Atlanta Housing Authority

MTW Annual Report

Fiscal Year Ended June 30, 2011

Board Approved
September 28, 2011

Atlanta Housing Authority At-a-Glance

4,581 Households

AHA-Sponsored Mixed-Use, Mixed-Income Communities

4,537 Households

AHA-PBRA Mixed-Income Developments

1,953 Households

AHA-Owned Residential Communities

9,907 Households

Housing Choice Voucher Program

289 Households

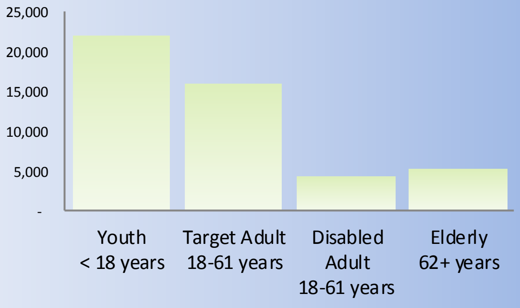
Affordable Homeownership

> 3,000 Units

Market-Rate Rentals & Homes*

21,267 Households Served

Demographic Mix
(by Years of Age)



Founded: 1938

Moving to Work Agreement: 2003

244 Employees

FY 2011 Budget: $279 million

All figures as of June 30, 2011

* Market-rate units are critical components of AHA's model for mixed-income communities. They are not included in households served.

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MTW Background and Structure of Report

Moving to Work (MTW) is a demonstration program established in 1996 by Congress and administered by the U.S. Department of Housing and Urban Development (HUD), giving certain "high performing" public housing agencies the flexibility to design and test various approaches for facilitating and providing quality affordable housing opportunities in their localities. AHA received its MTW designation in 2001 and executed its MTW Agreement with HUD on September 23, 2003, the initial period of which was effective from July 1, 2003 through June 30, 2010. The MTW Agreement provides substantial statutory and regulatory relief under the U.S. Housing Act of 1937 ("1937 Act").

When HUD decided to extend the demonstration period, AHA and HUD negotiated and executed an Amended and Restated MTW Agreement, effective November 13, 2008, and further amended by that certain Second Amendment to the MTW Agreement, effective January 16, 2009. AHA's MTW Agreement, as amended and restated is referred to as the "MTW Agreement" and reaffirms, extends and expands the statutory and regulatory relief provided under AHA's original MTW Agreement.

The MTW Agreement forms the framework for AHA to carry out its work. A key provision allows AHA to combine its public housing low income operating funds, Housing Choice voucher funds and certain capital funds into a single fund (MTW Single Fund or MTW Funds). As set forth in its Business Plan, MTW Funds may be used for (a) MTW Eligible Activities, (b) low-income housing purposes beyond the limitations of Section 8 and Section 9 of the 1937 Act, and (c) investments in certain types of real estate transactions. The MTW Agreement may be automatically extended for additional ten-year periods, subject to HUD's approval and AHA meeting certain agreed upon conditions.

MTW Statutory Goals = AHA's Goals

Goal 1: Reduce Costs and Achieve Greater Cost Effectiveness in Federal Expenditures

Goal 2: Give Incentives to families with children where the head of household is working, seeking work or is preparing for work by participating in job training, educational programs or programs that assist people to obtain employment and become economically self-sufficient

Goal 3: Increase Housing Choices for Low-Income Families

MTW Statutory Goals

Notes on Navigating This Report

In 2004, AHA submitted to HUD its first Business Plan, using this new statutory and regulatory framework (herein referred to as the "Business Plan" or "CATALYST Plan"). AHA's Business Plan and its subsequent annual MTW implementation plans on a cumulative basis outline AHA's priority projects, activities and initiatives to be implemented during each fiscal year. Fiscal Year 2011 represents AHA's eighth year of participation in the MTW Demonstration.

This report highlights AHA's MTW-Eligible activities and priorities as identified in the FY 2011 MTW Implementation Plan submitted to HUD, April 15, 2010.

- ***Other Priority Items Mentioned in the FY 2011 Plan*** at the end of each section identifies items mentioned in the Plan, which may not be highlighted because they are ongoing business operations.
- ***Appendices*** section includes detailed charts, AHA Legacy Attachment B, and HUD Attachment B reporting requirements.
- ***Ongoing Activities Directory*** describes the cumulative AHA priority projects, activities and initiatives. Some activities may be highlighted in the report because of significant progress or notable achievements.

A Message from the President – June 2011 was a historic month of celebration because 49 high school graduates are on their way to Georgia Tech, Princeton University, Boston University, University of Michigan, Morehouse College, Spelman College, Howard University, University of Georgia and other colleges and universities. These were not just any graduates. These young people were members of the inaugural kindergarten class at Centennial Place Elementary school, one of the cornerstones of revitalization of the former Techwood/Clark Howell housing projects. Centennial Place Elementary school was created as a part of Centennial Place, the first mixed-use, mixed-income community in the nation. The students' families received a housing subsidy to live in their new community.

With Centennial Place, AHA and The Integral Partnership of Atlanta, its private sector development partner, set out to end the practice of concentrating the poor by establishing four cornerstones: (a) economically integrated market-rate quality, amenity-rich mixed-income housing; (b) world-class neighborhood schools—from pre-kindergarten to college; (c) world-class recreational facilities and green space and (d) first rate retail and commercial uses. These cornerstones could only be constructed by enduring partnerships between organizations with shared vision, shared values, shared outcomes and a shared belief in the common humanity and capacity of human beings.

These 49 young people serve as our report card and the proof of concept—economic integration works; economic segregation fails.

Environment matters, but it does not stop with the bricks and mortar. Real change comes when a child feels hopeful and excited about their future. Studies show that poor children who move from schools captive to public housing projects to mainstream schools do much better because of the improved socio-economic environment. In a 2005 paper titled *Environment Matters,* Georgia Tech's Dr. Thomas D. Boston found that "children who live in high-poverty communities do not receive proper educational guidance and miss out on important early childhood learning experiences which lay the foundation for success or failure in school and in life."

Similarly, Alexander Polikoff, the thoughtful and provocative attorney and advocate in the famous Gautreaux case, said recently to the American Bar Association:

> *"The simple lesson of Gautreaux is get poor people out of the Ghetto. Is it an easy lesson to carry out? No, it is not. But for 20 years, the Gautreaux Program showed that it could be done. It is in my opinion, a lesson we can, over time, implement and implement at scale. What is lacking is the learning of the lesson, the acceptance of it as a goal of public policy. If and when that happens, the rest will follow. If it doesn't, if the lesson isn't learned, the destruction of lives will continue."*

The solution: Get the poor out of the ghetto, by creating in its place, a healthy mixed-use, mixed-income community, which affords improved housing and neighborhood schools. The housing and educational upgrades are best seen at Centennial Place and Centennial Place Elementary School, and the Villages of East Lake and the Drew Charter School. In each case, the opportunity was seized to both (a) create high-quality, amenity-rich communities which attract market-rate families, and (b) create high-quality educational settings and offerings that draw middle and upper-income students and their families.

The lesson learned: Not only must we create healthy communities and raise expectations of personal responsibility, society must also invest in the affected low-income residents to unleash their God-given potential and be successful in their new neighborhoods and new lives.

These 49 young people are re-writing the history of housing, education, economics, class, dependency, disenfranchisement, isolation and despair. These 49 young people have truly become the hope of their generation – and, without knowing it, have validated a new approach to building healthy communities and healthy families and children.

Renée Lewis Glover
President and Chief Executive Officer

I. Executive Summary

The Partnership Connection: It takes a village…to change a village

The Atlanta Model was created in 1995, when AHA decided to de-concentrate poverty in Atlanta. AHA made a strategic decision to mainstream the families, the real estate and the organization.

Mainstreaming the Families

AHA facilitates AHA-assisted families in moving from distressed, obsolete and dysfunctional public housing projects to healthier, mixed-income environments, primarily using Housing Choice vouchers. Over time, AHA and its development partners have learned that the families must be supported with long-term, family-based coaching and counseling to be successful in mainstream America. AHA also has determined that concentrating poverty is a devastatingly bad public policy, especially for children. Ending concentrated poverty is a necessary and essential step to creating healthy communities and healthy neighborhoods and building healthy families. **Partnerships matter.**

AHA and its development partners knew that in order to restore dignity, to build the capacity of AHA-assisted families, and to break the multi-generational cycle of poverty, expectations and standards of personal responsibility must be raised. AHA had to make an investment in the families to enable them to build on their own human potential to achieve the American Dream. As a result of raising standards of personal responsibility, implementing a work requirement across all subsidy programs and investing in the families with long-term coaching and counseling, AHA-assisted families are entering the workforce in record numbers and achieving greater economic independence and self-sufficiency.

Mainstreaming the Real Estate

AHA demolishes the housing projects and leverages its resources and assets through long-term partnerships with private sector real estate developers who arrange for and commit to private funding sources. AHA and its development partners create a shared vision for the new community. The centerpiece for this shared vision is a market-rate quality mixed-use, mixed-income community with a seamless affordable residential component. The private sector developer, using its know-how, experience and balance sheet takes the lead. They master plan, finance, design, construct, asset manage and property manage the new community. AHA acts as the co-developer and, long-term, as an asset manager of its various investments in the newly developed community.

AHA's Goals

*AHA's stated vision of "**healthy mixed-income communities; healthy self-sufficient families**" is addressed with three goals:*

Quality Living Environments	Self-Sufficiency	Economic Viability

Quality Living Environments
Provide quality affordable housing in healthy mixed-income communities with access to quality-of-life amenities.

Self-Sufficiency
Facilitate and support (a) opportunities for families and individuals to build economic capacity and stability to reduce their dependency on subsidy, ultimately becoming financially independent; (b) initiatives and strategies to support great educational outcomes for children; and (c) initiatives that enable elderly and persons with disabilities to live independently with enhanced opportunities for aging well.

Economic Viability
Maximize AHA's financial soundness and viability to ensure sustainability.

AHA's Guiding Principles

In approaching its work, regardless of the funding source, strategy or programmatic initiative, AHA applies the following guiding principles:

1. *End the practice of concentrating low-income families in distressed and isolated neighborhoods.*
2. *Create healthy mixed-use, mixed-income, children-centered communities using a holistic and comprehensive approach to assure long-term market competitiveness and sustainability of the community and to support excellent outcomes for families, especially children, with emphasis on excellent, high-performing neighborhood schools and high quality-of-life amenities, including first-class retail and greenspace.*
3. *Create mixed-income communities with the goal of creating market rate communities with a seamlessly integrated affordable residential component.*
4. *Develop communities through public/private partnerships using public and private sources of funding and private sector real estate market principles.*
5. *Support families with adequate resources so they can achieve their life goals, focusing on self-sufficiency and educational advancement of the children, with expectations and standards for personal responsibility benchmarked for success.*

Critical to the success of any community is value creation and developing a product that appeals to market-rate families. A holistic approach must be taken for the neighborhood revitalization to be successful over the long term. AHA's experience has proven that world-class neighborhood public schools, early childhood development centers, quality retail, quality recreation and quality neighborhood parks and green space are essential components of each community's master plan.

Fundamentally, the Atlanta Model addresses positive changes in the living environment, education, jobs, healthy living and, ultimately, independence and self-sufficiency of families. Systemic change involving thousands of families would not have been possible without the shared vision, active involvement and investment of AHA's partners and other community stakeholders. No single organization could effect this change alone. **Partnerships matter.**

During FY 2011, these partnerships developed 298 new affordable rental units, 54 new for-sale homes and 131 new market-rate rental units in AHA-Sponsored mixed-use, mixed-income communities on the sites of former public housing projects.

AHA continued to leverage the development activity of other private developers through its Project Based Rental Assistance (PBRA) program. During FY 2011, 368 new affordable units in mixed-income developments were created throughout the city. Structured as a fifteen-year renewable stream of rent subsidy committed to an agreed number of units at a property, PBRA closes the affordability gap for households that earn between the minimum wage and 60% of the metropolitan area median income (or approximately $43,000 for a family of four).

During FY 2011, AHA continued its Builders/Owners Initiative. Under this initiative, AHA, through its private sector development partners, enters into agreements with single-family home builders and owners to provide down payment assistance to qualified low-income families to purchase newly developed homes at considerably discounted prices. This program has helped to reduce the excess inventory of newly constructed single-family homes in the City of Atlanta during a depressed cycle in the real estate market.

Multiple public and private organizations have collaborated to reinvigorate green space in a neighborhood undergoing revitalization. The Selena S. Butler Park was closed in 2008 due to neglect and crime. Through the collective efforts of the City of Atlanta, AHA and its development partner, other private developers who are working in the neighborhood, the Atlanta Regional Commission, the Annie E. Casey Foundation and sports organizations, Butler Park was re-commissioned in 2011 and is undergoing comprehensive revitalization. Located directly across the street from Auburn Pointe (an AHA-Sponsored mixed-income community), the revitalized Butler Park, when completed, will become a much-needed amenity to the Auburn Pointe community and the Old Fourth Ward neighborhood.

On the people side, AHA's success in relocating families from housing projects into the mainstream was a major endeavor and would not have been possible without partners. Non-profit organizations such as the Metro Atlanta YMCA, Boys and Girls Clubs, United Way, Integral Youth and Family Project and Families First provided crucial support to AHA-assisted families undergoing relocation.

Similarly, AHA's Service Provider Network which includes organizations like Atlanta Workforce Development Agency have helped facilitate positive outcomes in areas such as job training, credit counseling, domestic violence counseling, homeownership, faith-based resources and substance abuse treatment. During FY 2011, to benefit the elderly and disabled residents in the AHA-Owned Residential Communities, AHA worked with Leading Age, Connected Living and the professional property management companies (The Lane Company, Integral Property Management and The Habitat Company) to design and implement services that promote aging well and independent living. The success of a computer learning pilot prompted AHA to expand the Connected Living program and create computer rooms in all AHA-Owned Residential Communities (using Federal stimulus funds).

From another perspective, local universities made the connection. AHA maintained strong partnerships with the Georgia Institute of Technology, Emory University and Georgia State University, amongst others. Through an objective lens, each academic partner has tested the Atlanta Model to measure its impact on AHA-assisted families and the City of Atlanta. Overwhelming evidence has shown that the Atlanta Model works. Assisted families – that now have greater access to housing opportunities within quality living environments with quality schools, better retail and commercial amenities, and improved safety – are on the road to self-sufficiency.

According to an economic impact study released in 2011 by Dr. Bruce Seaman, Associate Professor of Economics at Georgia State University, **the City of Atlanta has benefited from $1.6 Billion in economic growth due to AHA's Strategic Revitalization Program.**

In fact, all the studies undertaken by the universities have consistently validated the effectiveness of the Atlanta Model. The secret sauce in the Atlanta Model is strong and enduring partnerships. **Partnerships matter.**

Mainstreaming the Organization

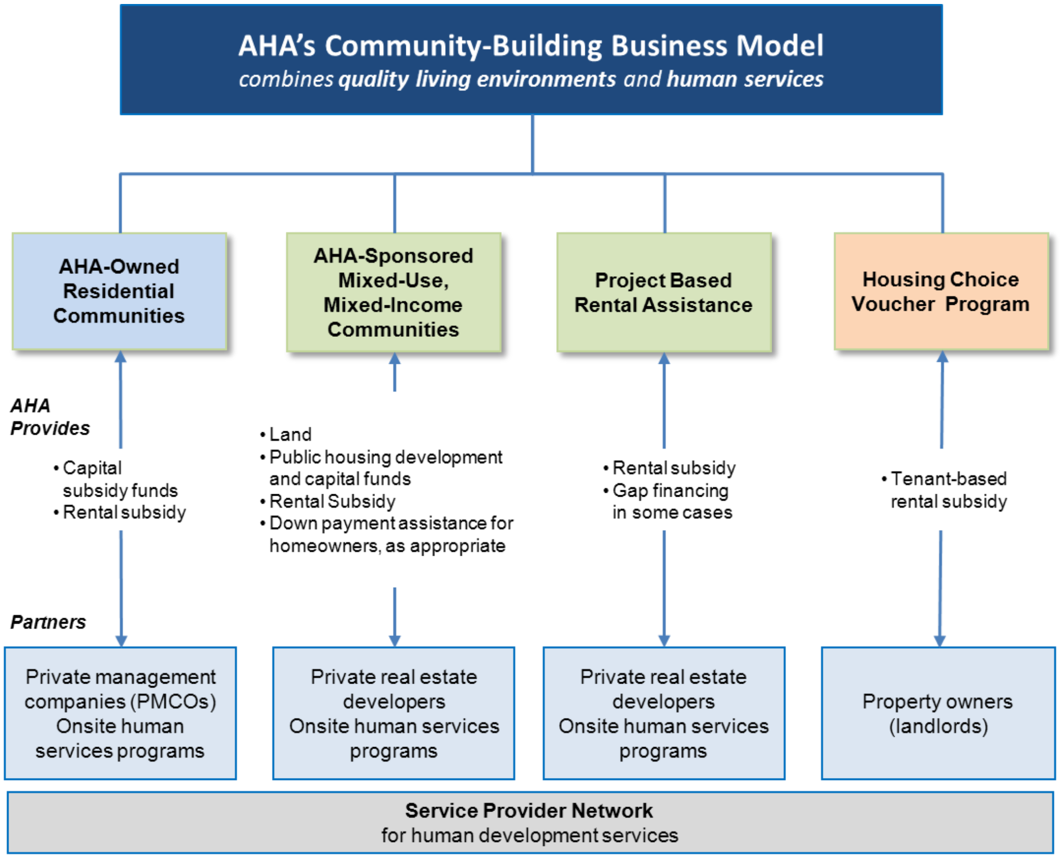
Since January 2010, AHA has been undergoing a business transformation to ensure that its corporate structure, operating structure, business processes, IT systems, and human resources are aligned so that it can operate effectively, efficiently and at a high level with continued great outcomes for the benefit of the City of Atlanta.

Throughout the FY 2011 Annual Report, you will see a common thread – evidence of partner organizations that have helped AHA pursue its vision of "**healthy mixed-income communities; healthy self-sufficient families**." AHA's relationships with its partners have created the foundation for the Atlanta Model. Success of the Atlanta Model has been achieved through partnerships that change environments, offer hope for the future and, in turn, create real success for families. **It takes a village to change a village.**

A. AHA's Business Lines and Programs

AHA structures its approach to providing and facilitating quality affordable housing through four major vehicles: 1) AHA-Owned Residential Communities; 2) AHA-Sponsored mixed-use, mixed-income communities created through the Strategic Revitalization Program; 3) Leveraging development activity by private developers through the use of Project Based Rental Assistance to create additional mixed-income communities; and 4) Tenant-Based Housing Choice Voucher Program. Each program is designed to leverage AHA's resources – finances, knowledge and experience, grant funds, rental subsidies and land – to expand housing opportunities and serve the housing needs of low-income families in the City of Atlanta.

Figure 1: *The Atlanta Model combines quality living environments with supportive human development services.*



AHA has employed a combination of strategies to replace dilapidated, obsolete public housing projects with quality, healthy mixed-use, mixed-income communities with rental and for-sale housing:

(1) Major revitalization using HUD funds as seed capital and the value of AHA-owned land, as equity, to attract private sector developer participation and private investment;
(2) Major revitalization using Project Based Rental Assistance and, in some cases, the value of AHA-owned land as equity to attract private sector developer participation and private investment;
(3) Sale of AHA-owned land (including land swaps);
(4) Land banking; and/or
(5) Acquisitions.

Figure 2: AHA's Major Business Lines

Public Housing	**Real Estate Development**		**Housing Choice**
AHA-Owned Residential Communities	*AHA-Sponsored Mixed-Use, Mixed-Income Communities*	*AHA-Project Based Rental Assistance Developments*	*AHA's Housing Choice Tenant-Based Voucher Program*
As a result of advancing AHA's Strategic Revitalization Program and completing the Quality of Life Initiative, AHA has demolished or disposed of 30 distressed, obsolete and dilapidated public housing projects. It continues to own 13 public housing assisted residential properties, including 11 senior high-rise communities and two small family communities. Residents of the high-rise buildings are seniors age 62 or older, near elderly (age 55-61), and non-elderly disabled adults. AHA contracts with private **Property Management Companies** (PMCOs) to manage each community in accordance with AHA's goals, objectives and priorities. In addition to day-to-day operations and capital improvements, the PMCOs also provide on-site human services that support AHA's Aging Well strategy to promote independent living at the properties.	AHA's Strategic Revitalization Program facilitates the creation by **private real estate developers** of market rate quality mixed-use, mixed-income communities on the sites of former public housing projects. The Master Plans for each site envision re-integrating the revitalized communities with the surrounding neighborhoods by: • Developing new rental and for-sale units – both affordable and market-rate; • Incorporating great recreational facilities, green space and parks; • Providing quality retail and commercial activities; and • Supporting the creation of high performing neighborhood schools (pre-K to high school).	Using the flexibility under its MTW Agreement, AHA has designed its own Project Based Rental Assistance (PBRA) program. The program leverages and/or incents development by local Atlanta **private real estate developers** and Owner Entities to create additional mixed-income developments. AHA contracts with them for up to 15 years to provide rental assistance that guarantees the availability of affordable units to low-income families for the life of the agreement.	Housing Choice offers families the opportunity to exercise choice in selecting where they live. Using an AHA voucher, families can identify quality affordable housing anywhere in the City of Atlanta with the assurance that they will not have to pay more than 30 percent of adjusted income towards their rent and utilities. **Property owners/landlords** of single family homes and apartments maintain quality properties and direct relationships with the families. Families may also choose to use their AHA voucher to move outside the city limits of Atlanta.
1,953 Families, Seniors and Disabled Residents	**4,581 Families** *(Includes families residing in tax credit-only units)*	**4,537 Families** *(Includes families residing in tax credit-only units)*	**9,907 Families** *(Includes Family Unification and Mainstream voucher holders)*
Human Development Services			
Through its network of strategic partners, service providers, and community stakeholders, AHA facilitates the provision of supportive services -- including educational services, disability services, employment services and training, homeownership counseling, childcare, mental health services and senior supportive services -- leading to each family's success and progression to the mainstream.			

B. Key Accomplishments in FY 2011

Each fiscal year's accomplishments reflect progressive steps towards making AHA's vision a reality. Over the past eight years as an MTW agency, AHA has creatively used the tools and flexibility afforded by the MTW Agreement. Specifically, MTW-enabled innovations are detailed in Section II – *MTW Innovations & Policies*.

As outlined in AHA's FY 2011 MTW Implementation Plan, AHA has focused on the seven major priorities set forth in that Plan during FY 2011. Each priority aligns with AHA's goals and addresses unique local challenges.

