolled 273 AHA clients into its programs of which 216 of these clients completed the program, and 118 obtained employment. The Department of Family and Children Services (DFCS) provided childcare assistance to over 205 AHA clients resulting in approximately \$1 million in childcare resources.
C4- CATALYST Resource Access Guide	AHA published the CATALYST Resource Access Guide, three newsletters and six postcards which were distributed to all AHA clients to keep them informed about supportive services resources.
C5- Connections to the SPN	AHA and the PMCOs continued to provide outreach and referral services to link AHA clients to the Service Provider Network organizations and other community-based supportive services organizations.

Projects	Accomplishments
C6- Individual Development Accounts (IDAs)	AHA postponed implementation until FY 2008
C7- Human Services Management	During FY 2006 through its contracts with 360vu and IMS, AHA provided coaching and counseling services to 2,574 families affected by community revitalizations or other repositioning.

PART II: HOUSING CHOICE ADMINISTRATION

Projects	Accomplishments
A1- Enhanced Business Systems (Lease/Family Obligation Document Enforcement, Enhanced Criminal Screening, and Health and Safety Standards	AHA and the PMCOs continued aggressive enforcement of the lease; AHA's Housing Choice staff continued aggressive enforcement of voucher policy standards.
A2- Elderly Income Disregard	AHA and its professional property management companies (PMCOs) continued to implement this policy.
A3- Minimum Rent	The number of Housing Choice voucher participants who paid minimum rent decreased from 1,958 (June 30, 2005) to 1,741 (June 30, 2006).
A4- Inspection Fees	AHA postponed implementation of this initiative until FY 2007
A5- Landlord Certification and Training	AHA postponed implementation of this initiative until FY 2007
A6- Housing Choice Fair Market Rent Standards	AHA continued to use HUD Fair Market Rent (FMRs) standards during FY 2006 and will continue to explore establishing its own FMRs during FY 2007.
A7a- On-Site Administration	AHA fully developed and implemented on-site administration of project-based vouchers including the development of a Project-based Voucher Implementation Plan and Policies and Procedures Manual.
A7b- Residential Moves	A data analysis was conducted to assess exactly how many participant families moved each year as well as some descriptive data about the families' characteristics. The data analysis confirmed that a high percentage of families (between 21% and 26% each year) moved each calendar year. Every time a family moves a new voucher, RTA, inspection and rent negotiation all must be processed, which requires a significant amount of staff time. Based on the findings from the data analysis, AHA developed draft policies that will limit the number of moves families can make. The policies will provide incentives for meeting new policy requirements.

Projects	Accomplishments
A7c- Single Family Unit Residency / Homeownership Standards	<p>AHA continued the operation of its Housing Choice Homeownership Voucher Program; however, will develop new eligibility standards for using voucher to achieve homeownership during FY 2007.</p> <p>AHA began the planning phase for setting standards for residency in single family homes; initial analysis conducted identified that 69% of Housing Choice participants reside in single family homes.</p>
A7d- AHA Standards and Outgoing Ports	<p>AHA continued to ensure that policy requirements are being enforced in the AHA's jurisdiction including incoming ports.</p>
A8- Deconcentration Strategy	<p>To further its deconcentration plan, AHA determined that it was more appropriate to use its regulatory flexibility to completely reform its Housing Choice voucher program; this initiative will address and integrate several factors including "deconcentration-site and neighborhood standards, rent and payment standards, restrictions on the use of the voucher for single family units, inspections standards, landlord certification and a shift in the allocation of voucher subsidy from tenant based vouchers to project-based vouchers in support of AHA's vision.</p> <p>AHA continued to implement standards limiting direct subsidy assistance including tenant-based, project-based and ACC units in multifamily housing to a maximum of 40%.</p>
A9- Enhanced Real Estate Inspection Systems	<p>During FY 2006, AHA developed and began implementing additional inspections at the Affordable Communities including elevator inspections, asset risk inspections, and site security inspections.</p> <p>AHA continued to inspect units under its Housing Choice program based on an enhanced HQS standard developed during FY 2005; AHA established multifamily procedures for inspecting tenant-based and project-based multi-family properties.</p>