Priority		AHA Goals		
		Quality Living Environment	Self-Sufficiency	Economic Viability
1	Revitalization Program (includes Quality of Life Initiative)	◆	◆	
2	Project Based Rental Assistance as a Development Tool	◆		◆
3	AHA-Owned Residential Communities (includes American Recovery and Reinvestment Act Funds)	◆	◆	
4	Re-engineering the Housing Choice Voucher Program	◆	◆	◆
5	Human Development		◆	◆
6	Asset Management	◆		◆
7	Business Transformation		◆	◆

Highlights of FY 2011 Major Accomplishments

- Through various partnerships, facilitated completion of 298 new affordable rental units, 54 new for-sale homes and 131 new market-rate rental units in three phases of AHA-Sponsored mixed-use, mixed-income communities on the sites of former public housing projects.

- Through the Builders/Owners Agreement Initiative, provided $1 million in down payment assistance to 54 low-income, first-time home-buyers.

- Completed the demolition of all 12 public housing properties as part of its six-year long Quality of Life Initiative.

- Leveraged the development activity of other private developers through its Project Based Rental Assistance (PBRA) program and increased the inventory by 417 units either under commitment or under PBRA Agreements with private owners to provide housing for families, seniors and persons with special needs.

- Using Federal stimulus funds, nearly completed an $18.5 million renovation program for the 13 remaining AHA-Owned (public housing-assisted) Residential Communities. These capital investments support the strategic goal of independent living and improving the quality of life for seniors and disabled persons “aging in place” by enabling more social interaction and enrichment opportunities in common areas.

- Provided rental subsidy assistance supporting 9,907 households (7,326 of whom live in the City of Atlanta) participating in the Housing Choice Voucher Program.

- For the second year in a row, the Housing Choice Program reduced the processing cycle time by 22 percent – from 45 days to 35 days from receipt of a landlord’s Request for Tenancy Approval (RTA) to contract execution. This improved efficiency allowed quicker decisions to enable families to lease-up quickly.

- Made over 3,500 referrals and expanded the Service Provider Network (SPN) from 56 to 61 providers that assist AHA-assisted families’ connections to employment, training, education and other mainstream opportunities.

- Through its Atlanta Community Scholars Awards, AHA awarded scholarships to 24 deserving AHA-assisted youth for post-secondary education, totaling $46,500 and $51,750, respectively for the 2010-2011 and 2011-2012 academic years.

- In partnership with Georgia State University, trained 3,071 participants in the Good Neighbor Program, an instructional program to provide guidance to AHA-assisted families on values, roles and responsibilities associated with being a good neighbor in a mainstream, mixed-income environment.

- Through its business relationship with Georgia HAP Administrators, Inc., continued to conduct fee-based management and occupancy reviews for over 7,400 units located in the City of Atlanta and Fulton County, earning unrestricted revenues for AHA.

- To ensure long-term organizational viability, continued a business transformation initiative by working with the Boston Consulting Group, a world-renowned professional business consultancy, to make recommendations and to develop an implementation plan which began in FY 2011.

- Implemented an extension of AHA’s income disregard policy that lowers the rental obligation for non-elderly disabled families.

C. Key Agency-Wide Policies – FY 2011

Under the MTW Agreement, AHA has strategically implemented most of its housing policy reforms across all programs. This consistency serves multiple purposes. One, families can expect to rise to the same standards that AHA believes lead to self-sufficiency. Two, AHA can align its values and goals with contract terms in various agreements with developers and service providers. Three, AHA gains economies from systematic implementation across the agency.

New Policy Implemented in FY 2011

Non-Elderly Disabled Income Disregard – Following Board approval of this policy change in FY 2010, during FY 2011, AHA implemented an extension of its elderly income disregard policy to non-elderly disabled individuals. Under the policy for non-elderly disabled individuals who are on fixed income and earn employment income, AHA will disregard earned income in calculating rent. This lowers the rental obligation for disabled adults.

Other Key Policies

AHA has implemented a number of key innovations or reforms as a result of its participation in the MTW Demonstration (see Section II: *MTW Innovations and Policies* chart). The key reform categories are as follows:

- **Use of MTW Funds** – MTW Funds support MTW Eligible Activities (as defined in the MTW Agreement) and can provide gap financing for the development and/or preservation of mixed-income communities in partnership with private owners and developers. MTW Funds also support human development services with professional providers, job training and referrals, and educational programs for youth and adults.

- **Local Housing Policy Reforms** – AHA has developed and instituted a number of policies under its MTW Agreement that promote, advance and facilitate partnerships with private sector real estate professionals; promote resident accountability and responsibility; foster self-sufficiency and improve AHA's bottom line. AHA has also adopted reforms that help stabilize the amount that low-income households pay for rent and utilities.

- **Housing Choice Voucher Program** – AHA has used its authority under its MTW Agreement to design and implement local reforms to AHA's Housing Choice Voucher Program, with the goals of mainstreaming families and facilitating progressive "choices" of housing opportunities in economically integrated neighborhoods with better quality-of-life amenities. The local reforms focus on eliminating obstacles and solving problems that have adversely affected the acceptance and use of vouchers in lower poverty neighborhoods.

- **Expanding Housing Opportunities** – AHA has partnered with private sector development partners to expand the availability of seamlessly affordable housing in mixed-income communities and neighborhoods. Using market principles and innovative approaches in administering the subsidy, AHA and its private sector developers (who carry most of the risk) have created communities that attract both low-income and market-rate households.

- **Human Development** – The human development programs include a number of initiatives and programs that further promote human development and client self-sufficiency by leveraging MTW Funds, grants and other public/private resources with strategic partners.

- **Work/Program Requirement –** The Work/Program Requirement applies to all non-elderly and non-disabled adults in all AHA programs. For detailed discussion and results, see Section 5 – Human Development.

- **Corporate Support** – AHA has used MTW flexibility and funding to enhance organization-level enhancements that improve AHA's financial and business operations.

II. 2011 Priorities & Accomplishments

I. Revitalization Program (includes Quality of Life Initiative)

Over the last 16 years, AHA and its private sector development partners have repositioned 16 of its public housing properties into mixed-use, mixed-income communities with a seamless affordable housing component. To date, AHA's revitalization efforts with private development partners have created 4,581 mixed-income rental units (including AHA-assisted units and tax-credit-only units). 289 affordable single family homes have been sold to low-income families.

In FY 2011, through such partnerships AHA facilitated completion of 298 affordable rentals and 131 market-rate rental units. AHA also facilitated 54 affordable homes for sale through the builder/owner agreements and on the West Highlands site and an additional 19 market-rate homes (See Figure 5 for detailed unit counts). Many of the rental units are occupied by AHA-assisted families, and the other affordable units are supported through low-income housing tax credits that benefit additional low-income families. Through communities developed and owned by public/private partnerships and managed by excellent private sector management companies. AHA helped to address the City of Atlanta's need for additional high quality affordable housing in economically integrated environments.

Ongoing Revitalization Activities

Within the constraints of prevailing financial and real estate market conditions and the availability of funding, AHA and its partners continued to advance phases for the revitalization developments already underway. Highlights of the FY 2011 investments included:

- **Capitol Gateway**: AHA committed $700,000 in HOPE VI funds as part of a $3.9 million project to create a boulevard and "destination" along Memorial Drive. The initiative stems from the Livable Communities Initiative of the Atlanta Regional Commission, Georgia Department of Transportation and AHA.
- **Villages at Carver**: In planning for future development to support the Master Plan, AHA acquired an $850,000 parcel of land from the Atlanta Development Authority.
- **Auburn Pointe**: AHA's development partners completed construction of Phase 3 multi-family rental and Phase 6 senior rental. Because the presence of a park is critical to the quality of life for the residents, AHA committed $800,000 for improvements in adjacent Butler Park. The City of Atlanta provided additional funds to reconstruct the community center as part of the Mayor's Centers of Hope initiative.
- **CollegeTown at West End**: Developer/partners invested $7.8 million in public improvements and completion of construction of Phase 5, multi-family rental (Ashley at CollegeTown II).

Green Space & Amenities

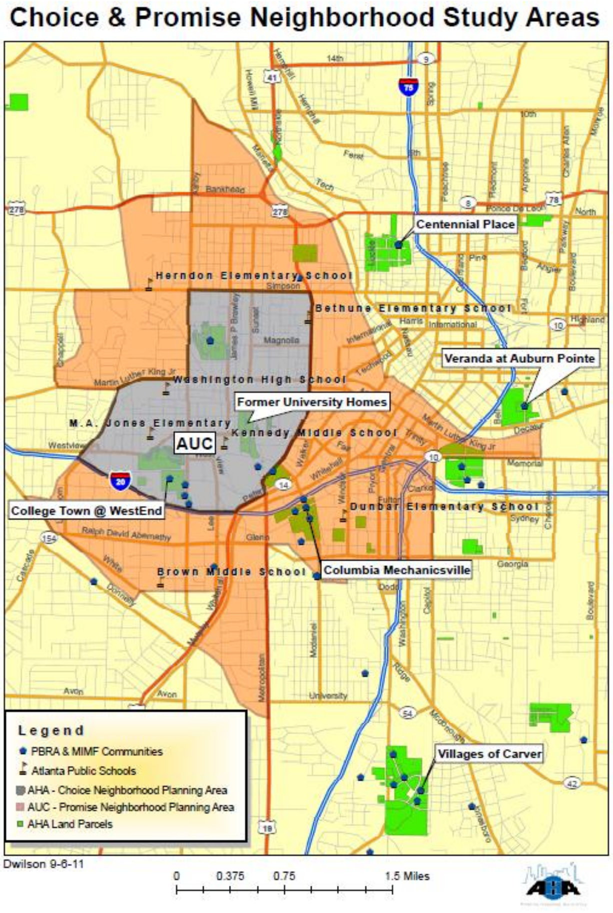
Located adjacent to Auburn Pointe, the Selena S. Butler Park is a small park with historical significance due to its location near Dr. Martin Luther King Jr.'s birth home and grave site. The park fell into disrepair over the years and closed in 2008. For the park's revitalization, AHA committed $800,000 and others – including the City of Atlanta, Grady Redevelopment LLC, Park Pride, the National PTA, the National Recreation and Park Association, Converse, Weston Solutions, the U.S. Tennis Association, Playcore International, Superior International Industries, Play World and Kay Park Recreation Corporation – contributed funds and in-kind products and services.

- **Mechanicsville**: Construction on Phase 6 multi-family rental (156 units) began.
- **West Highlands**: Public improvements in the amount of $4 million were completed to continue to facilitate sales of new homes and for future homeownership development.

Choice Neighborhoods Planning Grant

In FY 2011 as part of the revitalization of University Homes, AHA applied for and was awarded a $250,000 **Choice Neighborhoods Planning Grant** (CNPG) from HUD for the former University Homes and the surrounding Atlanta University Center (AUC) neighborhood. With a strong emphasis on access to high-quality educational opportunities, the CNPG provides funds to develop plans for housing improvements with services, schools, public assets, transportation, and access to jobs to transform distressed public housing and neighborhoods into healthy, sustainable mixed-income neighborhoods. AHA and its development partners and the Atlanta University Center colleges and universities have a vision of transforming the area into a “wonderful College Town area, which will rival the great college towns across the country.”

Prior to AHA’s CNPG application, in 2010, the Morehouse School of Medicine (MSM) was awarded a $500,000 Promise Neighborhood Planning Grant (PNPG) from the Department of Education for the larger PNPG study area. The goal is to improve the educational and developmental outcomes for children and youth by building a holistic, community-centered continuum serving children and families. Because the Promise study area encompasses the Choice grant area, AHA and MSM initiated a collaborative planning project that includes both the Choice and Promise teams.



Facilitated by Urban Collage, AHA’s master-planning consulting firm, the 12-month planning timetable will include neighborhood asset mapping, resident and community involvement workshops, and housing metrics assessments. The outcome of the CNPG activity will be the development of a Choice Neighborhoods Transformation Plan that, in conjunction with MSM’s PNPG effort, will provide the organizational structure to implement a holistic community development effort in the Atlanta University Center neighborhood.

The comprehensive master plan includes redevelopment of the former University Homes public housing project and a “community service model” to create a stable foundation for cradle-to-career educational opportunities for residents of the neighborhood. Other components are a modernized infrastructure, improved public safety, vibrant and active park spaces, high-quality retail and commercial services, well thought-out transit-oriented development, access to quality healthcare options, and quality, mixed-income sustainable housing options.

Figure 3: *Less than one mile from City Center, the Atlanta University Center neighborhood encompasses Historically Black Colleges and Universities, including Morehouse, Spelman, Clark Atlanta, and Morehouse School of Medicine located in the historic West End area.*

AHA also submitted a proposal for a CNPG for the revitalization of the former Englewood Manor public housing development and surrounding area, but was not selected for a 2010 award. In FY 2012, AHA will continue to advance the redevelopment and seek funding and partnerships to support the activities.

Comprehensive Homeownership Programs

Homeownership is an essential ingredient in achieving the "American Dream" and historically has been the foundation of building wealth and creating a financially secure and successful life. AHA has been able to facilitate affordable homeownership opportunities for low-income families in healthy, mixed-income communities utilizing the following programs.

- **Down Payment Assistance** – AHA uses a stringent underwriting process and homeownership counseling to limit financial risk for lower-income households and help families make a long-term commitment to their neighborhood through investment in homeownership. In partnership with the City of Atlanta, Atlanta Development Authority and local lenders, during FY 2011, AHA provided $1 million in down payment assistance to 54 first-time homebuyers purchasing homes within the city of Atlanta.

  Under the **Builders/Owners Agreement Initiative**, AHA's various private sector development partners entered into agreements with single-family homebuilders throughout the City of Atlanta to provide down payment assistance in the form of assistance or subordinate financing to households that earn either up to 80 percent or up to 115 percent (depending on the funding source) of the Metropolitan Atlanta area median income (AMI). This initiative was designed to facilitate great opportunities for low-income families in a soft real estate market and has successfully aided in the absorption of Atlanta's "excess" high quality, recently constructed, single family home inventory.

- **Housing Choice Mortgage Payment Assistance Program** – Under the AHA Housing Choice Mortgage Payment Assistance Program, AHA processed applications for 35 clients who were interested in becoming homeowners. Five families closed on their new homes in FY 2011, three more are pending closing and 30 are working to complete their homeownership counseling and debt management classes in order to move to the next step.

- **Partnership with Atlanta Habitat for Humanity** – During FY 2011, AHA initiated a strategic partnership with Atlanta Habitat for Humanity (Atlanta Habitat). AHA hosted a "homeownership information session" with Atlanta Habitat AHA tenant clients interested in homeownership opportunities were invited to attend and learn about homeownership options with Atlanta Habitat. Nearly 100 people attended. Nine families enrolled and are actively participating in Habitat's

The American Dream!

When Essinita Harris, a 50 year-old New York native and mother of two who has been with AHA since 1991, decided it was time to give up her voucher, she sent a heartfelt thank-you letter to the Atlanta Housing Authority:

"I want to begin by saying Atlanta Housing Authority has been a major influence in my family's life. When AHA began assisting me, my children were 4 and 5 years old. They are now 22 and 23 years of age. Atalaya will be entering Mercer University's Pharmacy School in the Fall of 2011, and Briana has just completed the Cosmetology program at Atlanta Technical College. I have also earned a Bachelor of Science in Early Childhood Education from Mercer University. These accomplishments could not have been possible without a stable home provided by the people at AHA who consistently cared about my family and believed in what we could become."

In 1991, Harris came to AHA for housing assistance with her two young daughters. After participating in AHA's self-sufficiency programs, she found the motivation to change her life by pursuing an education and conquering her drug addiction. "My girls were looking up to me and I wanted to get better for them," Harris said.

While in college, Harris found a job with the Georgia HeadStart Early Childhood Education Program, which later qualified her to participate in AHA's Homeownership Program and become a homeowner. Today, Harris is celebrating five years in her home in Riverdale, Georgia.
In August 2011, Harris received her last housing assistance payment from AHA. "I'm a big girl now and AHA helped me to get a life!" she laughed. "It's time for someone else to have their help now."

homeownership program. Six families have since become homeowners of Atlanta Habitat homes.

Better Beginnings Initiative

Experts say that early learning begets later learning. Though sometimes confused with daycare, early childhood learning centers focus on language and literacy for children ages 2-4 during their critical foundational learning period. Using a child-centered approach, AHA, its development partners and other stakeholders have worked with the Atlanta Public Schools and the State of Georgia to support the creation of high performing neighborhood schools and world-class early childhood development centers in its master-planned, mixed-use, mixed-income communities. Groundwork was laid last year to implement a new model for early childhood learning centers at six master-planned, mixed-use, mixed-income communities (CollegeTown at West End, Mechanicsville, Villages at East Lake, Villages of Carver, University, and Centennial Place). Greater access to this resource will allow AHA-assisted families and other families to realize the long-term benefits of education during the first three years of life.

> *If you concentrate poverty in the residential arrangement, you cannot help but concentrate poverty in the neighborhood school. And, if you concentrate poverty in the school, it doesn't work.*
>
> Dr. Norman Johnson, a former professor at Georgia Tech, Carnegie Mellon and Florida A&M, and a former Atlanta Board of Education president

Special Needs Designated Housing, Supportive Housing

- In FY 2011, Adamsville Green, a 90-unit amenity-rich, market-rate quality affordable senior community with a special emphasis on accessibility, opened in an area targeted by the City of Atlanta for redevelopment. A joint project of PRI and Mercy Housing Southeast, Adamsville Green includes a number of "green" features and was recognized as the *2010 EarthCraft Multifamily Project of the Year*. Financing was provided by RBC Capital Markets, Fifth Third Bank, Stateside Capital, the Georgia Department of Community Affairs (DCA), Atlanta Development Authority and AHA with a $2 million investment and PBRA commitment for 81 units (46 units are special needs).

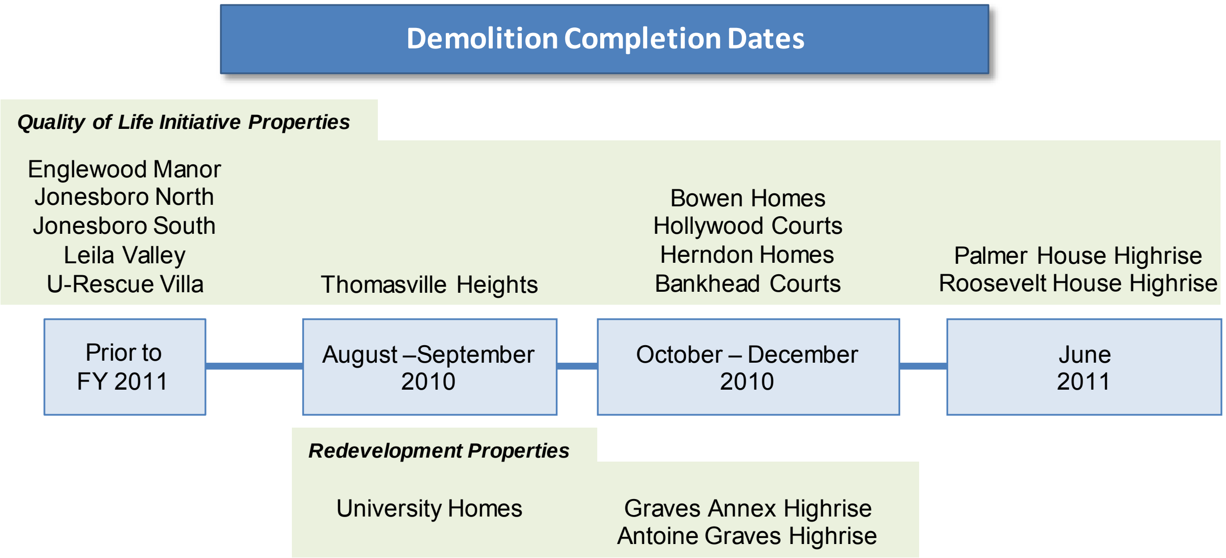
- Project Interconnections began renovation in April, 2011 of O'Hern House, a 76-unit community that provides housing and services for formerly homeless residents with mental health challenges. Funding for renovation of this facility is being provided under the DCA Permanent Supportive Housing Program (the first of its kind in the City of Atlanta). Additional partners include PRI/Tapestry Development and DCA. AHA made a PBRA commitment for all 76 units.

Real Estate Development & the Quality of Life Initiative

Demolition of functionally obsolete and severely distressed buildings is part of the process for revitalization. In FY 2010, AHA successfully completed its Quality of Life Initiative (QLI) in which 2,833 households relocated to healthy, mixed-income environments from ten large family public housing projects and two elderly developments, all obsolete and distressed.

As of June 30, 2011, demolition was 100 percent complete at all Phase II QLI properties. Following demolition and site remediation, all properties that have undergone demolition will be maintained (fencing, grass cutting, trimming, debris removal, etc.) until plans for the sites are developed. Before any new development activities for these sites occur, AHA will complete its comprehensive five-year strategic real estate plan. QLI properties and other sites will be considered as part of this thorough assessment of the long-term best use of the land. After the plan is complete, AHA will initiate its normal process to solicit proposals from private sector developers and investors for redevelopment partnering opportunities.

Figure 4: Status of QLI and Redevelopment Property Demolitions (As of June 30, 2011)



Other Priority Items Mentioned in the FY 2011 Plan

- **Elderly Designated Housing –** Appendix C – Ongoing Activities Directory
- **Special Needs Designated Housing –** Appendix C – Ongoing Activities Directory
- **Supportive Housing –** Appendix C – Ongoing Activities Directory
- **Affordable Assisted Living Demonstration Project –** Appendix C – Ongoing Activities Directory

Figure 5: Current Production during FY 2011 in AHA Revitalization Communities

	Homeownership Unit Mix			Rental Unit Mix				
Revitalization Community	Market Rate	Affordable	TOTAL HOMEOWNER-SHIP	Market Rate	Tax Credit	Tax Credit w/Public Housing Assistance	Tax Credit w/PBRA	TOTAL RENTAL
Capitol Gateway								
Master Plan	360	161	**521**	168	100	138	233	**639**
Total Completed	53	126	**179**	168	100	138	233	**639**
Completed in FY 2011	0	40	**40**	0	0	0	0	**0**
Under Construction	0	0	**0**	0	0	0	0	**0**
The Villages of Carver								
Master Plan	235	67	**302**	207	150	329	165	**851**
Total Completed	0	0	**0**	207	150	329	165	**851**
Completed in FY 2011	0	0	**0**	0	0	0	0	**0**
Under Construction	0	0	**0**	0	0	0	0	**0**
West Highlands at Heman Perry								
Master Plan	610	176	**786**	258	90	228	124	**700**
Total Completed	79	46	**125**	258	90	228	124	**700**
Completed in FY 2011	19	6	**25**	0	0	0	0	**0**
Under Construction	5	3	**8**	0	0	0	0	**0**
Auburn Pointe								
Master Plan	34	35	**69**	167	70	143	248	**628**
Total Completed	0	21	**21**	86	31	92	167	**376**
Completed in FY 2011	0	3	**3**	61	31	54	106	**252**
Under Construction	0	0	**0**	0	0	0	102	**102**
CollegeTown at West End								
Master Plan	290	93	**383**	196	68	250	175	**689**
Total Completed	0	5	**5**	196	68	250	175	**689**
Completed in FY 2011	0	5	**5**	70	28	70	9	**177**
Under Construction	0	4	**4**	0	0	0	0	**0**
Mechanicsville								
Master Plan	203	81	**284**	209	100	294	210	**813**
Total Completed	11	6	**17**	185	47	247	178	**657**
Completed in FY 2011	0	0	**0**	0	0	0	0	**0**
Under Construction	0	2	**2**	24	53	47	32	**156**
Scholars Landing*								
Master Plan	80	20	**100**	0	0	0	100	**100**
Total Completed	0	0	**0**	0	0	0	0	**0**
Completed in FY 2011	0	0	**0**	0	0	0	0	**0**
Under Construction	0	0	**0**	0	0	0	0	**0**
GRAND TOTAL								
TOTAL MASTER PLAN	1,812	633	**2,445**	1,205	578	1,382	1,255	**4,420**
TOTAL COMPLETED	143	204	**347**	1,100	486	1,284	1,042	**3,912**
TOTAL COMPLETED IN FY 2011	19	54	**73**	131	59	124	115	**429**
TOTAL UNDER CONSTRUCTION	5	9	**14**	24	53	47	134	**258**
TOTAL TO BE DEVELOPED	1,664	420	**2,084**	81	39	51	79	**250**

** Scholars Landing was developed on the site of the former University Homes.*

Figure 5:*Table illustrates that AHA has completed construction of a substantial number of rental units in its revitalized communities. Homeownership development reflects the significant slow-down in the real estate market.*

Public and Private Sector Partners for Real Estate Development

Capitol Gateway

Capitol Gateway, LLC Members: Integral Development, LLC and Urban Realty Partners, LLC Other: Columbia Residential (MLK Tower/Village)	
U.S. Department of Housing & Urban Development (HUD), Department of Community Affairs (DCA), Urban Residential Finance Authority (URFA)	Bank of America, Fannie Mae, AMTAX Holdings, Wachovia Multifamily Capitol Lending, FHA
DPA Assistance: HUD, Atlanta Development Authority (ADA), City of Atlanta	Off-Site Owner/Builders: Charis Community Housing, Castleberry Point Condo, Novare Group, Central City, Brock Built, Oakland Park Dev, Reynoldstown Revitalization Corp., Russell New Urban Development, SUMMECH CDC, Tribute Lofts I, University Community Development Corporation (UCDC), Urban Realty Partners
City of Atlanta: Water Feature on site	
City of Atlanta, Eastside TAD, ADA Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT)	

Villages at Carver

Carver Redevelopment, LLC Members: Integral Development, LLC and H.J. Russell and Company	
Atlanta Public Schools (APS): Slater Elementary, Price Middle and The Schools at Carver High School	
HUD, DCA, AHA, URFA	SunTrust CDC, Federal Home Loan Bank, FHA, Fannie Mae, Arbor Commercial Mortgage, APF
	Metro Atlanta YMCA, Atlanta Braves Baseball Academy, Arthur Blank Foundation (linear park), Weston Solutions (tree planting)
City of Atlanta	

Centennial Place

Integral Partnership of Atlanta Members: The Integral Group, LLC and McCormack Baron & Associates	
APS: Centennial Place Elementary, GA Tech	Sheltering Arms Early Childhood Learning Center
HUD, DCA, AHA	SunTrust, Wachovia, FHA, SunAmerica
	Arthur Blank YMCA
City of Atlanta	

Auburn Pointe

Grady Redevelopment, LLC Members: Integral Development, LLC and Urban Realty Partners, LLC	
HUD, DCA, AHA	Prudential Huntoon Paige, Evanston Financial Corporation
	Habitat for Humanity
City of Atlanta Parks Recreation and Cultural Affairs: Selena Butler Park	Butler Park: National Recreation and Parks Assoc, National PTA Assoc., U.S. Tennis Assoc., Converse, Play World and Kay Park Recreation Corporation, Park Pride, Weston Solutions

CollegeTown at West End

Harris Redevelopment, LLC
Members: Integral Development, LLC and Real Estate Strategies, LLC
Other: Mercy Housing (Owner-entity)

🍎	APS: M. Agnes Jones Elementary School	Dean Rusk YMCA Head Start Facility; Harland Boys and Girls Club; Morehouse College, Spelman College, Morehouse School of Medicine, Clark Atlanta University
$	HUD, DCA, AHA, URFA	AMTAX Holdings, Wachovia, Bank of America, GMAC, Fannie Mae, WAH CDC, FHA, SunTrust
🏠	HUD, ADA, City of Atlanta	Off-Site Owner/Builders: Charis Community Housing, SunTrust Mortgage, Environ Community Housing, Russell New Urban Development, Brock Built, UCDC
🛝	City of Atlanta: Water Feature and Dean Rusk Park	
🏙	City of Atlanta	

Mechanicsville

McDaniel Glenn Revitalization, LLC
Members: Columbia Residential, RHA/Housing Inc., SUMMECH Community Development Corp.

🍎	APS: Dunbar Elementary	Annie E. Casey Foundation, Sheltering Arms
$	HUD, DCA, AHA	Wachovia, Freddie Mac, Wachovia Affordable CDC, JP Morgan Chase, TransAmerica Life Ins., Iron Capital Partners, Bank of America, Fannie Mae, SunAmerica Housing Fund, Stateside Credit Investor
🏠	DPA Assistance: HUD, ADA, City of Atlanta, Center for Working Families	Off-Site Owner/Builders: SUMMECH CDC
🛝	Rosa Burney Park: City of Atlanta Parks Recreation and Cultural Affairs	
🏙	City of Atlanta, ADA	

West Highlands

Perry Housing Redevelopment, LLC
Members: Columbia Residential (Multi-family) and Brock Built Homes (Single-family)

$	HUD, DCA, AHA	Bank of America, Midland Affordable Housing, Boston Capitol, Wachovia, SunAmerica Housing Fund, Washington Mutual, Collateral Mortgage Capital
🏠	DPA Assistance: HUD, ADA, City of Atlanta	
🛝	City of Atlanta, ADA, Beltline	PATH Foundation
🏙	City of Atlanta, ADA	

Scholars Landing

Integral Development, LLC

🍎	APS: M. Agnes Jones Elementary School	Morehouse School of Medicine, Spelman College, Clark Atlanta University, Atl. Univ. Ctr.
$	HUD, DCA	CW Capital, Boston Financial

🍎	Education	$	Finance	🏠	Homeownership	🛝	Parks & Recreation	🏙	Public Improvements & Streetscapes

2. Project Based Rental Assistance as a Development Tool

During FY 2011, AHA continued its PBRA priority initiative to expand the availability of quality, affordable housing within its jurisdiction with the goals of facilitating (a) housing opportunities for families and elderly persons in healthy mixed-income communities; (b) the development of supportive services housing for disabled persons and other transitional housing; and (c) the expansion of mixed-income housing opportunities in areas of low poverty. Over the past year, AHA increased the net inventory to 4,070 multi-family units under PBRA Agreements with Owner Entities to provide housing for families, elderly and persons with special needs (see Figure 6 and Appendix D).

Figure 6: Project Based Rental Assistance
(as of June 30, 2011)

Units	Elderly	Family	Special Needs	Total
PBRA Assisted Units	2,323	1,198	549	4,070
New Units added in FY 2011	226	123	68	417

Project Based Rental Assistance Homeless, Mental Health and Special Needs Demonstration

In response to its commitment to the City of Atlanta, AHA continued to work with the Regional Commission on Homelessness (including the United Way of Metropolitan Atlanta) to provide housing opportunities for the homeless population. AHA utilizes PBRA in partnership with private and faith-based owners to support the development or rehabilitation of units for homeless persons and persons with mental health disabilities. As of June 30, 2011, there were 549 of these units under current PBRA agreements and another 82 units under commitment, with construction completion and occupancy scheduled in FY 2012 (see Figure 6 and Appendix D). During FY 2011, AHA issued a Request for Proposals for additional units.

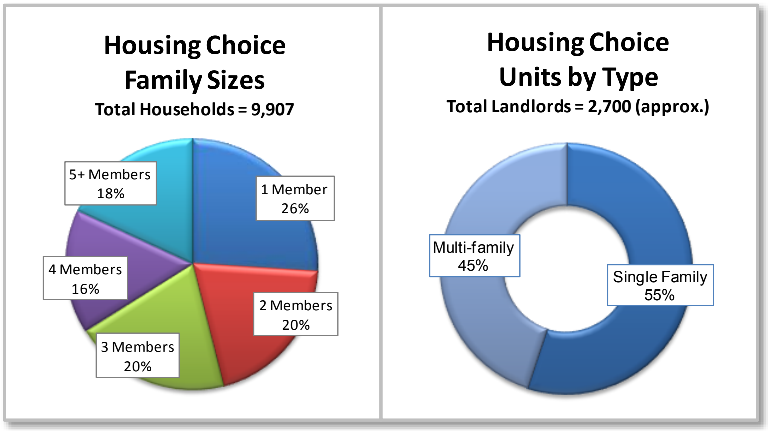
Other Priority Items Mentioned in the FY 2011 Plan

- **Project Based Rental Assistance (PBRA) Inside of Mixed-Income Communities** – See Appendix C – Ongoing Activities Directory and Section II – *MTW Policies and Innovations*
- **Regional Project Based Rental Assistance** – See Appendix C – Ongoing Activities Directory
- **Project Based Rental Assistance (PBRA) Site-Based Administration** – See Appendix C – Ongoing Activities Directory and Section II – *MTW Policies and Innovations*
- **Public Housing Replacement Using PBRA Units** – See Section 6 – Asset Management

3. Re-Engineering the Housing Choice Voucher Program

Through AHA's Housing Choice Tenant-Based Voucher Program, AHA utilizes real estate business practices informed by thoughtful and strategic policies to enable families to choose quality affordable housing opportunities in more economically diverse neighborhoods that offer better amenities and opportunities throughout the City of Atlanta. As a testament to the changes that AHA made in its Housing Choice Program, nearly 90 percent of participants responding to the annual customer satisfaction survey feel that AHA provides good customer service and is easy to do business with. Property Owner/Landlord ("landlord") satisfaction also increased by 15 percent during FY 2011. Utilizing MTW flexibility, AHA continued to enhance its Housing Choice Voucher Program to meet the needs of families, while efficiently managing relationships with landlords.

Figure 7: Profile of Housing Choice Households



Program Re-Design

During FY 2011, AHA further refined its operating policies and procedures, business processes and system requirements by focusing on three key concepts: simplify, streamline and stabilize. In conjunction with AHA's business transformation initiative, the Housing Choice Voucher Program was completely overhauled to make it more transparent, operationally efficient and aligned with private sector real estate business practices. This comprehensive effort required reviewing every process, operating policy and touch point with participants, landlords and partners. As a result, for program enhancements that require extensive changes to AHA's systems or long-term preparations, designs and business requirements were completed in FY 2011. Beneficial changes that could be made immediately were implemented in FY 2011 and are described below.

Portability Re-Engineering

- AHA began administering (i.e. billing the initial PHAs) rather than absorbing port vouchers for assisted families moving to AHA's jurisdiction. Additionally, AHA implemented rigorous management of portability billing and use of vouchers to ensure that participants/applicants maintain their assistance while moving from one jurisdiction to another.

- AHA further refined a standardized reconciliation process with Metropolitan Atlanta-area PHAs where AHA families with Housing Choice vouchers may choose to live. Through this process, AHA sends other PHAs a monthly statement reflecting HAP, Utility Assistance Payments (UAP) and administrative fees for vouchers being administered for AHA. Then, a three-way reconciliation between AHA records, the other PHA records and HUD's PIC system is conducted. The process has reduced billing errors and mitigates the potential for future errors because of more precise and well-informed communication between AHA and other PHAs.

- AHA implemented a process to conduct address validation on all port requests (HUD Form 52665) which ensures that vouchers are used within the proper jurisdiction. AHA is exploring how to make its address validation services available to other PHAs in order to reduce confusion for participants and potential landlords while reducing PHA efforts spent correcting jurisdictional errors after a family has already signed a lease.

Real Estate Centric Business Approach

By increasing its communications and dialogue through surveys and advisory groups, AHA made significant progress towards professionalizing the relationships with landlords and now applies more private sector principles in its operations. As a result of streamlining information required from landlords, AHA has decreased the cycle time of document submission to contract execution to 35 days.

- Recognizing the distinct needs of landlords that own or manage multi-family properties, AHA instituted several processes to professionalize the relationships with the landlords operating 100 multi-family properties (defined as properties consisting of 25 units or more where AHA has five or more active HAP contracts).
    - AHA Landlord Liaisons were assigned specific properties to foster closer relationships while assessing performance of the owners and management agents.
    - As a resource tool for communication and proactive issue management, AHA completed comprehensive assessments of the properties and their surrounding vicinities.
    - AHA developed rent schedules for each property which will allow faster processing times for new contracts.
- Utilizing MTW flexibility to align with standard business practices, AHA created a new contract, the Housing Choice Rental Assistance (HCRA) Agreement, which replaces the HAP contract between AHA and property owners. In addition to recognizing AHA's MTW Agreement as a governing document, key changes in the HCRA include:
    - Requires multi-family property owners to designate a management agent.

QUALITY HOUSING

GHS GEORGIAHOUSINGSEARCH.ORG

AHA continued its partnership with the Georgia Department of Community Affairs (DCA) by using ***georgiahousingsearch.org,*** *a service that allows families to search online for available housing opportunities.*

AHA and several AHA landlords supported a Landlord Fair hosted by HUD and the Veterans Affairs Supported Housing Program (VASH) to assist veterans with Housing Choice vouchers to identify available properties in the Atlanta Metropolitan area.

HUD-VASH:
Permanent Housing for Homeless Veterans

  - Requires a Housing Choice lease addendum between the owner and participant, but AHA does not review the lease.
  - Requires property owners to submit requests for contract renewals to AHA no less than 90 days prior to lease end.
  - Requires property owners to maintain a minimum amount of liability property insurance and make documents available to AHA for inspection, upon request.

- **Inspections -** During FY 2011, several enhancements to the Inspections process improved service levels and relationships with owners.
  - AHA's wireless solution for inspectors allows communication of inspection reports from the field. The state-of-the-art solution has improved customer service by allowing inspectors real-time access to schedules, inspections history and unit details. In conjunction with requiring landlords' presence during annual inspections and a simplified inspection checklist for owners, AHA experienced improved landlord relationships, while reducing the number of program moves due to failed units.
  - AHA implemented a streamlined inspections standards checklist to foster greater understanding of AHA's Enhanced Inspections Standards which incorporate local building codes and national standards. AHA also implemented an automatic 21-day re-inspection following failed initial inspections and limited landlords to two re-inspections of a unit. Since implementation in FY 2011, AHA has reduced the number of failed annual inspections by 11 percent.

- **Submarket Payment Standards** – Because each neighborhood varies widely and offers different amenities, AHA identified the need for a more granular approach that better matches rental values based on neighborhoods. In FY 2011 AHA began developing a new, expanded schedule of submarket payment standards for the Atlanta market. By expanding from seven submarkets to as many as 30, AHA will create greater opportunities for quality affordable housing for AHA participants throughout Atlanta. AHA expects to complete its work and implement in FY 2012.

- **Rent Reasonableness** – Building on an initial contract rent determination process that AHA designed and implemented in FY 2010 for new Housing Choice HAP contracts, AHA implemented a process in FY 2011 for annual contract rent determinations to run concurrently with the annual renewal process of HAP Contracts. Using internal real estate expertise and knowledge of rents in the Atlanta market, AHA's rent determinations reflect the changing market rent dynamics and realities of the residential real estate market. As AHA ramped up the annual contract rent determination process, AHA realized net savings in excess of $600,000 during the second half of FY 2011. Projected annualized net savings for annual rent determinations are estimated to be $2,250,000. AHA anticipates continued growth in net savings during FY 2012.

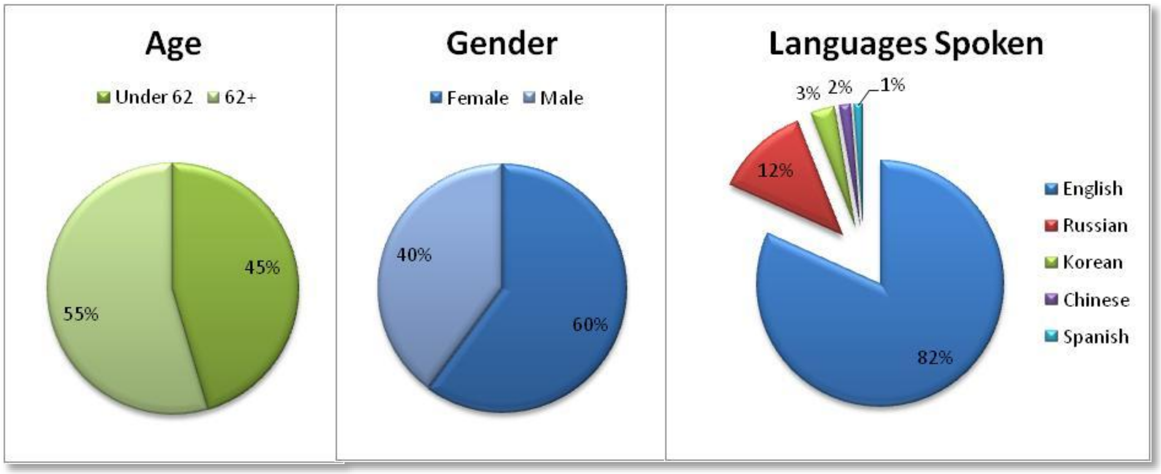
Other Priority Items Mentioned in the FY 2011 Plan

- **Policy Changes –** Section I – C – Key Agency-Wide Policies – FY 2011 – Non-Elderly Disabled Income Disregard

4. AHA-Owned Residential Communities

In line with AHA's strategic goal to support independent living for seniors and persons with disabilities, AHA devoted resources and staff to better understand the needs of its residents. AHA also collaborated with community partners to provide more on-site supportive services. AHA focused its capital investments and policy enhancements consistent with improving the quality of life for seniors "aging in place" and disabled adults living in the communities.

Figure 8: Profile of Residents in AHA-Owned Residential Communities



Sources: Internal, Limited English Proficiency Survey

American Recovery and Reinvestment Act of 2009 (ARRA) Funds

When AHA was awarded $26.5 million in ARRA funds, management recognized a rare opportunity to make significant capital improvements to AHA-Owned Residential Communities without adding debt. AHA decided to use all the funds for capital improvements and demolition. None of the funds were used for AHA corporate overhead and administration. As of June 30, 2011, 97 percent ($25.7 million) of the monies were expended for renovations at AHA-Owned Residential Communities and demolition of four Quality of Life Initiative properties. Construction is complete at 11 of the 13 sites, and demolition work is substantially complete. Under AHA's site-based and private property management business model, Lane Company, Integral Property Management and the Habitat Company (the professional property management companies collectively known as the PMCOs) that manage AHA-Owned Residential Communities provided comprehensive construction management for the renovations. This business model enabled AHA to promptly and effectively deploy the ARRA funds.

Renovation at AHA-Owned Residential Communities – AHA's capital investments and renovations support the strategic goal of independent living and improved quality of life for seniors "aging in place" and disabled adults living in the communities. At its 13 AHA-Owned Residential Communities, AHA expended $19.3 million for renovations including improvements and upgrades to the sites, exterior buildings, major systems, units and common areas. (see examples of renovations below).

For the residents, the significance of these renovations far exceeds the dollar value. The new environments were designed to encourage more socialization and interaction in group settings and an active, independent lifestyle. All signs indicate that these objectives are being met. Residents are socializing in the common areas. The computer rooms are in constant use as residents use the internet to communicate with family and friends and work on projects such as personal memoirs. The combination of physical improvements (computer rooms, exercise facilities, open common spaces) and services (computer instruction and support, aerobics classes, health education seminars) have created an environment in which seniors and persons with disabilities can thrive. (See more detail in Section 5 – Human Development).

Another benefit of the ARRA-funded renovations is more frequent and positive interaction with the surrounding neighborhood community. These stakeholders – community leaders, neighbors, business owners – recognize the investment AHA has made in providing quality affordable housing in mixed-income environments.

Demolition of Quality of Life Initiative Phase II Communities – As of June 30, 2011, AHA had spent $6.4 million of the $6.6 million ARRA demolition budget. See Figure 4 for demolition schedule.

Energy Management Initiative

AHA dedicated resources to developing energy conservation and sustainability practices that enhance AHA's business model in support of healthy living environments. This past year, AHA worked closely with the PMCOs and Johnson Controls, Inc. (JCI) to develop an energy performance contract (EPC) which will allow AHA to make needed energy-related upgrades in major systems at the AHA-Owned Residential Communities. AHA and JCI completed the energy audit, consumption modeling and design necessary to identify the energy conservation measures that will support the financing. AHA plans to complete the financing, allowing JCI to begin installation of the improvements in FY 2012.

AHA also used ARRA funds for energy-conservation renovations at the AHA-Owned Residential Communities. The PMCOs and their design firms used published industry and Environmental Protection Agency standards for improvements, including energy-efficient building components and lighting; improved HVAC and plumbing systems; high efficiency EnergyStar washers and dryers; and upgraded WaterSense kitchen and bathroom fixtures.

Enhanced Accessibility Initiative

In FY 2011, AHA completed its Voluntary Compliance Agreement (VCA) with HUD which allowed four years (from 3/15/07 through 3/14/11) for AHA and its various partners to implement policies and programs and to retrofit and modify certain units and common areas in order to meet the requirements of Section 504/Uniform Federal Accessibility Standards (UFAS). With the final units completed in FY 2011, AHA surpassed the VCA requirement that five percent of public housing assisted rental units are accessible. AHA and its development partners made the appropriate adjustments and retro-fits to complete 192 units. Additionally, public and common areas in the 13 AHA-Owned Residential Communities and 14 AHA-Sponsored Mixed-Income rental communities were made accessible under applicable standards and guidelines including UFAS and the Americans with Disabilities Act (ADA). Further enhancements to AHA's accessibility policies and programs have been operationalized.

NEW BEGINNINGS

At the ribbon-cutting ceremonies, residents proudly welcomed guests to their "new home" and demonstrated the use of the computers in the Internet café, no-cost washers and dryers, meeting/ craft rooms and exercise facilities

.

POSSE (Positive Opportunities Serving Seniors Everywhere), an active group of former public housing residents, pushed the button which demolished the Roosevelt Highrise. The early morning event attracted hundreds of people – including college students from neighboring Georgia Tech as well as Centennial Place Elementary School students who had completed science projects about implosions prior to the event.