PART III: REAL ESTATE DEVELOPMENT & ACQUISITIONS

Projects	Accomplishments
A1- Repositioning	<p><i>Acquisitions</i> - Acquired four properties totaling over 12.42 acres to support the development of three AHA-sponsored mixed-income communities.</p> <p><i>Deals Closed</i> - Closed five deals resulting in 1,177 mixed-income units (rental and for sale) in various communities.</p> <p><i>Demolitions</i> - Demolished 495 units at Grady Homes and 306 units making up the Main campus of McDaniel Glenn.</p> <p><i>Homeownership Development Land Trades</i> - Developed 39 for sale homes including 6 affordable and 33 market rate that were sold.</p> <p>Completed a major land trade with College Partners, Inc., an organization formed by a partnership consisting of Morehouse College, Morehouse School of Medicine, and Spelman College, in support of the development of CollegeTown at West End.</p> <p><i>Rental Housing Under Construction</i> - Construction commenced on 975 mixed-income rental apartments in various communities.</p> <p><i>Revenues Earned</i> - AHA earned over \$2.2 million in developer and transaction fees during FY 2006.</p> <p><i>Tax Credit Awards Received</i> - Received five tax credit awards totaling over \$3.75 million representing at least \$37.5 million in equity. These awards will help produce 813 mixed-income rental apartments (family and senior).</p>
A2- Project-Based Voucher as a Development Tool	<p>AHA continued to use Project-based Vouchers as a development tool by partnering with private sector partners to develop mixed-income housing opportunities for income-eligible families. In support of this initiative, AHA issued a RFP for Project-based Rental Assistance (PBRA) for LIHTC Developments. This solicitation resulted in the commitment of 429 PBRA vouchers within eight communities.</p>

Projects	Accomplishments
A3- Enhanced Relocation Process	AHA began the development and documentation of relocation policies and procedures.
A4- Developing Alternative Housing Resources	AHA issued a Request for Proposal (RFP) as part of a Homeless Demonstration Program in which AHA is using its MTW flexibility to provide PBRA to a local initiative designed to provide housing to the chronically homeless.
A5- Developing Supportive Housing	AHA began research on developing an affordable assisted living facility (ALF).

PART IV: FEE BASED CONTRACT ADMINISTRATION

Projects	Accomplishments
A1- Contract Administration	<p>AHA continued to provide contract administration oversight approximately 7,400 units in Atlanta and Fulton County.</p> <p>AHA is also the HUD Contract Administrator for eight properties (690 apartments) under Section 8 New Construction and Substantial Rehabilitation Program; six properties funded by 11(b) bonds issued by AHA enhanced with FHA multifamily insurance and project-based rent subsidies; and two properties funded by pension fund financing unrelated to AHA contract administration activity.</p>
A2- Mark to Market Program	<p>AHA continued to conduct rent and debt restructurings of privately-owned FHA-insured multifamily assets with expiring Project-based Section 8 HAP Contracts.</p>
A3- Close-Out of Turnkey III Homebuyers Program	<p>AHA submitted the Turnkey III Homebuyers Program Close-Out Plan to HUD.</p> <p>AHA submitted the demolition/disposition application for 21 houses and 2 community buildings as part of the close-out process.</p>