“Aging Well” Features of AHA-Owned Residential Communities Post-ARRA Renovations

More opportunities for socialization

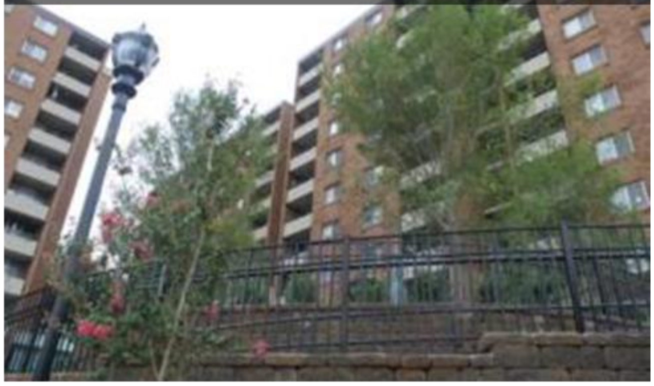
More connections to the outdoors

Less institutional look & feel

Crossing the digital divide

More opportunities for socialization

Improved accessibility



5. Human Development

As AHA has completed its obligations, has expended all of its HOPE VI funds and is closing out its remaining HOPE VI revitalization grants, AHA continued to use its funds to support distinct needs of four populations: working families and individuals, children and youth, seniors, and persons with disabilities. Additional funds and grant opportunities were pursued this year, and AHA plans to seek more funding opportunities to continue its work with families.

Work/Program Requirement

Though the current economic recession made it difficult for families to obtain and maintain employment, 78 percent of families across all programs were compliant with AHA's work/program requirement (69 percent of Housing Choice families). The compliance rate reflects the effects of a tough economy. However, AHA requires that all targeted adults are "moving-to-work" by enrolling in job training or educational programs. As many as 38 percent of families received approved temporary deferments as they worked toward completing their education or a job training program.

AHA expended MTW funds for on-staff Client Service Counselors who assist families with ways to become compliant, even during tough economic times. Families were referred to AHA partners such as Atlanta Workforce Development Agency, which provided training for 1,510 participants in FY 2011. For those who completed the job readiness programs, 91 percent are now employed.

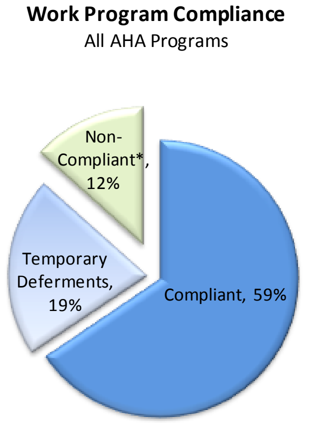


Figure 9: *Non-compliant households are in some stage of the termination process, either just proposed or awaiting an informal review.*

Good Neighbor Program II

Developed and operated in association with Georgia State University's Alonzo A. Crim Center for Urban Education Excellence, the Good Neighbor Program (GNP) was designed to provide guidance to AHA-assisted families on living in a mainstream, mixed-income environment. In FY 2011, AHA introduced a new curriculum to 3,071 participants, with a 91 percent completion rate.

Atlanta Community Scholars Awards (ACSA)

In FY 2011, AHA awarded $46,500 (2010/2011 academic year) and $51,750 (2011/2012 academic year) in scholarships to 24 deserving AHA-assisted youth for post-secondary education. The United Negro College Fund continued to partner with AHA to provide fiscal oversight for grants, gifts received and disbursements. The scholarships were underwritten by AHA employees, who contributed over half of this year's awards, and other community benefactors.

ACSA GRADUATION

Ta'Ebony Bradford, 22 year-old Housing Choice participant, went to Alabama State University on a full academic scholarship and is the first on both sides of her family to graduate from college. "ACSA gave me the help I needed. I graduated from college with almost no debt."

Service Provider Network (SPN) and Connections to the SPN

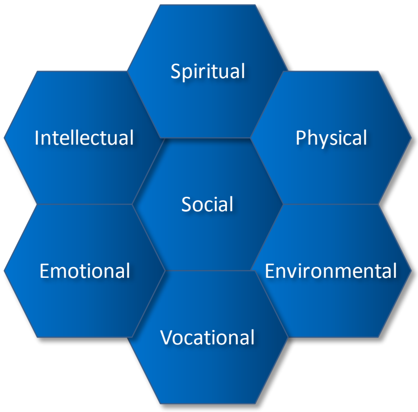
AHA established the Service Provider Network (SPN) as a resource for AHA-assisted families' connection to employment, training, educational and other mainstream opportunities. In FY 2011, over 3,500 referrals were made to the SPN comprised of 61 service providers. See *Partners* on opposite page.

Rapid Response Team and Foreclosures

Established in FY 2008, the Rapid Response Team assists Housing Choice participants affected by foreclosures and other emergency situations. Despite the continuing recession and increase in foreclosures, the Federal *Protecting Tenants at Foreclosure Act of 2009* allowed AHA to minimize "emergency" moves due to foreclosure. Working with the third-party firm Equity Depot, AHA proactively monitored foreclosure notices. If a property occupied by an AHA-assisted family appeared in the notices, AHA initiated a program move. Better communication with landlords and better coordination between AHA departments have led to fewer urgent moves.

Aging Well Initiative

Over the past few years, AHA has connected various aspects of its work to develop its Aging Well strategy. In December, 2010, working with Leading Age, AHA completed a needs assessment to determine space needs and services needed by seniors to be more successful and independent. Using the "Seven Dimensions of Wellness" model created by the International Council on Active Aging (see Figure 10), AHA has focused on helping residents to lead independent lives and remain independent in their homes as long as possible. Already, residents at AHA-Owned Residential Communities have emerged from their apartments more often to socialize. They have learned new skills on computers, and they have taken more control of their health. AHA will continue to monitor the overall effectiveness of its approach over time.



Seven Dimensions of Wellness
Source: International Council on Active Aging

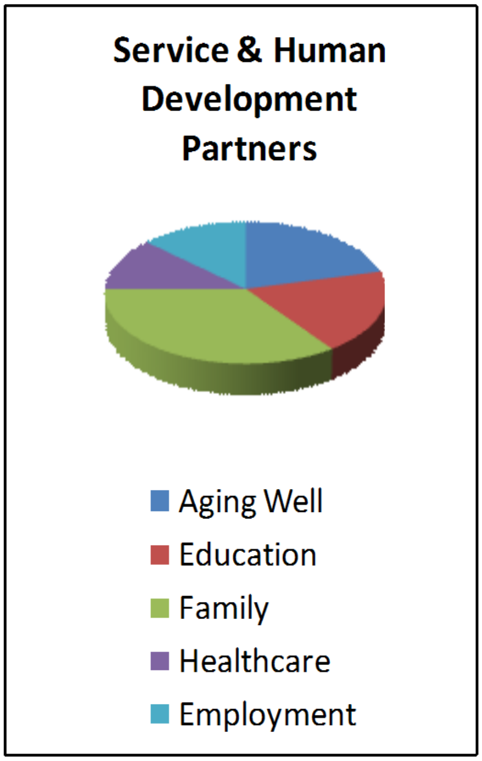
Figure 10: *Because of the success of the Connected Living pilot at Cosby Spear Highrise, AHA committed MTW funds to expand this service to all the AHA-Owned Residential Communities. Residents believe that Connected Living's Resident Ambassadors' enthusiasm has increased the visibility and popularity of the program.*

Place-Based Supportive Services Strategy AHA completed the sixth quarter of the Naturally Occurring Retirement Community (NORC) pilot, a national "aging in place" program model. Working with its service provider partners, AHA helped over 400 residents access services such as food stamps, Medicare, Medicaid, as well as nutrition education and access to fresh fruits and vegetables through a local Farmer's Market project. Initially funded by a Resident Opportunities and Self-Sufficiency (ROSS) Linkage grant, AHA will build on the learnings and expand these services to all seniors through its Aging Well Initiative.

Public and Private Sector Partners providing Human Development Services

Empowering Families

Achor Center
AGL Resources
Atlanta Community Food Bank
Atlanta Habitat for Humanity
Boys & Girls Club of Metro Atlanta
The Center for Working Families
City of Atlanta Watershed Management
Families First
Fulton County Human Services Department
Fulton County Department of Family and Children Services (DFCS)
Gate City Day Nursery Association
Georgia Family Council
Georgia Power Company
Georgia Public Service Commission
Georgia State University
  Alonzo A. Crim Center for Urban Educational Excellence
Heating Energy Assistance Team, Inc. (H.E.A.T.)
Integral Youth and Family Project (IYFP)
MARTA
Project Healthy Grandparents
Quality Care for Children
Safe Families for Children
SCANA Energy
United Way of Metropolitan Atlanta
Metro Atlanta YMCA



AHA partners with a variety of organizations to provide services and counseling needed by families, seniors and disabled residents.

Enhancing Life Seniors & Disabled

Alzheimer's Association, Georgia Chapter
American Association of Retired Persons (AARP)
American Society on Aging (ASA)
Atlanta Regional Commission (ARC)
  Area Agency on Aging
Bobby Dodd Institute
Connected Living
DisAbility Link
Dynamic Productions / Stepp Stewart
Emory Fuqua Center for Late Life Depression
Fulton County Human Services – Division of Aging Services
Georgia Department of Human Resources - Adult Protective Services, Aging Division, Children with Special Needs
International Council on Active Aging
Hands On Atlanta
Jewish Family and Career Services
Jewish Federation of Greater Atlanta
Leading Age
Meals on Wheels Atlanta
Project Interconnections, Inc.
Quality Living Services (QLS)
Senior Connections
UniHealth Source

Fostering Growth & Learning

Atlanta Metropolitan College
Atlanta Public Schools
Atlanta Technical College
Atlanta-Fulton Public Library System
CHRIS Kids, Inc.
Georgia Department of Early Care and Learning - Bright from the Start
Georgia State University - Center for Study of Adult Literacy, Educational Opportunity Center
Literacy Action, Inc.
Literacy Volunteers of Atlanta
Sheltering Arms Early Education & Family Centers
YMCA Early Childhood Development Company, LLC - Head Start

Connecting to Employment

Atlanta Workforce Development Agency (AWDA)
Atlanta Job Corps
Catholic Charities of the Archdiocese of Atlanta
Fulton-Atlanta Community Action Authority (FACAA)
Georgia Department of Labor
Goodwill of North Georgia
Urban League of Greater Atlanta, Inc.

Promoting Healthy Lifestyles

Children's Healthcare of Atlanta - Hughes Spalding Hospital
Emory University - Nell Hodgson Woodruff School of Nursing
Georgia Crisis & Access Line Behavioral Health Link
Grady Health System - Geriatrics Department
H.O.P.E. Through Divine Intervention, Inc.
Kaiser Permanente
Morehouse School of Medicine (MSM) - Prevention Research Center
Piedmont Hospital
Project Open Hand
Visiting Nurse Health System

Independent Studies of AHA's Atlanta Model

AHA has engaged with multiple third-party, academic researchers in evaluating the effectiveness of the Atlanta Model in deconcentrating poverty to create better outcomes and self-sufficiency for families and seniors. Many of the studies test AHA's progress on the guiding principles as stated in its Business Plan: to end the practice of concentrating the poor in distressed, isolated neighborhoods by creating and facilitating the development of healthy mixed-use, mixed-income communities that assist families in achieving self-sufficiency and educational advancement.

The studies consistently demonstrate that the Atlanta Model is working and has improved the quality of life for low-income families in the City of Atlanta.

- Families are generally better-off due to relocation from environments of concentrated poverty.
- AHA policy changes have enabled families to improve their quality of life.
- Each time a family moves, they make better choices.
- **The City of Atlanta has seen a boost in the gross domestic product of $1.67 billion** from household spending, sales tax revenues and construction investment since the inception of AHA's Strategic Revitalization Program.

For more information about these studies, visit **www.atlantahousing.org**.

Monitoring and Evaluating the Atlanta Housing Authority's MTW Program: Comprehensive Final Report covering 2004, 2007 and 2010

EuQuant

In 2004, AHA engaged EuQuant, Inc. (formerly known as Boston Research Group) lead by, Dr. Thomas D. Boston, Professor of Economics at the Georgia Institute of Technology, to provide independent third-party validation of AHA's reported outcomes achieved using the relief authorized under its MTW Agreement. By engaging EuQuant, AHA provides HUD and Congress with meaningful objective evidence and empirical analysis that will assist them in assessing the effectiveness and impact of the Moving to Work Demonstration Program.

EuQuant has published three reports: in 2006 (using baseline date from 2004), 2008 and the final comprehensive report in 2010. Researchers examined every household and household member who received housing assistance between June 30, 2004 and June 30, 2010.

Research Findings:

EuQuant's study illustrates that AHA's policies and real estate approach of mixed-income, lower poverty environments positively benefit families. In other words, **to achieve improved family outcomes, environment matters.**

- Families that have relocated as part of the Quality of Life initiative have moved from neighborhoods (census tracts) where the average poverty rate was 56 percent to neighborhoods where the average poverty rate was 29 percent.
- The number of households with adults working full-time has increased from 16 percent in FY 2003 to 56 percent in FY 2010.

- Families' access to affordable housing opportunities in healthy mixed-income communities appreciably increased due to AHA's policies.
- Access to higher quality schools has enhanced school performance.
- Annual income from families relocating from public housing to mixed-income environments has increased from $10,736 to $14,710 and substantially increased the economic self-sufficiency of families.

Comprehensive Evaluation of HOPE VI Grady Homes

Georgia Tech Research Corporation

This study examines the impact of the Grady Homes Revitalization Master Plan which involved the demolition and revitalization of Grady Homes and University Homes (both public housing family developments) and Antoine Graves and Antoine Graves Annex (public housing senior developments).

Research Findings:

The findings provide significant justification that AHA's HOPE VI Revitalization strategy and supportive human development activities combined with policies requiring work have proven effective.

- After demolition of public housing projects 86.3 percent of families moved to neighborhoods significantly lower in poverty and had better housing options.
- AHA's work compliance policy increased household income by 28 percent (from $7,080 in 2004 to $9,186 in 2010) while the Atlanta Area Median Income increased by only 13.1 percent. **The opportunity to live in a mixed-income development or to use a Housing Choice voucher was the single greatest factor in improving employment outcomes and overall self-sufficiency** for former residents on Grady Homes.
- The risk of families losing housing assistance was greater when they lived in public housing rather than in mixed-income communities.

Evaluation of the McDaniel Glenn HOPE VI Revitalization

Emory University

Located in Atlanta's Mechanicsville neighborhood, the McDaniel Glenn revitalization is noteworthy because of the unique partnerships between AHA, the Annie E. Casey Foundation's Atlanta Civic Site, Enterprise Community Partners, community-based organizations, and other city agencies e.g., Atlanta Public Schools.

The study measures the effects of the revitalization on former residents of McDaniel Glenn; residents' satisfaction and perspective of neighborhood change, student composition and achievement at local schools, and crime in surrounding neighborhoods.

Research Findings:

The findings provide significant justification that AHA's HOPE VI revitalization strategy and supportive activities proved effective in various areas.

- **More than half (54%) of the former McDaniel Glenn residents reported being "very satisfied" with the overall relocation experience.** The residents remain satisfied with their new residence, neighborhoods, and the schools available to children.
- Post relocation trends show promising and persistent reductions in violent crime.
- Two-thirds (67%) of the neighborhood respondents reported that "the area around McDaniel Glenn is nicer since the revitalization." Half the respondents agreed that the area around McDaniel Glenn is safer now that "the housing project is gone."

The Economic Impact on the City of Atlanta of AHA's Mixed Income Communities Revitalization Program, Phase 1: Residential Household Spending and Construction Impacts

Georgia State University

This two-phase study focuses on the economic impacts of AHA's relocation strategy upon neighborhoods around each of the 16 newly revitalized communities and the City of Atlanta as of 2009-2010. Phase 2 of the study is in progress.

Phase 1 Research Findings:

The Atlanta economy has seen a boost in the gross domestic product of $1.67 billion, composed of aggregate household spending ($166 million across all 16 communities) and construction investment ($1.51 billion) since the inception of the revitalization program. Included in these numbers are:

- **The City of Atlanta has benefited from increased sales tax revenues of $4.73 million linked to new households relocating to the City and an additional $9.98 million from the construction activity.**

- Household relocation into the City of Atlanta and construction activity related to the sixteen communities generated the equivalent of **1,320 jobs** (if measured over 12 years).

An Interdisciplinary Study of HOPE VI Relocations & Bio-behavioral Risks for HIV

Emory University – Rollins School of Public Health

Study in Progress - The primary aims of this National Institutes of Health-funded study are to document pre-/post-relocation changes in the characteristics of the neighborhoods where HOPE VI relocates live, and how these changes in neighborhoods, social networks, and support systems relate to changes in specific health outcomes over time such as Sexually Transmitted Infections (STIs) including HIV; alcohol and drug use patterns; and healthcare utilization.

Preliminary Findings:

- The relocation of residents has not been found to have a negative effect or impact on their health.
- Former public housing residents who moved to less impoverished areas or neighborhoods report a reduction in alcohol and drug dependence.
- Incidence of STIs was higher before public housing relocations occurred.

Public Housing Relocation in Atlanta: Examining the Spatial Distribution of Destination Neighborhoods

Georgia State University

Study in Progress - The study focuses on the outcomes of former public housing residents that relocated to the private rental market with Housing Choice vouchers, as well as those who relocated to rental communities with project based rental assistance. This research expands upon previous research by examining destination neighborhood quality compared to public housing, as well as measuring residents' perceptions of their communities.

Assessing the Impact of Public Housing Transformation on Crime Patterns in Atlanta

Emory University

Study in Progress - This study focuses on the impact of public housing transformation on crime patterns in Atlanta. Researchers will compare the Atlanta experience to Chicago. Together with the Chicago research, this study will provide the first in-depth analysis on the important policy question of **how public housing transformation affects receiving communities.** What are the effects of public housing transformation on urban neighborhoods in Atlanta and Chicago? Is there an association between the relocation of public housing families to urban neighborhoods and crime patterns?

6. Asset Management

AHA employs a private sector portfolio management approach to manage its ongoing business relationships and public/private partnerships created for AHA-Sponsored Mixed-Income Communities and for mixed-income developments under AHA's PBRA program. In FY 2011, as part of the Business Transformation initiative, AHA critically reviewed current processes to bring them in line with private sector business practices. Business requirements were developed to automate the exchange of data with partners and provide real-time reporting capabilities.

Private Sector Innovation

As an extension of its MTW regulatory and statutory relief, AHA encouraged Owner Entities to propose operating policies and procedures that create operating efficiencies in their communities. As an example in this past fiscal year, Owners of the Villages of Carver implemented a new minimum rent structure and utility allowance approach tied to bedroom size. This localized approach more closely aligns residents' rent with the market value of their unit and helps owners manage expenses.

Reformulating the Subsidy Arrangement in AHA-Sponsored Mixed-Income, Mixed-Finance Communities

During FY 2008, using its MTW flexibility, AHA developed a strategy to convert public housing operating subsidy under Section 9 of the 1937 Housing Act at AHA-Sponsored mixed-finance, mixed-income rental communities to long-term renewable Project Based Rental Assistance under a demonstration program for the conversion. While the demonstration program is under development, AHA revisited its method of determining the level of operating subsidy AHA provides to support these communities and determined that the methodology fails to yield sufficient operating subsidies to ensure the long-term sustainability of these communities. During FY 2011, AHA continued to refine this strategy in consultation with HUD. During FY 2012, AHA will continue its discussion with HUD to finalize the program structure, receive HUD approval and implement a demonstration program.

Public Housing Replacement Using PBRA Units

AHA explored innovative strategies for converting the Section 9 subsidy to long-term PBRA at the 13 AHA-Owned Residential Communities. Because ARRA stimulus funds combined with the formula capital funding created a new opportunity to make necessary capital upgrades to the properties, AHA decided to delay conversion of the current Section 9 subsidy arrangement. Additionally, AHA's new Energy Performance Contract will fund further capital improvements. Using sound fiscal management of funding streams, AHA has improved the quality of life for residents, though conversion strategies may be considered in future phases.

Fee-Based Contract Administration

During FY 2011, as part of its business relationship with Georgia HAP Administrators, Inc., dba National Housing Compliance (NHC), AHA continued to conduct fee-based management and occupancy reviews for over 7,400 units located in the City of Atlanta and Fulton County. NHC is a Performance Based Contract Administrator (PBCA) that is under contract with HUD to perform PBCA services for FHA-insured, project-based Section 8 developments in Georgia and Illinois. As a NHC subcontractor, AHA earned unrestricted revenue in excess of operating expenses for this business arrangement amounting to approximately $1,000,000. MTW Funds or other AHA restricted funds were not expended to back this self-supporting operation. Additionally, NHC participated in HUD's national competitive bidding process. which having not been determined in FY 2011, was extended into FY 2012.

Other Priority Items Mentioned in the FY 2011 Plan

- **Project Based Rental Assistance (PBRA) Site-Based Administration –** Appendix C – Ongoing Activities Directory
- **Streamlining Property-Level Operations –** See Appendix C – Ongoing Activities Directory
- **Rent Reasonableness Determinations** – See Section 3 – Reengineering Housing Choice
- **AHA Sub-Market Payment Standards Methodology** – See Section 3 – Reengineering Housing Choice
- **Regional Project Based Rental Assistance** – See Appendix C – Ongoing Activities Directory

7. Business Transformation Initiative

As AHA, its development partners and other stakeholders have implemented the Atlanta Model, AHA's composition and mix of assets, business relationships and contractual relationships have changed dramatically. Funds at the Federal, State and local levels were available to support operations. Foundations could afford to be generous to their causes. Since the Great Recession, the new normal is a world of tighter budgets, more scrutiny of entitlement programs, yet even greater needs of low-income families.

With the goal of mainstreaming families, AHA tore down the dilapidated, isolated public housing and relocated families. Next, the real estate was mainstreamed when AHA worked with private sector developers and others to create mixed-income, mixed-use communities on the sites of the old public housing. Because AHA has completely transformed its delivery of affordable housing resources, during fiscal year 2010, AHA senior management determined that the time had come to mainstream the enterprise. This need has become more imperative in light of the challenges in the new post-recession economy. In order to assist with its business transformation, AHA hired a world- class consulting team—the Boston Consulting Group and Apgar and Associates-- to help position it to operate in this new environment.

1. ***Discovery*** *– AHA team members from all departments discovered in detail the capabilities of the software and tools selected. In turn, Yardi and the other consultants learned about AHA's business.*

2. ***Design*** *– AHA, working with Yardi and other consultants, designed at a high level how AHA will do business in the future. The team designed new business policies, new roles, new organization structures, and how AHA will use the new application software and tools.*

3. ***Planning*** *– Each team developed project plans for detailed designs and implementation which began in FY 2012.*

Figure 11: Discovery, Design, and Planning (DDP) *allowed the agency to design the "AHA of the future" in an integrated manner – there were 15 inter-departmental teams.*

As a consequence, AHA began an initiative to align its organizational structure, systems, business processes, personnel, operations and data with this new world order. Taking advantage of a down cycle in the real estate market over the last year, AHA engaged in an internal business transformation process with assistance from the Boston Consulting Group. Central to this initiative was a business process review in which AHA took a hard look at processes, operating policies and procedures. During this comprehensive assessment, AHA's staff was given the challenge to eliminate all non-value-added processes, then develop ways to simplify and streamline processes for greater effectiveness. Essentially, if a process, a form, or an operating policy did not add value, then AHA would eliminate it or improve it.