PART V: CORPORATE SUPPORT

Projects	Accomplishments
A1- Financial Analysis	AHA continued to use financial analysis to support the transformation of the agency to a diversified real estate company; AHA performed profitability analysis on each of its properties.
A2- Project-Based Accounting and Financial Systems/Quarterly Financial Statements by Business Line	AHA completed the implementation of a project-based accounting and management system including making improvements to its information technology/financial reporting environment.
A3- Fee For Service Methodology	AHA continued to implement its Fee for Service Methodology approved by HUD.
A4- Asset Management Systems	AHA began the planning and development of technology solutions in support of AHA's transformation to an asset management organization, including the development of an integrated database and reporting system that meets AHA's operational needs. AHA reorganized its asset management function for mixed-income, mixed finance communities by creating a separate asset management group inside the agency; this group will lead the effort to institutionalize and integrate the various asset management systems and business processes.
A5- Next Generations Solutions Project	AHA is working to fully automate the Housing Choice Voucher Program. When fully implemented, this project will be a comprehensive and integrated system that automates Housing Choice back office operations. It is designed to make daily operations more professional and efficient, improve responsiveness to participants, landlords, and other customers, and to expand the operational capacity of the program to handle a higher volume of customers.
A6- Communications Plan	AHA continued to execute its communications plan in order to keep residents and participants informed of policy changes and initiatives that impact families and stakeholders. A variety of communication strategies were used including newsletters, briefing sessions, and direct mail.
A7- Corporate Culture Project	AHA continued to define strategies for implementing an enhanced performance assessment program that reinforces the core values and corporate behaviors. AHA focused on promoting a project-management approach to improve quality of execution and performance.

Projects	Accomplishments
A8- Human Resources Development	AHA continues to seek and retain a professional set of employees. It continues to work to identify the skills required for AHA to implement its Base Plan. It will address any identified skill gaps through the retention and professional development of existing staff, hiring new staff, or utilizing third party expertise where needed.
B1- Comcast Cable Partnership	Continued operation of Comcast cable services for the residents at AHA's 17 high-rises.
B2- Video Call Down System	<p>AHA implemented its security strategies as outlined in its FY 2006 Implementation Plan.</p> <p>AHA and its professional property management companies (PMCOs) continued implementation of various security strategies including video call down and surveillance systems, Comcast Cable Partnership security channel, and collaborations with the Atlanta Police Department and other law enforcements agencies.</p> <p>AHA was awarded a \$600,000 Department of Justice Public Safety Initiative grant being used to target crime in three AHA family communities.</p>

CONCLUSION

Projects	Accomplishments
MTW Benchmarking	This three part study included a baseline report that was appended to AHA's FY 2006 MTW Annual Report as Appendix D and it will include an interim report in FY 2008, and a final report in FY 2010. These reports are collectively known as the "Boston Reports".

The following sections capture activity and/or projects addressed in AHA's FY 2006 MTW Annual Plan Supplemental Information section and additional accomplishments realized during FY 2006.

ADDITIONAL ACTIVITIES
ASSET AND PROPERTY MANAGEMENT

Activity/Project	Accomplishments
Capital Improvements and Expenditures	AHA expended approximately \$10.1 million (unaudited) on capital projects with emphasis on (1) health and safety, (2) community security, and (3) sustaining the viability of the properties (see Appendix H for details).
Resident Satisfaction Surveys	AHA hired a third party vendor to conduct a resident satisfaction survey (see Appendix C for summary of responses).
Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments (SCP)	AHA revised its SCP to incorporate private sector innovation in the management and administration at Mixed-Income Communities; enhanced initiatives at AHA-owned communities with respect to work requirements, school attendance, criminal history screening; additional time allowance for elderly and disabled residents requesting deferment of minimum rent payments due to hardship; an expanded relocation policy for moves between AHA-owned communities; revisions to the resident dispute process; removed the income-based working preference and 6-month employment term; and authorized a provision for "split-family" transfers which allows under-housed, large families with two distinct heads-of-households to move into separate units.
Site-Based Waiting List – Project-Based Voucher Assisted Communities	AHA implemented site based administration at all project based properties. Site based administration includes the establishment and management of site based waiting lists; site based tenant selection and site based subsidy calculation. PBA sites interact with AHA via a web-based portal in which all documentation to support subsidy payments are submitted electronically on a monthly basis. Annual monitoring reviews of each site was implemented which includes building and systems inspections, inspection of a percent of units under the PBA HAP contract and review of a percentage of tenant files.