In FY 2012, AHA will galvanize the organization around implementation of these business transformation improvements while continuing the mission.

- **Roll-out of an Integrated Enterprise Resource Planning (iERP) solution** – After a thorough competitive bidding process, AHA chose Yardi Systems, Inc. to provide an ERP technology solution which incorporates best practices in real estate and housing authority management. The iERP technology will enable AHA to operate as one enterprise, with all data and transaction records in a data warehouse. The streamlined processes identified in the business process review will be automated and integrated across departments and with AHA's private sector partners. The iERP will become the single source of business intelligence for reports both internally and for sharing with regulators and other stakeholders. As a benefit of centralization, AHA will improve its management and standardization of information security and record retention protocols.

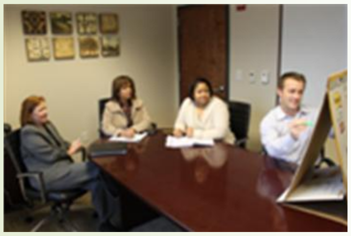
- **Evolving Finance** – Continued economic viability is a critical component to AHA's success. To be good stewards, AHA needs real-time visibility into the flow of funds, better insight into the costs of its business processes, and enhanced accounting and forecasting capability. As part of iERP, AHA will incorporate project-based accounting, business intelligence and enhanced reporting capabilities, accessing a data warehouse housing "one version of the truth." Additionally, AHA will implement best practice solutions for budgeting, forecasting and modeling while aligning specialized roles with the needs of the business.

- **Change Management and People Strategies** – From the strategy comes the structure which reveals the skills and capabilities needed to implement the strategy. True business transformation will require a change of the hearts and minds of all of AHA's employees. During FY 2011, AHA leaders dedicated countless hours to ensure that every employee felt part of making the changes necessary for the future. AHA leaders started with a vision statement that "AHA will become a **great place** to work, where employees **feel valued**, can **grow, develop and add value** to AHA's success." This statement led to developing a competency model to identify the skills and capabilities needed for the future. Next, leaders introduced a new performance management system based on accountability for meeting goals and linked to a compensation plan that rewards performance and behaviors. At every step, employees and managers have embraced an intensive training curriculum. Clarifying expectations, maintaining consistency, and holding people accountable – these will be keys to AHA's success in transforming the business in the coming years.

As a result of the Business Transformation Initiative, AHA expects increased efficiencies and thus lower costs; better customer service due to the real-time availability of information; and more efficient interaction with partners' systems and processes. By lowering the cost and improving customer service, AHA can be a better steward of all its resources – time, talent *and* treasure.

BUSINESS PROCESS REDESIGN and EMPLOYEE INVOLVEMENT

Over 75 percent of AHA staff were directly involved in the Business Process Review and related activities. Fifteen interdepartmental teams worked together to identify ways to increase efficiencies while improving customer and employee experience.



MTW Innovations & Policies

The following represents an "At a Glance" overview of a number of key innovations or policy reforms AHA has implemented as a result of its participation in the MTW Demonstration Program.

Atlanta Housing Authority
MTW Innovations

Use of MTW Funds

- **MTW Single Fund** combines the low-income operating subsidy, capital funds and Housing Choice Voucher funds into a single, authority-wide fund used for MTW Eligible activities as defined in AHA's MTW Agreement and the FY 2010 MTW Annual Plan. Among other things, these funds are used to expand quality, affordable housing in healthy mixed-income communities, support self-sufficiency programs for public housing and Housing Choice-assisted households and improve enterprise-wide operations (financial and other).

- **Gap Financing** supports the financial closings of mixed-income rental communities that serve low-income families (earning less than 80% of Area Median Income) to include tax credit, Project Based Rental Assisted-units and public housing assisted-units. Gap financing alleviates the challenges in identifying investors and funders for proposed real estate development projects.

- **Use of MTW Funds in Affordable Residential Properties with Private Owners** enables investment in residential properties owned by private entities to facilitate the creation of mixed-income communities and support the development or rehabilitation of affordable housing units for low-income families. Use of MTW Funds leverages public/private investment to expand quality affordable housing.

MTW Agreement Provision:
Attachment D, Second Amendment, Section 2: Use of MTW Funds
Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol

Atlanta Housing Authority
MTW Innovations

Housing Choice Voucher Program

- **30% of Adjusted Income** ensures that all Housing Choice Voucher Program (HCVP) participants' total tenant payments are limited to 30 percent of adjusted income. This innovation ensures continued affordability of the HCVP and uniformity of tenant payments regardless of the source of AHA subsidy.
- **Atlanta Submarket Payment Standards** were created using a market study conducted by a private third-party real estate firm. These payment standards are used instead of HUD Fair Market Rents. Using rents comparable to those in the submarkets does not skew the rents paid in the submarket. This innovation has eliminated many financial barriers families often encounter during a housing search and gives families additional financial leverage in leasing quality affordable housing.
- **Rent Reasonableness Determinations** developed by AHA's Asset Management group use independent market analysis to establish the market equivalent rent for each residential unit in AHA's HCVP. The value of this program results in consistent rent determination outcomes and stabilized Housing Choice contract rents in line with the Atlanta rental market and available subsidy resources.
- **Leasing Incentive Fee (LIF)** was established to attract landlords and private owners to make housing available to low-income families in lower poverty neighborhoods. In private markets, owners of Class A real estate often require security deposits and application fees to defray the costs of processing an application for an apartment. In response, AHA designed the LIF to eliminate these requirements as obstacles. The LIF gives families greater leverage to secure quality housing in the private market.
- **Enhanced Inspection Standards** establishes interim and annual inspection "checkpoints" for improving accountability and enforcing the landlords' and participants' responsibility in property upkeep and re-evaluating neighborhood quality. This process develops a positive image and greater acceptance of the HCVP in communities.
- **Homeownership Policies:** (a) Section 8 Voucher for Homeownership allows qualified participants in the HCVP to use their voucher for mortgage payment assistance and facilitates upward movement from renting to homeownership. (b) Housing Choice Voucher Homeownership Policy established AHA's own procedures and requirements for eligible families to participate in the Housing Choice Homeownership or Homeownership Self-Sufficiency Program. The requirements are aligned to support the long-term success of low-income families achieving their dream of homeownership. (c) Comprehensive Homeownership is being established at AHA using its own policies, procedures, eligibility and participation requirements, including changes to the HUD Family Self-Sufficiency Program requirements. This new program approach and design will support and sustain a more successful homeownership program at AHA.
- **Project Based Rental Assistance (PBRA) Site-Based Administration** moves from the public housing authority-managed model under the traditional Housing Choice Project Based Voucher Program and operates as a distinct and separate program from the HCVP. It allows AHA to enter into long-term PBRA Agreements with Owner Entities of quality multi-family rental developments including developments for the elderly and persons with disabilities. The Owner Entities' professional management companies have the full responsibility of administering all aspects of PBRA eligibility, admissions and occupancy at the property level. This process has made the PBRA program attractive to private sector real estate professionals by allowing them to manage and mitigate their market risks associated with owning and implementing the program.

MTW Agreement Provision:
Attachment D, Section VII: Establishment of Housing Choice Voucher Program

Atlanta Housing Authority
MTW Innovations

Local Reform of Housing Policies

- **Work/Program Requirement Policy** states that as a condition of receiving the housing subsidy, (a) one non-elderly (18 to 61 years old), non-disabled adult household member must maintain continuous full-time employment (at least 30 hours per week) and (b) all other non-elderly, non-disabled household members must also maintain employment with a minimum of 30 hours per week or participate in a combination of school, job training and/or part-time employment as a condition of the household's eligibility to receive subsidy assistance. This policy standard establishes an expectation that reinforces the importance and necessity for work to achieve economic independence and self-sufficiency.

- **$125 Minimum Rent Policy** raises standards of responsibility for AHA-assisted families in public housing and Housing Choice by increasing tenant contributions towards rent. This policy does not apply to households where all members are either elderly and/or disabled, and whose sole source of income is Social Security, SSI, and/or other fixed annuity pension or retirement plans. These exempted households are still responsible for paying rent based upon 30 percent of their monthly adjusted income for rent and utilities, or a public housing assisted resident may elect to pay the Affordable Fixed Rent.

- **Elderly Income Disregard Policy** allows an elderly person to work without being penalized or having to calculate the employment income when determining rental assistance. The disregard applies only when the elderly person's sole source of income is Social Security, SSI, and/or other fixed annuity pension or retirement plan income. This policy is applicable to all AHA housing assistance programs. This innovation encourages "aging well" and self-sufficiency.

- **Non-Elderly Disabled Income Disregard Policy** allows a non-elderly person with a disability, as defined by AHA, whose sole source of income is Social Security, SSI, and/or other fixed annuity pension and retirement plan income to work without being penalized or having to calculate the employment income when determining rental assistance. The policy is applicable to all AHA housing assistance programs and encourages self-sufficiency.

- **4-to-1 Elderly Admissions Preference Policy** has resulted in a more optimal mix of less than 20 percent non-elderly, disabled adults in each community and fewer complaints. Elderly residents report feeling safer and more satisfied. AHA is improving the quality of life of elderly (62 years and older), almost elderly (55 to 61 years) and young disabled adults by creating a population mix that is more conducive to shared living space in the high-rise buildings. AHA has addressed sociological and generational lifestyle differences by admitting four elderly persons from the waiting list to each non-elderly, disabled adult admitted. The 80/20 population mix is supported by academic research and independent studies.

- **Rent Simplification Policy** determines adjusted annual income by developing AHA's Standard Deductions that replace HUD's Standard Deductions. All AHA-assisted families benefit from AHA's Standard Deductions as they are more generous and equitable and eliminate the need to consider other deductions. This policy also makes provisions for catastrophic hardships. The intent of this policy is to reduce errors and the administrative burden, inefficiency and costs associated with the verification of unreimbursed medical and childcare expenses while reducing the potential for fraud.

MTW Agreement Provision:
Attachment D, Section I.O: General Conditions

Atlanta Housing Authority MTW Innovations

Expanding Housing Opportunities

- **Strategic Revitalization Program** further facilitates AHA's development and rehabilitation activities with private sector development partners and leverages public/private resources. AHA adopts its own policies and procedures to determine and control major development decisions, such as replacing HUD's Total Development Cost (TDC) limits. This streamlined and simplified process allows AHA to be more nimble and responsive in a dynamic real estate market in the creation or rehabilitation of mixed-income communities.
- **Development of Alternative & Supportive Housing Resources** uses AHA's Single Fund to support the development of or facilitate through private sector developers, service-enriched housing for the elderly and persons with disabilities. While reversing the lack of affordable, supportive housing, AHA allows the elderly and disabled to age in place in quality environments.
- **Quality of Life Initiative (QLI)** was AHA's strategy to facilitate the relocation of AHA-assisted families from 12 large, distressed, obsolete and socially dysfunctional public housing developments to better quality housing in lower poverty neighborhoods with better amenities.
- **Project Based Rental Assistance as a Development Tool** is AHA's financial incentive and financing tool that provides a renewable rental subsidy to private sector developers and Owners to commit a percentage of units as affordable in quality multi-family developments. PBRA also enhances developers and Owners' competitive applications for the State's Low-Income Housing Tax Credits Program, earning additional points for the provision of affordable rental housing. PBRA enables AHA to leverage private sector development throughout the City of Atlanta and leverage federal funds with other public and private investment to expand affordable housing resources.
- **Housing Choice Voucher Program (HCVP) Reforms** continue the transformation of AHA's HCVP into a world class operation that identifies quality affordable housing opportunities in healthy neighborhoods and streamlines its internal business processes, systems, operations and service delivery practices to reduce the financial and administrative burden of managing the program. These reforms facilitate the development of greater acceptance of the HCVP in Atlanta communities and neighborhoods while creating incentives for families to achieve and maintain economic independence, improve their quality of life and self-sufficiency.

MTW Agreement Provision:
Attachment D, Section V: Single Fund Budget with Full Flexibility
Attachment D, Section VII: Establishment of Housing Choice Voucher Program
Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers
Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process

Atlanta Housing Authority
MTW Innovations

Self-Sufficiency

- **Work/Program Requirement** states that as a condition of receiving the housing subsidy, (a) one non-elderly (18 to 61 years old), non-disabled adult household member must maintain continuous full-time employment (at least 30 hours per week) and (b) all other non-elderly, non-disabled household members must also maintain employment with a minimum of 30 hours per week or participate in a combination of school, job training and/or part-time employment as a condition of the household's eligibility to receive subsidy assistance. This policy standard establishes an expectation that reinforces the importance and necessity for work to achieve economic independence and self-sufficiency.

- **Human Development and Support Services** are provided by social service professionals through individualized coaching and counseling to (a) families impacted by AHA revitalizations and QLI relocation activities, and (b) to families who are non-compliant with the Work/Program Requirement and other obligations. By using MTW and HOPE VI funds to finance these vital services, AHA minimizes and/or removes a variety of generational barriers to self-sufficiency; giving the families more support to achieve success.

- **Good Neighbor Program** is an instructional program established by AHA and Georgia State University. The curriculum includes training on the roles and responsibilities of being a good neighbor after relocating to amenity-rich neighborhoods. AHA leverages MTW Funds with Georgia State University resources to support the implementation of this program.

- **Service Provider Network** is a group of social service agencies formed by AHA to support family and individual self-sufficiency. Leveraging MTW Funds with resources from these established organizations, AHA has provided various opportunities ranging from employment, job training, GED programming, post - secondary education, dental, physical and mental health referrals, and other connections supporting family success.

- **Rapid Response Team** proactively responds to issues experienced by Housing Choice participants adversely impacted by private property owner foreclosures or other emergencies, natural disasters or property abatement. AHA has provided a continuum of support leading to the resettlement of impacted families into new living environments while creating operational efficiencies including the establishment of processes, procedures and protocols that improve response times in handling these time-sensitive moves.

- **Place-Based Supportive Services Strategy Pilot** was created in collaboration with the Atlanta Regional Commission and other partners to leverage grant funds, MTW Funds and other resources. Using the Naturally Occurring Retirement Community (NORC) model, the goal of the pilot is to create a service-enriched living environment for seniors and persons with disabilities to age in place at three AHA-Owned Residential Communities (Marian Road Highrise, Piedmont Road Highrise, and Cheshire Bridge Road Highrise). Based on the best practices derived from the pilot, AHA will use the NORC model in other senior high-rise communities.

MTW Agreement Provision:
Attachment D, Section IV: Self-Sufficiency/Supportive Services
Attachment D, Section V: Single Fund Budget with Full Flexibility

Atlanta Housing Authority
MTW Innovations

Corporate Support

- **Maximizing the Power of Technology** will commence in FY 2011 to link AHA's information technology, financial, procurement, data and business operations into a fully integrated technology system by implementing enterprise resource planning real estate software. As AHA's business model evolves, this integrated enterprise solution will further drive increased productivity and assure continuity of support for the enterprise's day-to-day operations, business process automation, automated third-party data-exchange, document management, and integrated business intelligence ability.
- **Reformulating the Subsidy Arrangement in AHA-Sponsored Mixed-Income, Mixed-Finance Communities** refers to AHA exploration strategies for reformulating the subsidy arrangement for AHA-Sponsored mixed-finance, mixed-income, communities from public housing operating subsidy to PBRA in order to sustain and preserve investments in these multi-family rental communities to ensure their continued viability and market competitiveness.
- **Innovative Subsidy Strategies** sustain viability of AHA-Owned Residential Communities by substituting the Section 9 operating subsidy for renewable Project Based Rental Assistance. Similar to the investment strategy above, AHA will be able to design and implement a financing strategy leveraging private resources to continue improving the physical structures and quality of the environment.
- **Local Asset Management Program** replaces HUD's asset management requirements by defining AHA's comprehensive program design, including project-based property management, budgeting, accounting and financial management of AHA-Owned Residential Communities and public housing assisted units in mixed-income communities, and the other aspects of its business operations, based on AHA's Business Plan.

MTW Agreement Provision:
Attachment D, Section V: Single Fund Budget with Full Flexibility
Attachment D, Section VII. C: Demonstration Program on Project Based Financing
First Amendment, Section 6: Local Asset Management within MTW

III. Appendices and AHA Background

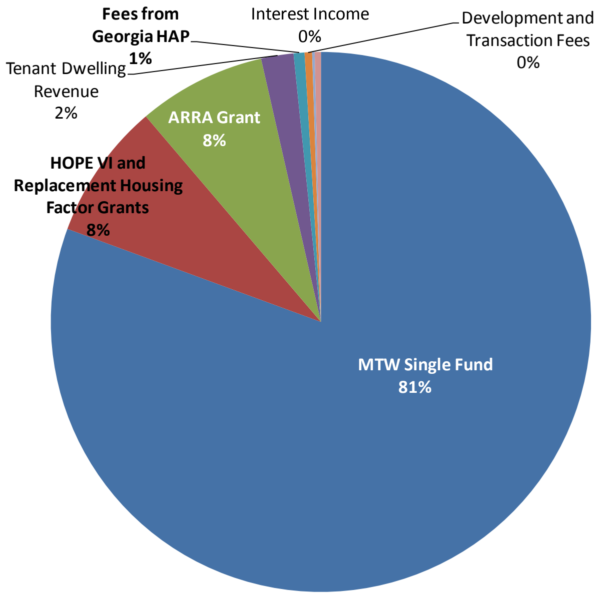
Appendices Table of Contents

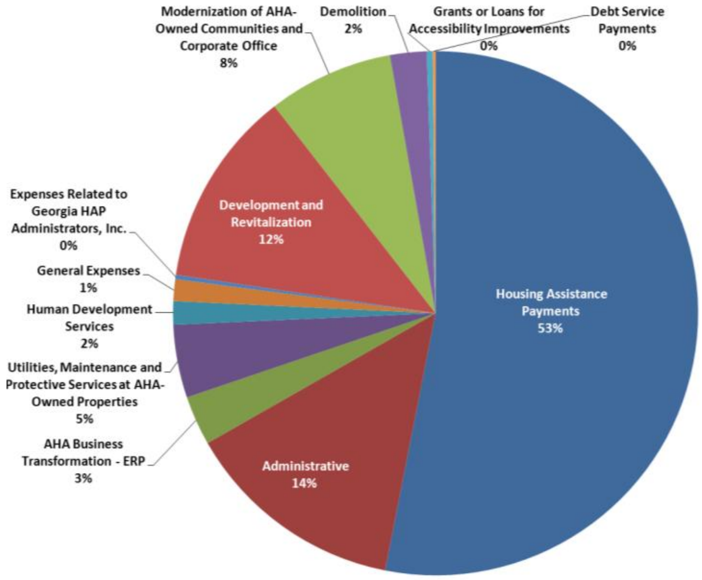
Attached to this document, AHA has included additional detailed statistics and reports.

Summary Financials

For detailed financials, see **Appendix G: Financial Analysis** - Board Approved FY 2011 Unaudited Actual vs. Budget.

FY 2011 Sources and Uses of Funds – Unaudited Actuals

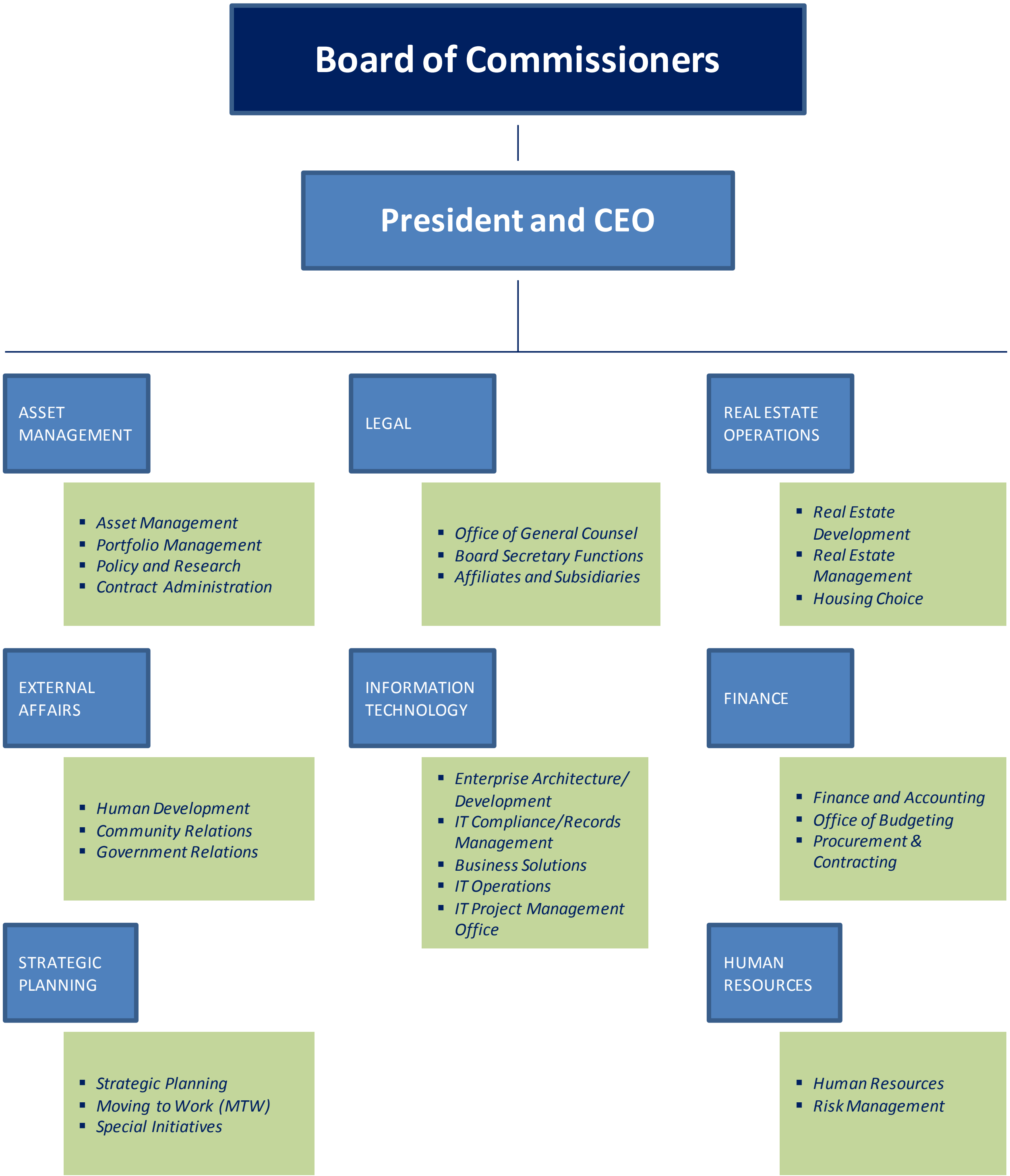




Sources of Funds (dollars)	
MTW Single Fund	225,057,677
HOPE VI and Replacement Housing Factor Grants	22,826,627
American Recovery and Reinvestment Act Grant	21,411,256
Tenant Dwelling Revenue	5,415,284
Fees earned from Georgia HAP Administrators, Inc.	1,817,122
Development and Transaction Fees	1,250,455
Interest Income	424,886
Other Revenue	1,032,992
TOTAL	***$ 279,236,299***

Uses of Funds (dollars)	
Housing Assistance Payments	147,352,440
Administrative	37,938,063
AHA Business Transformation - ERP	8,464,937
Utilities, Maintenance and Protective Services at AHA-Owned Properties	12,495,722
Human Development Services	4,001,758
General Expenses	3,722,630
Expenses Related to Georgia HAP Administrators, Inc.	750,264
Development and Revitalization	33,684,952
Modernization of AHA-Owned Communities and Corporate Office	21,447,885
Demolition of QLI Properties	6,248,405
Grants or Loans to Owner Entities for Accessibility Improvements	1,021,869
Debt Service Payments	469,140
TOTAL	***$ 277,598,065***

Atlanta Housing Authority Leadership



Board of Commissioners

President and CEO

ASSET MANAGEMENT

- *Asset Management*
- *Portfolio Management*
- *Policy and Research*
- *Contract Administration*

LEGAL

- *Office of General Counsel*
- *Board Secretary Functions*
- *Affiliates and Subsidiaries*

REAL ESTATE OPERATIONS

- *Real Estate Development*
- *Real Estate Management*
- *Housing Choice*

EXTERNAL AFFAIRS

- *Human Development*
- *Community Relations*
- *Government Relations*

INFORMATION TECHNOLOGY

- *Enterprise Architecture/ Development*
- *IT Compliance/Records Management*
- *Business Solutions*
- *IT Operations*
- *IT Project Management Office*

FINANCE

- *Finance and Accounting*
- *Office of Budgeting*
- *Procurement & Contracting*

STRATEGIC PLANNING

- *Strategic Planning*
- *Moving to Work (MTW)*
- *Special Initiatives*

HUMAN RESOURCES

- *Human Resources*
- *Risk Management*

Atlanta Housing Authority Leadership

Atlanta Housing Authority Board of Commissioners

Cecil Phillips
Chair

Justine Boyd
Vice Chair

James Allen, Jr.

Daniel Halpern

Wayne Jones

Margaret Paulyne Morgan White

Atlanta Housing Authority Management Team

Renée Lewis Glover
President and Chief Executive Officer

Charlene Crusoe-Ingram
Chief Human Resources Officer

Joy Fitzgerald
Chief Operating Officer
Real Estate Operations

Gloria J. Green
Chief Legal Officer and General Counsel

Edward (Mike) Proctor, Ph.D.
Chief Operating Officer - Asset Management
and Chief Policy Officer

Suzi Reddekopp
Chief Financial Officer

Samir Saini
Chief Information Technology Officer

Tracey Scott
Vice President
Strategy & Innovation

Barney Simms
Chief External Affairs Officer
Community, Governmental & External Affairs

FY 2011 Annual Report Appendices
Table of Contents

The following elements for AHA's FY 2011 MTW Annual Report are in accordance with AHA's Legacy Attachment B Requirements included in AHA's Amended and Restated MTW Agreement.

REQUIREMENT	**LOCATION**
I. Households Served	
A. Number served: plan vs. actual by unit size, family type, income group, program/housing type, race & ethnicity B. Changes in tenant characteristics C. Changes in waiting list numbers and characteristics D. Narrative discussion/explanation of change	*Refer to the MTW Benchmarking Study in the FY 2010 Annual Report* **Appendix D: Housing Opportunities Information - FY 2011** 1. Households Served Information 8. Waiting List Characteristics – By AMI 9. Waiting List Characteristics – By Bedroom Size 10. Waiting List Characteristics – By Family Size
II. Occupancy Policies	
A. Changes in concentration of lower-income families, by program	**Appendix D: Housing Opportunities Information - FY 2011** 5. Household Income Profile 6. Household Family Size Profile 7. Household Bedroom Size Profile
B. Changes in Rent Policy, if any	**Appendix B: Certifications and Resolution – FY 2011** Exhibit EO-1-B: Minimum Rent Policy Impact Analysis Exhibit EO-1-C: Elderly and Non-Elderly Disabled Income Disregard Policy Impact Analysis Exhibit EO-1-D: Rent Simplification Policy Impact Analysis
C. Narrative discussion/explanation of change	**Appendix B: Certifications and Resolution – FY 2011** Exhibit EO-1-B: Minimum Rent Policy Impact Analysis Exhibit EO-1-C: Elderly and Non-Elderly Disabled Income Disregard Policy Impact Analysis Exhibit EO-1-D: Rent Simplification Policy Impact Analysis ***NOTE:*** *A copy of AHA's Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments is included as* ***Appendix L*** *of AHA's FY 2012 MTW Implementation Plan*
III. Changes in the Housing Stock	
A. Number of units in inventory by program: planned vs. actual B. Narrative discussion/explanation of difference	Public Housing inventory is reported to HUD through the PIC system. We are submitting Housing Choice unit leasing information through the quarterly 52681-B Housing Choice financials submissions.

REQUIREMENT	LOCATION
IV. Sources and Amounts of Funding	
A. Planned vs. actual funding amounts B. Narrative discussion/explanation of difference	**Appendix G: Financial Analysis– FY 2011**
C. Consolidated Financial Statement	**Appendix H: AHA Audit for the Fiscal Years Ended June 30, 2010 and 2009**
V. Uses of Funds	
A. Budgeted vs. actual expenditures by line item B. Narrative/explanation of difference C. Reserve balance at end of year. Discuss adequacy of reserves.	**Appendix G: Financial Analysis – FY 2011**
VI. Capital Planning	
A. Planned vs. actual expenditures by property B. Narrative discussion/explanation of difference	**Appendix G: Financial Analysis – FY 2011**
VII. Management Information for Owned / Managed Units	
A. (Vacancy) Occupancy Rates	
1. Target vs. actual occupancies by property	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011** **Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-3A: FY 2011 MTW Program Benchmarks - Measurable Outcomes
2. Narrative/explanation of difference	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011**
B. Rent Collections	
1. Target vs. actual collections	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011** **Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-A: FY 2011 MTW Program Benchmarks - Measurable Outcomes

VII. Management Information for Owned / Managed Units - *continued*

B. Rent Collections - *continued*	
2. Narrative/explanation of difference	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities– FY 2011**
C. Work Orders	
1. Target vs. actual response rates 2. Narrative/explanation of difference	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011** **Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-A: FY 2011 MTW Program Benchmarks - Measurable Outcomes
D. Inspections	
1. Planned vs. actual inspections completed	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011** **Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-A: FY 2011 MTW Program Benchmarks - Measurable Outcomes
2. Narrative/explanation of difference	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011**
3. Results of independent PHAS inspections	**Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-A: FY 2011 MTW Program Benchmarks - Measurable Outcomes
E. Security	
1. Narrative: planned vs. actual actions/explanation of difference	**Appendix E: Management Information for Owned/Managed Units at AHA-Owned-Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011**
2. Target vs. actual lease ups at end of period	We are submitting Housing Choice unit leasing information through the quarterly 52681-B Housing Choice financials submissions.

VIII. Management Information for Leased Housing

A. Leasing Information

3. Information and Certification of Data on Leased Housing Management including: ▪ Ensuring rent reasonableness; ▪ Expanding housing opportunities; ▪ Deconcentration of low-income families 4. Narrative/explanation of differences	*Refer to section **II.8. MTW Innovations & Policies** in the MTW Annual Report narrative.* **Appendix C: Ongoing Activities Directory (FY 2005-2011)** ***NOTE:*** *A copy of AHA's Statement of Policies Governing the Housing Choice Voucher Program is included as **Appendix M** of AHA's FY 2012 MTW Implementation Plan.*

B. Inspection Strategy

1. Results of inspection strategy, including: a) Planned vs. actual inspections completed by category: Annual HQS inspections; Pre-contract HQS inspections; HQS Quality Control inspections; b) HQS Enforcement 2. Narrative/discussion of difference	**Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-A: FY 2011 MTW Program Benchmarks - Measurable Outcomes

IX. Resident Programs

A. Narrative: planned vs. actual actions/explanation of difference	*Refer to section **II.5 Human Development** in the MTW Annual Report narrative*
B. Results of latest PHAS Resident Survey, or equivalent as determined by HUD.	**Appendix F: AHA-Owned Residential Communities Resident Satisfaction Survey– FY 2011**

X. Other Information as Required by HUD

A. Results of latest completed 133 Audit, (including program-specific OMB compliance supplement items, as applicable to AHA's Agreement)	**Appendix H: AHA Audit for the Fiscal Years Ended June 30, 2010 and 2009**
B. Required Certifications and other submissions from which the Agency is not exempted by the MTW Agreement	**Appendix B: Certifications and Resolution– FY 2011** Exhibit EO-1-A: FY 2011 MTW Program Benchmarks - Measurable Outcomes
C. Submissions required for the receipt of funds	HUD no longer requires a submission from AHA to request Housing Choice funds; and AHA submitted the 2011 Low Rent Operating Subsidy Calculation to the Atlanta Field Office in July 2011 for review and funding. HUD provided the 2011 CFP and RHF grant awards in July. Annual Statements/Performance and Evaluation Reports for these grants are included in **Appendix G: Financial Analysis**

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

OMB Control Number: 2577-0216 Expiration Date: 12/31/2011

Attachment B

to AMENDED AND RESTATED MOVING TO WORK AGREEMENT BETWEEN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND AGENCY

The information on this form is being collected so the Department is able to respond to Congressional and other inquiries regarding outcome measures obtained and promising practices learned throughout the Moving to Work (MTW) demonstration. The information reported through this form is not confidential. Respondents will report outcome information to accurately evaluate the effects of MTW policy changes on residents, the Agency's operations and the local community. The estimated burden per year per Agency is 81 hours. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The Agency may not conduct or sponsor, and are not required to respond to, a collection of information unless that collection displays a valid OMB control number. All MTW Agencies will provide the following required elements in their Annual MTW Plans and Reports, consistent with the requirements of Section VII of the standard Amended and Restated Agreement, and will follow the following order and format.

Annual MTW Report	Location
I. Introduction	
A. Table of Contents, which includes all the required elements of the Annual MTW Report; and	• Annual Report Table of Contents • Annual Report Appendices Table of Contents
B. Overview of the Agency's ongoing MTW goals and objectives.	**Annual Report:** I. Executive Summary

Annual MTW Report	Location
II. General Housing Authority Operating Information	
A. Housing Stock Information	
Number of public housing units at the end of the Plan year, discuss any changes over 10%;	***Appendix D: Housing Opportunities Information – FY 2011*** 1. Households Served Information
Description of any significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year);	***Appendix G: Financial Analysis – FY 2011*** 2. Planned vs. Actual Capital Expenditures (MTW and ARRA)
Description of any new public housing units added during the year by development (specifying bedroom size, type, accessible features, if applicable);	***Appendix D: Housing Opportunities Information – FY 2011*** 2.Units Added
Number of public housing units removed from the inventory during the year by development specifying the justification for the removal;	***Appendix D: Housing Opportunities Information – FY 2011*** 3. Units Removed
Number of MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	***Appendix G: Financial Analysis – FY 2011*** 4. MTW and non-MTW Housing Choice Vouchers Authorized
Number of non-MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	***Appendix G: Financial Analysis – FY 2011*** 4. MTW and non-MTW Housing Choice Vouchers Authorized
Number of HCV units project-based during the Plan year, including description of each separate project; and	***Appendix D: Housing Opportunities Information – FY 2011*** 1. Households Served Information 2. Units Added ***NOTE:*** *description of AHA's PBRA Initiative is in* ***Appendix C***
Overview of other housing managed by the Agency, e.g., tax credit, state-funded, market rate.	**Annual Report:** Revitalization Housing Production for FY 2011 ***Appendix D: Housing Opportunities Information – FY 2011*** 1. Households Served Information
B. Leasing Information – Actual	
Total number of MTW PH units leased in Plan year;	***Appendix D: Housing Opportunities Information – FY 2011*** 1. Households Served Information
Total number of non-MTW PH units leased in Plan year;	*AHA does not have non-MTW PHA units in its inventory*
Total number of MTW HCV units leased in Plan year;	***Appendix D: Housing Opportunities Information – FY 2011*** 1. Households Served Information
Total number of non-MTW HCV units leased in Plan year;	***Appendix D: Housing Opportunities Information – FY 2011*** 1. Households Served Information
Description of any issues related to leasing of PH or HCVs; and	***Appendix E: Management Information for Owned/ Managed Units*** 1. Occupancy Rates, including Table and Management Notes
Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed (include only vouchers where Agency has issued a letter of commitment in the Plan year).	***Appendix D: Housing Opportunities Information – FY 2011*** 4. Units Under Commitment

Annual MTW Report	Location
II. General Housing Authority Operating Information – *continued*	
C. Waiting List Information	
Number and characteristics of households on the waiting lists (all housing types) at the end of the plan year; and	***Appendix D: Housing Opportunities Information – FY 2011*** 8. Waiting List Characteristics – By AMI 9. Waiting List Characteristics – By Bedroom Size 10. Waiting List Characteristics – By Family Size
Description of waiting lists (site-based, communitywide, HCV, merged) and any changes that were made in the past fiscal year.	*No changes were made to the policy or procedures for maintaining waiting lists. Waiting lists are opened and closed at various sites on an "as needed" basis in the normal course of business.*
III. Non-MTW Related Housing Authority Information *(Optional)*	
A. List planned vs. actual sources and uses of other HUD or other Federal Funds (excluding HOPE VI); and **B.** Description of non-MTW activities implemented by the Agency.	N/A
IV. Long-term MTW Plan *(Optional)*	
Describe the Agency's long-term vision for the direction of its MTW program, extending through the duration of the MTW Agreement.	N/A
V. Proposed MTW Activities: HUD approval requested	
(provide the listed items below grouped by each MTW activity)	
A. Describe any activities that were proposed in the Plan, approved by HUD, but not implemented, and discuss why these activities were not implemented. (All proposed activities that are granted approval by HUD will be reported on in Section VI as "ongoing activities.")	**Annual Report:** Revitalization Program (includes Quality of Life Initiative)
VI. Ongoing MTW Activities: HUD approval previously granted	
(provide the listed items below grouped by each MTW activity)	
A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented;	***Appendix C: Ongoing Activities Directory (FY 2005 – FY 2011)***
B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks, and metrics to assess outcomes, including if activity is on schedule. For rent reform initiatives, describe the result of any hardship requests. [The Agency will need to develop benchmarks and evaluation metrics for all ongoing MTW activities. For MTW activities that were implemented prior to the execution of this Amended and Restated Agreement, the Agency does not have to provide this information for past years. The Agency will establish the benchmarks and metrics in the first year that it Reports under this new format.];	***Appendix B: Certifications and Resolution – FY 2011*** Exhibit EO-1-A: MTW Program Benchmarks – Measurable Outcomes Exhibit EO-1-B: Minimum Rent Policy Impact Analysis Exhibit EO-1-C: Elderly and Non-Elderly Disabled Income Disregard Policy Impact Analysis Exhibit EO-1-D: Rent Simplification Policy Impact Analysis

Annual MTW Report	Location
VI. Ongoing MTW Activities: HUD approval previously granted – *continued*	
(provide the listed items below grouped by each MTW activity)	
C. If benchmarks were not achieved or if the activity was determined ineffective, provide a narrative explanation of the challenges, and, if possible, identify potential new strategies that might be more effective;	***Appendix B: Certifications and Resolution – FY 2011*** Exhibit EO-1-A: MTW Program Benchmarks – Measurable Outcomes
D. If benchmarks or metrics have been revised; identify any new indicator(s) of activities status and impact (e.g. after 2 years of rent reform only 6 hardship cases);	N/A
E. If data collection methodology has changed, describe original data collection methodology and any revisions to the process or change in data collected;	N/A
F. If a different authorization from Attachment C or D was used than was proposed in the Plan, provide the new authorization and describe why the change was necessary; and **G.** Cite the specific provision(s) of the Act or regulation that is waived under MTW (as detailed in Attachment C or D of this Restated Agreement) that authorized the Agency to make the change, and briefly describe if and how the waived section of the Act or regulation was necessary to achieve the MTW activity With respect to requirements related to statutory or regulatory cites, the following is agreed: Every effort will be made by the Agency to reference the complete and correct statute or regulation application to a particular initiative; However, failure to cite to the correct or entire statute or regulation will not be grounds for disapproval of such initiative in an Annual Plan nor will such failure invalidate the use of the MTW authority necessary to implement and support the initiative.	On November 13, 2008, AHA and HUD executed AHA's Amended and Restated MTW Agreement. On January 16, 2009, AHA and HUD executed a further amendment to the Amended and Restated MTW Agreement (collectively, the "Amended and Restated MTW Agreement"), which clarified and expanded AHA's ability to use MTW Funds outside of Section 9 and Section 8 of the U.S. Housing Act of 1937, as amended ("1937 Act"). The Amended and Restated MTW Agreement re-affirmed, in all material respects, all of the authorizations set forth in Appendix A of the Original MTW Agreement and includes these authorizations in Attachment D. AHA has all of the authorizations needed from HUD under the Amended and Restated MTW Agreement to implement the activities described in AHA's MTW Annual Report.
VII. Sources and Uses of Funding	
A. List planned vs. actual sources (Operating, Capital, and HCV) and uses of MTW Funds (excluding HOPE VI). Provide a narrative description of any major changes from the approved MTW Plan;	***Appendix G: Financial Analysis – FY 2011*** 1. Sources and Uses of Funds, FY 2011 Actual (Unaudited) vs Budget
B. List planned vs. actual sources and uses of State or local funds;	***Appendix G: Financial Analysis – FY 2011*** 1. Sources and Uses of Funds, FY 2011 Actual (Unaudited) vs Budget
C. If applicable, list planned vs. actual sources and uses of the COCC (Central Office Cost Center);	N/A: no planned sources and uses of Central Office Cost Center (COCC); AHA has created and implemented a cost allocation methodology

Annual MTW Report	**Location**
VII. Sources and Uses of Funding - *continued*	
D. If using a cost allocation or fee-for-service approach that differs from 1937 Act requirements, describe the actual deviations that were made during the Plan year; and	**Appendix C: Ongoing Activities Directory** Fee -for-Service Methodology
E. List or describe planned vs. actual use of single-fund flexibility.	***Appendix G: Financial Analysis – FY 2011*** 1. Sources and Uses of Funds, FY 2011 Actual (Unaudited) vs Budget
F. Optional - List planned vs. actual reserve balances at the end of the plan year.	N/A
G. Optional - In plan appendix, provide planned vs. actual sources and use by AMP.	N/A
VIII. Administrative	
The Agency will provide the following:	
A. Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable;	***Appendix E: Management Information for Owned/ Managed Units*** 5. Inspections, including Table and Management Notes
B. Results of latest Agency-directed evaluations of the demonstration, as applicable;	Refer to the **MTW Benchmarking Study** in **AHA's FY 2010 MTW Annual Report**
C. Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant, as an attachment to the Report; and	***Appendix G: Financial Analysis – FY 2011*** 3. Annual Statement/Performance and Evaluation Reports (CFP, RHF, and ARRA)
D. Certification that the Agency has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.	**Appendix B: Certifications and Resolution – FY 2011** 1. Certification to the US Department of Housing and Urban Development ("HUD") Regarding the Housing Authority of the City of Atlanta, Georgia's FY 2011 Moving to Work Annual Report

CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") REGARDING THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA'S FY 2011 MOVING TO WORK ("MTW") ANNUAL REPORT

On behalf of The Housing Authority of the City of Atlanta, Georgia ("AHA"), and in accordance with AHA's Amended and Restated MTW Agreement, effective as of November 13, 2008, as further amended by that certain Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009 (the "MTW Agreement"), I hereby certify the following:

1. At least 75 percent of the households assisted by AHA are very low-income families, as defined in Section 3(b)(2) of the U.S. Housing Act of 1937, as amended;

2. As set forth in AHA's HUD Funding Availability Protocol, dated November 9, 2007, AHA assisted substantially the same total number of eligible low-income families as would have been served had the HUD funds which comprise the MTW Funds (as defined in the MTW Agreement) not been combined into a single fund;

3. As set forth in AHA's HUD Funding Availability Protocol, dated November 9, 2007, AHA maintained a comparable mix of families (by family size) as would have been served or assisted had the MTW Funds made available to AHA not been used under the MTW demonstration; and

4. AHA's FY 2011 Moving to Work Annual Report meets the substantive information reporting requirements of the Paperwork Reduction Act for the MTW Demonstration Program and HUD Form 50900 (OMB Control Number 2577-0216).

All capitalized terms used but not defined herein shall have their respective meaning as set forth in the MTW Agreement.

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

BY: ______________________
Name: **Renée Lewis Glover**
Title: **President and CEO**
Date: **September 29, 2011**

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 the resolution authorizing AHA to submit its Fiscal Year 2011 Moving To Work (MTW) Annual Report to the United States Department of Housing and Urban Development in accordance with AHA's Amended and Restated MTW Agreement, and other related matters.

3. This resolution was presented to the AHA Board of Commissioners (the "Board") at its Regular Meeting on September 28, 2011 (the "Meeting").

4. The following Board members were present for the Meeting:

   Cecil Phillips, Chair
   Justine Boyd, Vice Chair
   James Allen, Jr.
   Daniel Halpern
   Wayne Jones

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 29th day of September 2011.

1938

SEAL

RENÉE LEWIS GLOVER,
Secretary

RESOLUTION

WHEREAS, The Housing Authority of the City of Atlanta, Georgia (AHA) executed its Amended and Restated Moving To Work Agreement, effective as of November 13, 2008, as further amended by that certain Second Amendment to the Moving To Work Agreement, effective as of January 16, 2009 (Amended and Restated MTW Agreement) with the United States Department of Housing and Urban Development (HUD);

WHEREAS, the Amended and Restated MTW Agreement amended and restated AHA's initial MTW Agreement, dated September 23, 2003 and effective as of July 1, 2003 and is effective through June 30, 2018, unless further extended;

WHEREAS, the Amended and Restated MTW Agreement may be extended for additional ten year terms, with HUD's consent, provided AHA is in compliance with certain agreed conditions;

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

WHEREAS, the Fiscal Year (FY) 2011 MTW Annual Report must be submitted to HUD by September 30, 2011;

WHEREAS, AHA's Amended and Restated MTW Agreement identifies specific types of information that are required to be included in the MTW Annual Report;

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 public housing-assisted units, including occupancy rates, rent collections, work order management, inspections, security and resident programs;

WHEREAS, additionally, AHA's Amended and Restated MTW Agreement includes performance benchmarks designed to evaluate AHA's performance during the term of the Amended and Restated MTW Agreement;

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

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

WHEREAS, AHA's FY 2011 rent impact analyses are attached hereto as Exhibit EO-1-B through EO-1-D.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA (AHA) that AHA’s Fiscal Year (FY) 2011 Moving To Work (MTW) Annual Report is hereby approved. Further, the President and Chief Executive Officer is authorized to submit AHA’s FY 2011 MTW Annual Report and such other required documents, certifications or forms to the United States Department of Housing and Urban Development (HUD) with such changes, additions or corrections as she shall deem necessary or appropriate or as may be required by HUD. 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 HUD forms related to the approval and filing of AHA’s FY 2011 MTW Annual Report.