ADDITIONAL ACTIVITIES

HOUSING CHOICE ADMINISTRATION

Activity/Project	Accomplishments
Administrative Plan Governing the Housing Choice Voucher Program (Administrative Plan)	<p>AHA revised its Administrative Plan to include enhanced with respect to work requirements, school attendance, criminal history screening; additional time allowance for elderly and disabled residents requesting deferment of minimum rent payments due to hardship; revisions to the resident dispute process; removed the income-based working preference and 6-month employment term; and authorized a provision for "split-family" transfers which allows under-housed, large families with two distinct heads-of-households to move into separate units.</p> <p>In addition to incorporating applicable revisions mentioned above, AHA added policy relating to responding to federally declared disasters and other emergencies; and amended the payment standards policy for AHA's Housing Choice Program.</p>
Annual Recertification Re-engineering	The re-engineering of the annual recertification process began in FY 2006 ensuring the implementation of new policy requirements within the annual recertification process. A temporary file and checklist was created and implemented to minimize the use of paper.
Automated Hearing Database	AHA developed and implemented an automated system to track proposed terminations, hearing requests, hearing actions and final dispositions of termination in the Housing Choice Voucher program.
Automated Rent Reasonableness	AHA secured and implemented an automated Rent Reasonableness System - www.GoSection8.com
File Purge and E-Copy	AHA purged almost 50% of participant files in accordance with record retention policies and implemented an e-copying process to keep all permanent files electronically.
Good Neighbor Program	AHA's procured contractor, Georgia State University, provided Good Neighbor training to 8,072 Housing Choice participants.

Activity/Project	Accomplishments
Intake/Waitlist Re-engineering	AHA began re-engineering the intake/waitlist including establishing a procedure to organize and manage the waiting list in accordance with new policy requirements, and developing a database to support the business requirements.
Landlord Portal	The landlord portal was expanded requiring that landlords obtain direct deposit and receive Housing Assistance Payments since AHA is no longer using paper checks for this purpose. Landlords can access account information and remittances through the portal.
Relocation Database Enhancements	During FY 2006, significant progress was made on the development phase of the enhancements to the relocation database.
UHAP Bankcard	AHA began exploring ways to process monthly Utility Housing Allowance Payments (UHAP) with an electronic bankcard.

ADDITIONAL ACTIVITIES
REAL ESTATE DEVELOPMENT & ACQUISITIONS

Activity/Project	Accomplishments
Comprehensive Homeownership Program	Thirty-seven (37) AHA-assisted families purchased homes during FY 2006.
Investment Flexibility	AHA invested MTW Funds in two properties that serve seniors.
Project Based Rental Assistance (PBRA) Development Re-Engineering	AHA re-engineered its Project-based Rental Assistance procurement, selection and review process and developed procedures.
Tax Credit Application Process Re-Engineering	<p>AHA re-engineered the Tax Credit Application process for consistency with revisions to the Georgia Department of Community Affairs' (DCA) Quality Allocation Plan (QAP) particularly as it relates to threshold and scoring requirements; ensuring quality and efficiency in developing and submitting tax credit applications.</p> <p>AHA also developed a work flow analysis for the development, review and timely submittal of all required documentation for Low Income Housing Tax Credit applications.</p>

ADDITIONAL ACTIVITIES

CORPORATE SUPPORT

Activity/Project	Accomplishments
MTCS/PIC Reporting	AHA worked with HUD representatives to prepare HUD's PIC MTW module to receive HUD-50058 MTW data; AHA will submit data to HUD during FY 2007.
MTW Single Fund	AHA continued to implement its MTW Single Fund/Block Grant as approved by HUD.