EXHIBIT EO-1-A

FY 2011 MTW PROGRAM BENCHMARKS – MEASURABLE OUTCOMES

Performance Measure Definition *See Management Notes for further definitions/explanations.*	**Baseline**	**FY 2011 Target**	**FY 2011 Outcome**
Public Housing Program (See Note A.)			
Percent Rents 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%	**0.4%**
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 Note B**	98%	≥98%	**98%**
Emergency Work Orders Completed or Abated in <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 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%** ***(avg = 1 Day)***
Percent Planned Inspections Completed 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**	100%	100%	**100%**
Housing Choice Program (Section 8)			
Budget Utilization Rate The expenditure of FY Housing Choice Annual Budget allocation for MTW vouchers utilized for MTW eligible activities will be greater than or equal to the target benchmark of 98%. **See Note D**	98%	≥98%	**98%**
Percent Planned Annual Inspections Completed The percentage of all occupied units under contract that are inspected directly by AHA or any other agency responsible for monitoring the property during the FY shall be greater than or equal to the target benchmark by the last day of the Fiscal Year. **See Note E**	98%	≥98%	**100%**

EXHIBIT EO-1-A

FY 2011 MTW PROGRAM BENCHMARKS – MEASURABLE OUTCOMES

Performance Measure Definition *See Management Notes for further definitions/explanations.*	Baseline	FY 2011 Target	FY 2011 Outcome
Housing Choice Program (Section 8) - *continued*			
Quality Control Inspections 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%	**2%**
Community and Supportive Services			
Resident Homeownership The number of Public Housing residents or Housing Choice Voucher participants, and other income eligible families who close on purchasing a home during the FY, regardless of participation in a homeownership counseling program, shall be greater than or equal to the target benchmark. **See Note F**	6	120	**61**
Household Work / Program Compliance The annual percentage of Public Housing and Housing Choice assisted households that are Work/Program compliant (excluding elderly and disabled members of the households) through the last day of the fiscal year shall be greater than or equal to the target benchmark. **See Note G**	N/A	75%	**78%**
Finance			
Project Based Financing Closings The annual number of projects to which AHA will commit project-based rental assistance and/or make an investment of MTW funds. **See Note H**	N/A	6	**10**
Investment Deals Involving MTW Funds The annual number of mixed-income communities owned by private entities where AHA committed project based rental assistance to promote or support the development or rehabilitation of housing units, a percentage of which are affordable to low-income families. **See Note I**	0	1	**1**

EXHIBIT EO-1-A

FY 2011 MTW PROGRAM BENCHMARKS – MEASURABLE OUTCOMES

MANAGEMENT NOTES:

A. **Public Housing Program - General.** Information for the Public Housing Program includes information for both AHA-Owned Residential Communities and the public housing assisted units at AHA-sponsored mixed-income communities ("Signature Properties").

Each of the subject AHA-sponsored mixed-income, multi-family communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance, reviewing monthly and quarterly reports, making site visits and consulting with management agent representatives with respect to management and maintenance performance, financial oversight and occupancy tracking.

B. **Public Housing Program – Occupancy Rates.** Rates are based on available units, i.e. dwelling units (occupied or vacant) under AHA's Annual Contributions Contract, that are available for occupancy, after adjusting for four 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 needed at the site, 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: These are units undergoing modernization and/or major rehabilitation.

C. **Public Housing Program** - **Percent Planned Inspections Completed.** Units exempted from the calculation for this purpose include the following:

1. Occupied units for which AHA has documented two attempts to inspect the unit and where AHA has initiated eviction proceedings 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.** AHA's MTW Housing Choice Budget Utilization benchmark requires that the expenditure of fiscal year Housing Choice Annual Budget allocation for MTW vouchers utilized for MTW-eligible activities be greater than or equal to the target benchmark of 98%. In its FY 2007 MTW Implementation Plan, AHA added clarifying language for this benchmark. As part of the FY 2008 MTW Implementation Plan, AHA has included further clarifying language that the 98% expenditure rate only applies to vouchers that are fully funded during AHA's entire fiscal year, and that any new vouchers received intermittently during the fiscal year are excluded from the 98% requirement until the following fiscal year until such time that a 12-month period has elapsed. AHA is making this clarification in light of changes that HUD has made in funding vouchers based on a calendar year rather than on an agency's fiscal year.

EXHIBIT EO-1-A

FY 2011 MTW PROGRAM BENCHMARKS – MEASURABLE OUTCOMES

E. **Percent Planned Annual Inspections Completed.** This percentage reflects inspections completed on tenant-based Section 8 units under AHA's Housing Choice Program and Project Based Rental Assisted-units. The PBRA-assisted units are inspected at least annually in accordance with the PBRA Agreement between AHA and the private owners of the properties.

F. **Resident Homeownership.** During FY 2011, AHA and its development partners experienced the effects of the downturn in the construction and sales of single family homes consistent with national trends. AHA's homeownership and down payment assistance program benchmark target was also impacted by tightened financial markets, the higher credit standards for mortgage loans, and spikes in unemployment rates which reduced the pool of eligible buyers. Additionally, AHA's Housing Choice Homeownership program was suspended in order to restructure program policies, procedures and participant requirements, resulting in reduced participation. Despite these factors, 61 low-income households were able to close on home purchases primarily through various programs, which represents a substantial achievement given the economic times. For families interested in achieving the goal of homeownership, AHA will continue connecting interested and qualified participants to homebuyer readiness training and programs, in collaboration with experienced housing counseling agencies.

G. **Community and Supportive Services – Household Work / Program Compliance.** AHA's household work/program compliance outcome exceeded benchmarks. By design, the work/program compliance policy takes into account both working adults and family members that are enrolled in approved schools or training programs. As a direct result of AHA's families' far-reaching efforts to meet the Work / Program requirement, this policy has resulted in 78 percent of AHA-assisted households in compliance. This figure is composed of the 59 percent of households that were working full-time and the 19 percent of households that were actively "moving to work," i.e. deferred. AHA classified households under deferment status if the household did not meet the work compliance requirement, because they were either in a single educational program, training, and/or employed for less than 30 hours per week. Overall, a majority of AHA-assisted families are on the road towards self-sufficiency as they continue to improve their skill sets and income earning potential through education, training and on-the job experience.

AHA's Work/Program Requirement	
Full-time Worker	• Employed for 30 or more hours per week
Participation in an approved program	• 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	• 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

This benchmark aligns the previous Resident Workforce Participation benchmark with measuring resident and participant compliance with AHA's Work/Program Compliance policy. Since the execution of AHA's MTW Agreement, the agency has implemented a Work/Program Compliance policy requiring one adult (age 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 program or work compliant (see table for compliance meanings).

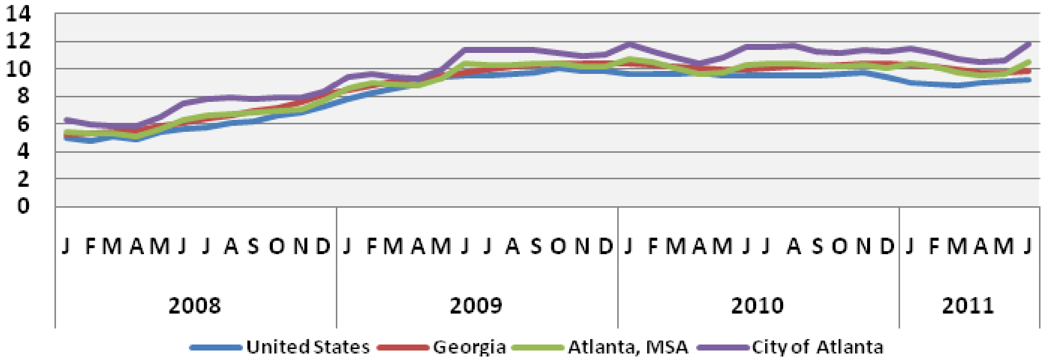
AHA created deferments because many families have found it difficult to maintain employment and work hours in a tough economy. *Figure 1* illustrates rising unemployment trends from January 2008 to June 2011 for Georgia, the Atlanta Metro region, and the City of Atlanta, which have been consistently higher than the national unemployment rates. By the end of FY 2011, the US unemployment rate peaked at 9.2 percent, while Georgia's unemployment rate (9.9 percent) exceeded the national rate, almost reaching

EXHIBIT EO-1-A

FY 2011 MTW PROGRAM BENCHMARKS – MEASURABLE OUTCOMES

the double digits: the City of Atlanta – 11.8 percent; and Atlanta Metro region – 10.5 percent. The steady rise in unemployment has contributed to the decline in AHA's family work compliance outcomes.

Figure1:
2008 - 2011 National, State & Local Unemployment Rates



Source: *Bureau of Labor Statistics*

Deferment implies that termination of assistance is "deferred" for a specified period of time and allows an opportunity for AHA and its human service providers to examine families' personal circumstances and provide more intensive assistance to connect these households with adequate resources that will assist them in becoming fully compliant with AHA's compliance definition. Examples of prevailing circumstances by which a deferment may be offered:

1. At least one target household member is working full-time at 30 or more hours per week, but the remaining target household members are not working but enrolled in training or school full-time.

2. All target household members are working, but not at the full-time equivalent of 30 or more hours.

3. All target household members are attending training or school full-time and there is no target household member working full-time.

4. A target household member is self-employed and working full-time, but not earning a gross income amount equivalent to the income earned working full-time at the federally mandated minimum wage rate.

5. A target household member was working full-time and recently became unemployed through no fault of his/her own or available work hours were reduced.

6. A target household member is temporarily disabled or experiencing a verified short-term disability.

7. A target household member, who is not disabled, is not able to maintain a job due to physical or mental health issues.

8. A target household member not employed because he or she is a caregiver for a household member who has a disability.

9. A target household is impacted by AHA Quality of Life-related relocation. *All non-working households relocating under Phase I of AHA's Quality of Life Initiative (QLI) were placed in deferment status for a year to allow time for these households to transition and get settled in their new living environments. Additionally, AHA is sensitive to the effects of the downturn in the economy and high unemployment*

rates, and proactively works with families, through active referrals to its human development service providers to make sure the rental subsidy is not terminated when families experience circumstances beyond their control.

The household work/program compliance requirements were implemented in the following Phases:

- ***PHASE I:*** *By 12/31/05:* At least 1 target adult in the household is required to be work/program compliant.
- ***PHASE II:*** *By 6/30/06 and thereafter:* At least 1 target adult in the household is required to be working full-time and all other adults in the household to be either work or program compliant.

H. Project Based Financing Closings - Finance. During FY 2011, AHA was affected by the severe downturn in the financial and real estate markets at the national and local levels. Despite the trends, AHA exceeded its Project Based Financing Closings target goal in facilitating the creation of healthy mixed-income communities owned by private entities by committing project-based rental assistance to promote or support the development or rehabilitation of housing units that are affordable to low-income families.

I. Investment Deals Involving MTW Funds – Finance. This benchmark is further clarified to align with a measure of AHA's progress in facilitating the creation of mixed-income communities owned by private entities by investing MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families.

EXHIBIT EO-1-B

MINIMUM RENT POLICY IMPACT ANALYSIS

POLICY BACKGROUND

100% of the rental units in AHA-Owned Residential Communities and a portion, generally 40%, of the rental units in AHA-Sponsored Mixed Income Communities (*See Note below) are funded with operating subsidies under Section 9 of the 1937 Housing Act, as amended. AHA's Minimum Rent Policy for these communities is outlined below.

Part III, Article One, Paragraphs 9-10, *Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments - Rev.5*

- Residents paying an Income Adjusted Rent must pay a minimum rent of $125, or such lesser or greater amount as Atlanta Housing Authority may set from time to time.
- The minimum rent requirement does not apply to resident households in which all household members are either elderly and/or disabled, and whose sole source of income is Social Security, SSI, or other fixed annuity pension or retirement plans. Such resident households will still be required to pay the Income Adjusted Rent or Affordable Fixed Rent, as applicable.

*NOTE: Mixed-income, mixed finance rental communities (including AHA-sponsored and AHA-assisted units) and Project Based rental assisted units in private developments are developed through public-private partnerships and are managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance, reviewing monthly and quarterly reports, making site visits and consulting with management agent representatives with respect to management and maintenance performance, financial oversight and occupancy tracking. Management agents are responsible for implementing AHA housing policies; detailed results from these communities are not included in this analysis.

Rental assistance to households in the Housing Choice Tenant-Based Program within jurisdiction and Project Based Rental Assistance Communities (*See Note above) are covered under Section 8 of the 1937 Housing Act, as amended. AHA's Minimum Rent Policy for households receiving rental assistance is outlined below.

Part IV, Article Four, *Statement of Policies Governing the Housing Choice Tenant-Based Program – Rev. 8*

- Participants must pay a minimum rent of $125, or such other amount approved by Atlanta Housing Authority.
- The minimum rent requirement does not apply to Participant households in which all household members are either elderly and/or disabled.

DATA ANALYSIS

Chart 1 compares the FY 2010 and the FY 2011 rents paid by the households residing in AHA-owned Residential Communities. The analysis excludes Elderly and Disabled households exempted under the Minimum Rent Policy.

- In FY 2010, approximately 94.9% or **94** of the resident households paid rents greater than the Minimum Rent. Another 5.1% or **5** households paid rents at the $125 Minimum Rent level. There were no households that paid less than the Minimum Rent under approved hardship exemptions.

- In FY 2011, approximately 91.8% or **90** of the resident households paid rents greater than the Minimum Rent. Another 7.1% or **7** were paying rent at the $125 Minimum Rent level. Additionally, less than 1.0% or **1** household of all resident households were paying less than the Minimum Rent under approved hardship exemptions.

Chart 2 compares the FY 2010 and the FY 2011 tenant rents paid by Housing Choice Tenant-Based Program households. The analysis excludes Elderly and Disabled households exempted under the Minimum Rent Policy.

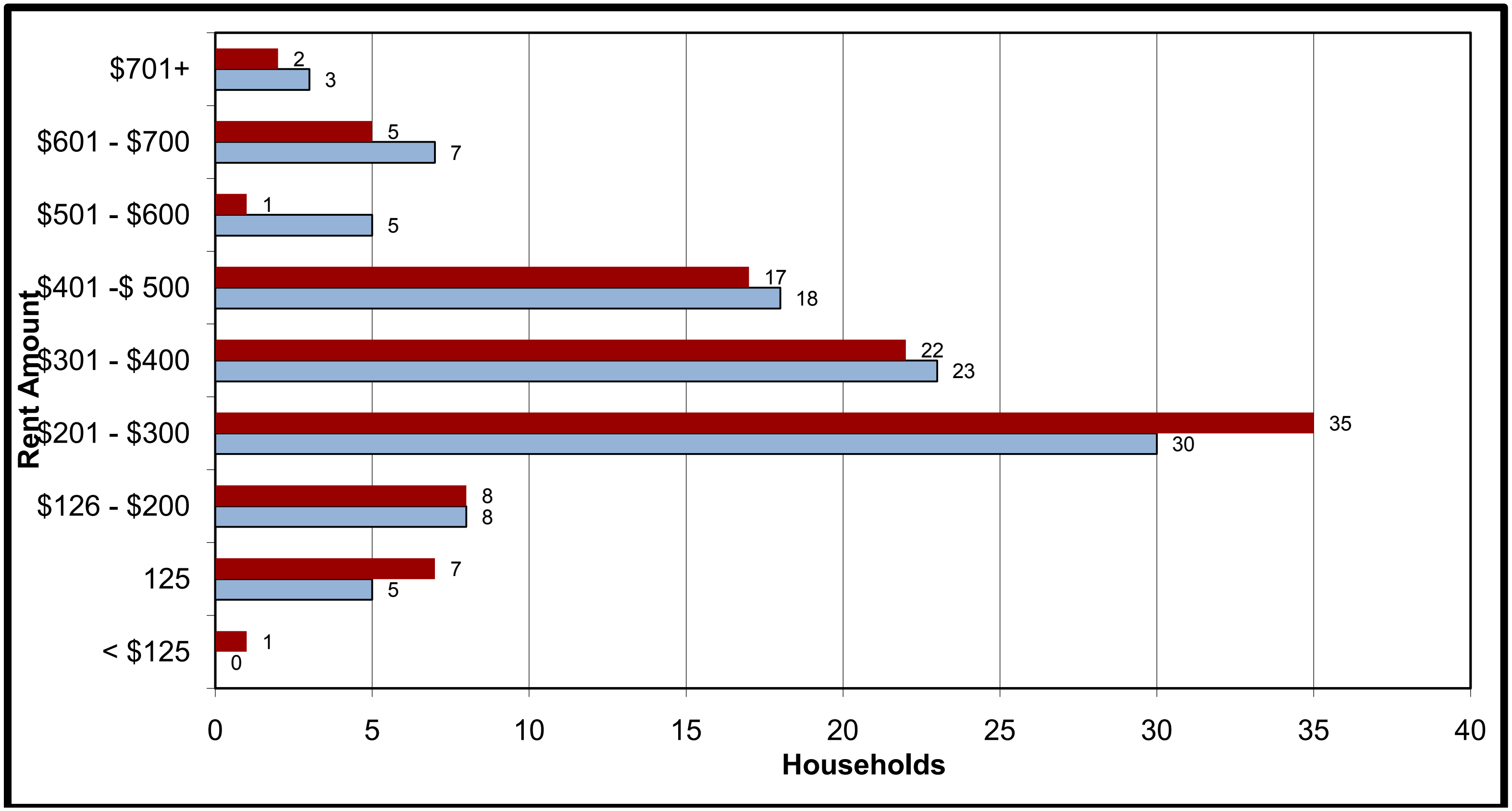
- In FY 2010, approximately 79.6% or **5,721** of Housing Choice households paid rents greater than the Minimum Rent. Another 20.3% or **1,456** paid rents at the $125 Minimum Rent level. Additionally, approximately 0.1% or **9** households of all households paid less than the Minimum Rent under approved hardship exemptions.

- In FY 2011, approximately 79.2% or **5,259** of Housing Choice households paid rents greater than the Minimum Rent. Another 20.7% or **1,380** paid rent at the $125 Minimum Rent level. Additionally, less than 0.1% or **1** household of all households were paying less than the Minimum Rent under approved hardship exemptions.

IMPACT ANALYSIS CONCLUSION

The Minimum Rent Policy does not have a negative impact on assisted families because most assisted households are able to pay at or above the Minimum Rent of $125.

EXHIBIT EO-1-B Chart 1 - Minimum Rent Policy Impact Analysis
Households in Section 9 Operating Subsidy Funded Units
AHA-Owned Residential Communities[(1)]



FY 2011

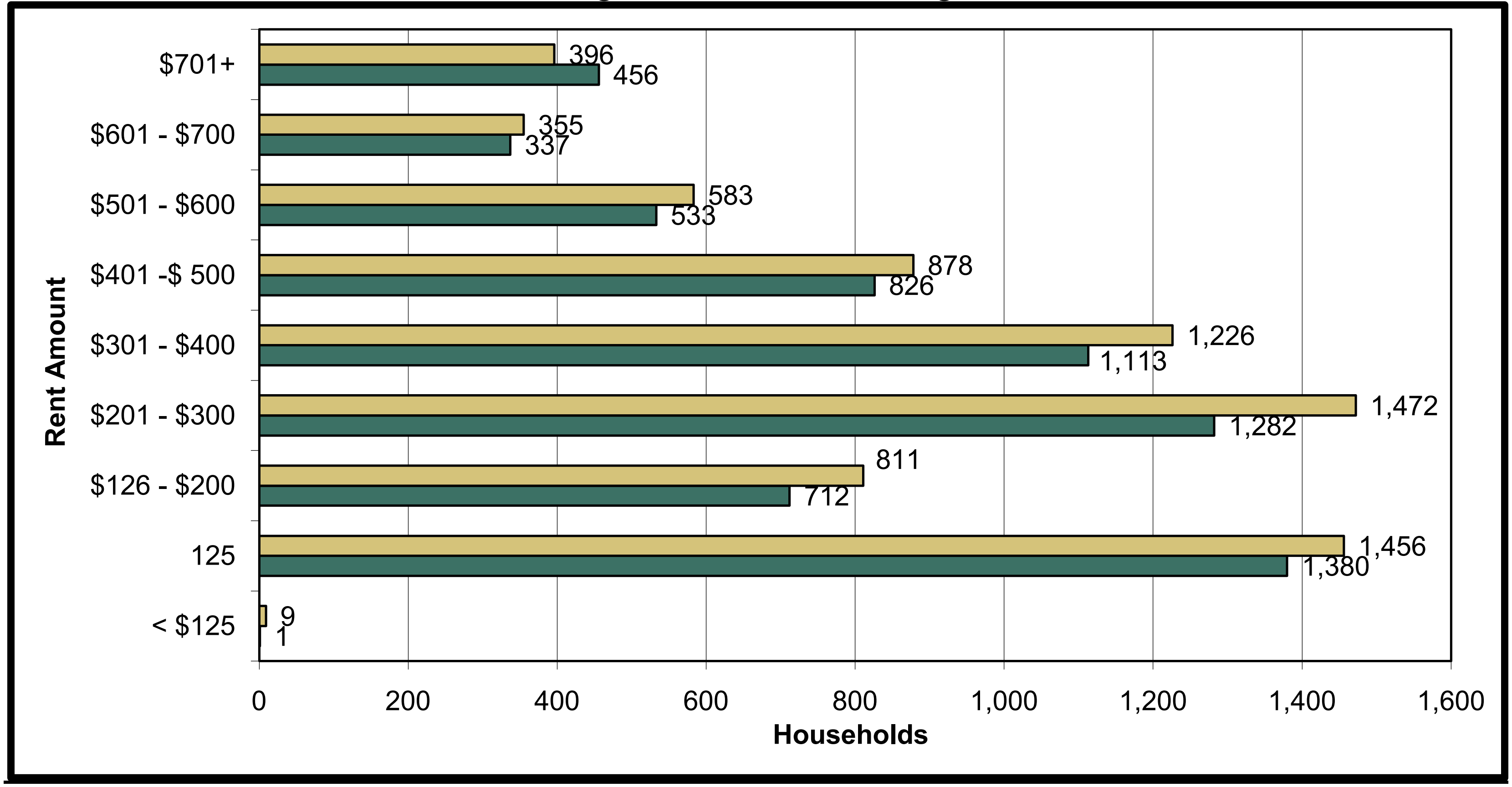
Rent Amount	< $125	125	$126 - $200	$201 - $300	$301 - $400	$401 -$ 500	$501 - $600	$601 - $700	$701+	Total
Total Households (2)	1	7	8	35	22	17	1	5	2	98
%	1.0%	7.1%	8.2%	35.7%	22.4%	17.3%	1.0%	5.1%	2.0%	100.0%

FY 2010

Rent Amount	< $125	125	$126 - $200	$201 - $300	$301 - $400	$401 -$ 500	$501 - $600	$601 - $700	$701+	Total
Total Households (2)	0	5	8	30	23	18	5	7	3	99
%	0.0%	5.1%	8.1%	30.3%	23.2%	18.2%	5.1%	7.1%	3.0%	100.0%

(1) Excludes Elderly and Disabled households exempted under the Minimum Rent Policy
(2) AHA's household-type mix can change with turnover and when an individual household's status changes.

EXHIBIT EO-1-B Chart 2 - Minimum Rent Policy Impact Analysis
Households Receiving Section 8 Subsidy
Housing Choice Tenant-Based Program



FY2011

Rent Amount	**< $125**	**125**	**$126 - $200**	**$201 - $300**	**$301 - $400**	**$401 -$ 500**	**$501 - $600**	**$601 - $700**	**$701+**	**Total**
Total Households (2)	1	1,380	712	1,282	1,113	826	533	337	456	6,640
%	0.0%	20.8%	10.7%	19.3%	16.8%	12.4%	8.0%	5.1%	7.0%	100%

FY2010

Rent Amount	**< $125**	**125**	**$126 - $200**	**$201 - $300**	**$301 - $400**	**$401 -$ 500**	**$501 - $600**	**$601 - $700**	**$701+**	**Total**
Total Households (2)	9	1,456	811	1,472	1,226	878	583	355	396	7,186
%	0.1%	20.3%	11.3%	20.5%	17.1%	12.2%	8.1%	4.9%	5.5%	100.0%

(1) Excludes Elderly and Disabled households exempted under the Minimum Rent Policy

(2) AHA's household-type mix can change with turnover and when an individual household's status changes.

EXHIBIT EO-1-C

ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Part III, Article One, Paragraph 11 of the *Statement of Corporate Policies Governing the Leasing and Residency of Assisted Apartments – Rev. 5* outlines this policy:

> AHA, in determining annual household income, will disregard the employment income of an Elderly Person or Non-Elderly Disabled Person whose sole source of income is Social Security, SSI, and/or other similar fixed income received from a verified plan (Annual Fixed Income), provided the employment income does not reduce or result in the discontinuance of the Elderly Person's or Non-Elderly Disabled Person's sole source of Annual Fixed Income.

Part IV, Article Five of the *Statement of Policies Governing the Housing Choice Tenant-Based Program - Rev. 8* outlines this policy:

> AHA, in determining annual household income, will disregard the employment income of an Elderly Person or Non-Elderly Disabled Person whose sole source of income is Social Security, SSI, and/or other similar fixed income received from a verified plan (Annual Fixed Income), provided the employment income does not reduce or result in the discontinuance of the Elderly Person's or Non-Elderly Disabled Person's sole source of Annual Fixed Income.

Part XV of the *Statement of Policies Governing the Housing Choice Tenant-Based Program* provides the policy direction for Project Based Rental Assistance (PBRA). Under PBRA, all program activities are administered at the property level by the owner entity's professional management agent. Although PBRA is administered independent of and separate from the Housing Choice Tenant-Based Program, the Elderly and Non-Elderly Disabled Income Disregard policy as stated above is applicable to PBRA households.

DATA ANALYSIS

Of Elderly households assisted in AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities, only 0.8% (9 households) are subject to the policy. Of households assisted in AHA-PBRA Mixed-Income Developments, only 1.1% (12 households) of Elderly households are subject to the policy. Of households assisted in AHA's Housing Choice Voucher program, 3.8% (34 households) of Elderly households are subject to the policy.

For households with Non-Elderly Disabled members, a similar picture emerges. Of Non-Elderly Disabled households assisted in AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities, only 1.3% (9 households) and 2.5% (4 households), respectively, are subject to the policy. Of households assisted in AHA-PBRA Mixed-Income Developments, 1.6% (3 households) of Non-Elderly Disabled households are subject to the policy. Of households assisted in AHA's Housing Choice Voucher program, 3.6% (66 households) of Non-Elderly Disabled households are subject to the policy.

IMPACT ANALYSIS CONCLUSION

AHA concludes there is no negative impact because a substantial majority of the households on fixed income with employment income are not subject to the policy. Overall, the Elderly and Non-Elderly Disabled Income Disregard rent policy has a positive impact because it reduces the Total Tenant Payment* of assisted households by disregarding the employment income of household members with eligible fixed income and employment income. Due to the policy, 137 households may receive a net positive benefit of a reduction in Total Tenant Payment. This number of affected households is an increase over the FY 2011 MTW Plan in which AHA estimated that 59 households would benefit from the policy.

**Total Tenant Payment is the assisted household's share of the rent and utilities before any adjustment for utility allowances.*

EXHIBIT EO-1-C Charts 1 and 2
Analysis of Elderly and Non-Elderly Disabled Income Disregard Policy Impact

NUMBER (N) OF HOUSEHOLDS (WITH ELDERLY) BY CATEGORY OF RENTAL ASSISTANCE		**FIXED INCOME AND EMPLOYMENT INCOME** *DISREGARD APPLIES*	
CATEGORY	N	**N**	**% of Total Households**
AHA-Owned Residential Communities	1,145	9	0.8%
AHA-Sponsored Mixed-Income Communities	166	0	n/a
AHA-PBRA Mixed-Income Developments	1,044	12	1.1%
Housing Choice Tenant-Based Program	889	34	3.8%
SUMMARY	**3,244**	**55**	**1.7%**

NUMBER (N) OF HOUSEHOLDS (WITH NON-ELDERLY DISABLED) BY CATEGORY OF RENTAL ASSISTANCE		**FIXED INCOME AND EMPLOYMENT INCOME** *DISREGARD APPLIES*	
CATEGORY	N	**N**	**% of Total Households**
AHA-Owned Residential Communities	686	9	1.3%
AHA-Sponsored Mixed-Income Communities	158	4	2.5%
AHA-PBRA Mixed-Income Developments	185	3	1.6%
Housing Choice Tenant-Based Program	1,829	66	3.6%
SUMMARY	**2,258**	**82**	**3.6%**

EXHIBIT EO-1-D

RENT SIMPLIFICATION POLICY IMPACT ANALYSIS

POLICY BACKGROUND

AHA's enterprise-wide Rent Simplification Policy sets forth the following:

> STANDARD INCOME DEDUCTIONS AND ASSET DETERMINATIONS: Atlanta Housing Authority, in its discretion, may establish fixed-rate, or standard deduction and asset determination procedures to be used in calculating annual income. Standard income deductions would replace the calculation of income deductions based on actual expenses. Asset determinations would examine the nature and value of the asset in establishing procedures for setting a schedule of assets that would or would not be used in calculating annual income.

Prior to implementation of the Rent Simplification Policy, AHA determined that across all programs, including Housing Choice Tenant-Based Program, AHA-Project Based Rental Assistance Mixed-Income Developments, AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities, 80% to 85% of assisted families were not claiming "other deductions" relating to unreimbursed medical, attendant care and auxiliary apparatus, and child care expenses.

The goal of the Rent Simplification Policy is to streamline operations by eliminating the burden and potentially inaccurate process of verifying unreimbursed out-of-pocket expenses. The Standard Income Deductions improve and add value to the integrity and accuracy of rent and subsidy determinations and over time will result in improved operating efficiency and effectiveness across all programs. In addition, by increasing the amount of the HUD standard deduction for dependents from $480 to AHA's standard deduction of $750, and the HUD standard deduction for elderly/disabled families from $400 to AHA's standard deduction of $1,000, AHA's Standard Income Deductions under the Rent Simplification Policy provide an equitable deduction approach applicable to all assisted families.

DATA ANALYSIS

The implementation of the Standard Income Deductions under the Rent Simplification Policy is based on an appeals process that allows families to file for hardships. Based on the chart below, the number of hardship requests for rent reduction has been very minimal. Only **5** assisted households submitted hardship requests as a result of the policy.

EXHIBIT EO-1-D Chart 1
COMPARISON OF NUMBER OF HARDSHIP REQUESTS TO NUMBER OF HOUSEHOLDS BENEFITING FROM AHA'S STANDARD INCOME DEDUCTIONS

	ELDERLY/DISABLED DEDUCTION				DEPENDENT DEDUCTION			
HOUSEHOLDS	**Housing Choice Tenant-Based**	**AHA-Owned Residential**	**AHA-Sponsored Mixed-Income**	**AHA-PBRA Mixed-Income**	**Housing Choice Tenant-Based**	**AHA-Owned Residential**	**AHA-Sponsored Mixed-Income**	**AHA-PBRA Mixed-Income**
Total Number of Households Benefiting	2,538	1,829	404	1,365	4,644	79	762	496
Number with Hardship Requests	1	4	0	0	0	0	0	0

IMPACT ANALYSIS CONCLUSION

The Rent Simplification Policy has a net positive impact and provides financial support for the preponderance of AHA-assisted families when compared to the previous policy that only benefited 15% to 20% of all households. The policy also provides an opportunity for AHA-assisted families to file an appeal for hardship, if required. As shown above very few families filed a hardship request as a result of the policy. The implementation of Standard Income Deductions is an effective method of providing assisted households with relief while, at the same time, streamlining the administrative processes of AHA and its partners and improving accuracy, consistency, and operating efficiencies in the calculation of adjusted incomes.

Appendix C: Ongoing Activities Directory (FY 2005 - FY 2011)

The Atlanta Housing Authority's (AHA) Ongoing Activities Directory was developed to address the reporting requirements of HUD Form 50900 (*Elements for the Annual MTW Plan and Annual MTW Report - Attachment B to Amended and Restated Moving to Work Agreement between U.S. Department of Housing and Urban Development and Agency*). The requirements of the HUD Form 50900 provide that MTW agencies list activities continued from prior Plan year(s) and to specify the Plan year in which the activity was first identified and implemented (See HUD Form 50900, Section VI. Ongoing MTW Activities: HUD approval previously granted).

This Ongoing Activities Directory addresses the HUD Form 50900 requirement by listing and describing the activities, initiatives and policies identified in AHA's MTW Annual Plans (CATALYST Implementation Plans) since FY 2005. Once HUD approves AHA's Annual CATALYST Implementation Plan, the approval is deemed to be cumulative and remains in effect for the duration of the Amended and Restated MTW Agreement period, as it may be extended from time to time. This directory includes activities/initiatives/policies that continue to be in effect along with the Plan year in which it was first implemented using current status key:

C	**Completed**	Activity that has been completed based on established beginning and end dates. The year in parentheses identifies the fiscal year in which the activity was completed.
O	**Ongoing**	Activity continues to be implemented as part of AHA's ongoing business operations.
P	**Postponed**	Activity was postponed from full implementation. The year in parentheses identifies the fiscal year in which the activity was postponed. Activity has potential for implementation at some point in the future.
D	**Discontinued**	Activity that was discontinued from further implementation. The year in parentheses identifies the fiscal year in which the activity was discontinued.

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
1	**$125 Minimum Rent** **NOTE:** *During FY 2005 to FY 2007, this activity was referred to as "Minimum Rent".*	Effective October 1, 2004 (FY 2005), AHA raised its minimum rent from $25 to $125 for its Public Housing and Housing Choice programs. This rent policy does not apply to households where all members are either elderly or disabled and living on a fixed income, in which case their total tenant payment continues to be based on 30% of their adjusted gross income.	2005	O
2	**30% of Adjusted Income**	AHA established a policy that in order to preserve housing affordability and provide stability for Participants of the Housing Choice Program, each Participant, unless subject to the minimum rent established by AHA, pays no more than 30% of the household's monthly adjusted income for rent and utilities.	2008	O
3	**4 to 1 Elderly Admissions Policy at AHA's High-Rise Communities** **NOTE:** *In FY 2005, was referred to as the "Elderly Admissions Preference Policy at AHA's Senior High-Rises"*	AHA implemented an admissions policy that applies to public housing-assisted units in communities for elderly (62 years or older), almost elderly (55 to 61 years old) and non-elderly disabled and allows the admission of four elderly or almost elderly applicants from the waiting list before admitting a non-elderly disabled applicant. This policy helps to create an optimal mix of elderly, almost elderly and non-elderly disabled residents in a community.	2005	O
4	**Accessibility and 504 / ADA**	Please see Enhanced Accessibility Initiative		

Appendix C: Ongoing Activities Directory (FY 2005 - FY 2011)

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
5	**Acquisitions** **NOTE:** *During FY 2005 to FY 2009, this activity was captured under Real Estate Development and Acquisitions*	To further advance its Revitalization Program, AHA will continue acquiring a number of improved or unimproved real estate parcels to support the creation of mixed-use, mixed-income communities, support local revitalization initiatives and stabilize local neighborhoods.	2005	O
6	**Administration of HCVP Waiting List** **NOTE:** *From FY2007-FY2010, was referred to as "Intake / Waitlist Re-engineering (Housing Choice Supporting Projects - Participant Services)"*	Housing Choice undertook the review, purging and automation of the waitlist to create a "ready state" pool of about 6,000 applicants who have confirmed their interest in remaining on the waitlist and who meet CATALYST eligibility requirements and are easily accessed should the waitlist open. In FY 2011, policies were clarified with respect to the equitable methods of ranking Applicants on the Waiting List and the processes for organizing, updating and maintaining Applicant records as set forth in the Operating Procedures. AHA, in its discretion, may establish reasonable procedures for re-evaluating the reliability of waiting list information, exploring alternative lottery strategies for the selection of applicants and setting the requirement that applicants on the Waiting List must notify AHA of their interest within a specified period of time in order to remain on the Waiting List.	2007	O
7	**Affordable Assisted Living Demonstration** **NOTE:** *During FY 2005, FY 2006, FY 2007 & FY 2010 was referenced in several ways: "Affordable Assisted Living Demonstration Program", "Developing Supportive Housing" and "Alternative and Supportive Housing" (includes Affordable Assisted Living and Service-Enriched Housing).*	AHA will explore and implement strategies that create affordable assisted living opportunities for low-income seniors and persons with disabilities. These strategies will leverage resources with Medicaid Waivers or other service funding.	2005	O
8	**Affordable Fixed Rent Demonstration** **NOTE:** *During FY 2005, FY 2006, & FY 2007, was referred to as the "Affordable Flat Rent Demonstration."*	AHA will explore different rent structures for both the Public Housing and Housing Choice Program to further align the program with private sector practices as well as maximize the use of the subsidy resource. During FY 2009, AHA postponed implementation of the Affordable Fixed Rent Demonstration in Housing Choice.	2005	P (2009)
9	**Aging Well Program**	Recognizing that there are higher percentages of older adults who live independently and want to maintain their quality of life, AHA introduced this program to provide our residents with vibrant physical spaces, active programming, and enhanced opportunities for socialization, learning, and wellness.	2011	O
10	**AHA Annual Budget and Previous Year's Expenditures**	As part of AHA's Attachment B requirements, AHA includes in its MTW Annual Plan its corresponding fiscal year comprehensive budget and an unaudited report of its previous year's expenditures by line item. AHA's audited financial statements are included in its annual MTW Report.	2005	O
11	**AHA Submarket Payment Standards**	Using a third-party real estate market research firm, AHA developed its own Payment Standards based on local market conditions and identified submarkets that exist within the City of Atlanta. Separate payment standard schedules will be implemented for each of the identified submarkets upon establishment of new HAP contracts and at the recertification of existing contracts.	2006	O
12	**AHA4You Customer and Community Relations**	See Customer Community Relations Center		

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
13	**Annual Contributions Contract Waiver**	AHA has the MTW flexibility to amend the execution of Annual Contributions Contract's (ACC's) during the MTW Agreement period and can attach waivers to the CFP ACC's that were executed prior to 2004.	2004	O
14	**Annual Recertification Re-engineering (Housing Choice Supporting Projects - Participant Services)**	AHA is re-engineering its business processes in order to realign its participant recertification annual rent review, annual inspections and annual contract renewals.	2008	O
15	**ARRA Funds**	The American Recovery and Reinvestment Act of 2009 (ARRA) legislation released the award of a $2.985 billion Capital Fund formula grant to local housing authorities across the country, with AHA receiving approximately $26.5 million. AHA used $8 million in ARRA funds for demolition activities at several vacated, obsolete and distressed public housing communities, and $16.5 million is being used to rehabilitate and make quality of life improvements at 13 AHA-Owned Residential Communities.	2010	O
16	**Asset Management Systems**	AHA is developing a comprehensive asset management system and related infrastructure. AHA will also implement technology projects that support AHA's transformation to an asset management organization, including the development of an integrated database and reporting system that meets AHA's operational needs.	2006	O
17	**Asset Management Under the New Operating Subsidy Rule**	AHA uses its MTW Authority in how it implements project-based accounting, project-based management and asset management systems at its properties and Central Office. AHA's approach deviates from HUD's Operating Subsidy Rule methodology which focuses strictly on property operations without regard to the agency's overall strategy and without considering the full life cycle of the property. AHA's Asset Management strategy is further described under Local Asset Management Program.	2008	O
18	**Atlanta Community Scholars Awards (ACSA)**	The ACSA awards post secondary scholarships to AHA-assisted residents (via an application and selection process) to attend the college, university or technical school of their choice. The United Negro College Fund (UNCF), provides fiscal oversight for grants and gifts received for ACSA and scholarship disbursements to awardees. The funding for the scholarships are underwritten by AHA, its employees and other community donors who support AHA youth in achieving their educational goals.	2006	O
19	**Automated Collections Process (Re-engineering Housing Choice Operations)**	This activity focused on the development and implementation of an automated system for fraud recovery and tracking of repayment agreements in the voucher program. AHA has postponed the development and implementation of this initiative.	2008	P (2008)
20	**Automated Hearing Database (Housing Choice Supporting Projects - Participant Services)**	In the participant hearing process, a tracking system was developed using the AHA Oracle database. The results yielded significant improvements with the efficiency, timeliness and objectivity of the scheduling, processing and disposition of participant hearings.	2008	O
21	**Automated Outbound Portability Billing (Housing Choice Supporting Projects - Participant Services)**	See Port Administration Re-engineering		

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
22	**Business Transformation**	To realize its full potential as a diversified real estate company with a public mission and purpose, AHA is undergoing a Business Transformation initiative. The initiative is a three-phase strategy that (I) assesses and evaluates AHA's current business systems and practices, (II) develops and recommends an efficient and effective business model patterned after the best practices of successful private-sector real estate companies and the state-of-the-art information systems that support such companies and (III) develops and launches a business transformation implementation plan. See also Comprehensive Integrated and Relational Agency-wide Database.	2010	O
23	**CATALYST Resource Guide**	AHA will continue to publish and distribute the CATALYST Resource Guide which provides a listing of a variety of mainstream resources and opportunities to include educational services, disability services, employment and training, homeownership counseling services, childcare, mental health services, and senior supportive services. The guide will be updated periodically to remain current and to ensure needed resources are captured in those areas where families reside.	2006	O
24	**Clean and Safe Environment Requirement**	AHA continues to enforce higher health and safety standards regarding how residents and Housing Choice program participants maintain their housing units. Beginning fiscal year 2005, AHA implemented a more aggressive enforcement of higher standards among residents and Housing Choice Program participants. Under MTW, AHA made meeting these higher standards a requirement for families to receive and maintain their vouchers. AHA is enforcing these standards in partnership with its development partners and private management partners for the Public Housing program, and directly for the Housing Choice program.	2005	O
25	**Client Education Seminars**	Preceding the start of relocation activities under the Quality of Life Initiative (QLI), AHA provided a variety of educational seminars to families, which included training for participants' success in the Housing Choice Voucher Program; tips and tools on ensuring a successful move; adjusting to a new environment; and utility seminars to educate families on conservation and managing their budgets. AHA will continue facilitating client education and training through the *"Empowering S.E.L.F. through the Good Neighbor Outreach Initiative"* to further promote life-long learning among assisted households.	2007	O
26	**Client Services**	See Human Development and Support Services		
27	**Comcast Cable Partnership**	AHA will continue to use technology at its high-rises to improve the quality of life for elderly & disabled by giving access to two primary cable channels: Security channel to carry security camera feeds; Info channel to broadcast alerts and other announcements.	2006	O
28	**Communications Plan**	See Media Management		
29	**Comprehensive Homeownership Program**	AHA will continue implementing its Comprehensive Homeownership Program which develops affordable homeownership opportunities in healthy, mixed-income communities and prepares low- to moderate- income families in becoming successful homeowners utilizing the following approaches: HOPE VI Homeownership Program - provides a subordinate mortgage loan (which is forgivable over time if certain conditions are met) to low- and moderate- income first-time home buyers; Housing Choice Voucher Homeownership Program-provides mortgage payment assistance to qualified Housing Choice clients seeking homeownership.	2007	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
30	**Comprehensive Integrated and Relational Agency-wide Database**	As AHA continues to improve its IT, financial, procurement, data and business system infrastructure, AHA will assess its current systems and business processes to ensure they align with current and future business needs and operations. AHA will also focus on creating a comprehensive, integrated and relational database enabling AHA to use data as intelligence to inform and improve its business decisions. In concert with and as a component of AHA's Business Transformation Priority, once completed, this initiative will yield significant returns over time, including greater operational efficiency, effectiveness and cost savings.	2010	O
31	**Contract Administration**	See Fee-Based Contract Administration		
32	**Corporate Culture Project** **NOTE:** *In FY 2006, this activity was referred to as the "Corporate Culture Plan"*	AHA will continue evolving as an organization that values professionalism, integrity, accountability and collaborative teamwork of its human resources. The Corporate Culture Project is now enveloped into AHA's Business Transformation Priority which is assessing and providing recommendations on the business enterprise to include AHA's organizational structure, personnel, business processes and delivery systems.	2006	O
33	**Customer Community Relations Center** **NOTE:** *From FY2008-FY2011, was referred to as "AHA4You Customer Community Relations"*	AHA established and operates a Customer and Community Relations Center including access to a dedicated phone line (1-888-AHA-4YOU) for the community to voice neighborhood and/or client compliments or concerns to AHA. Staff are deployed to respond and investigate concerns in the community as well as attend Neighborhood and Community meetings to build relations and further connect with community and neighborhood residents.	2008	O
34	**Deconcentration Strategy** **NOTE:** *In FY 2005, this initiative was discussed under "Using the Housing Choice Vouchers to Provide Income-Eligible Families with Access to Communities of Opportunity"*	As part of AHA's Housing Choice Voucher Administration, AHA is developing a deconcentration strategy with the goal of reducing significant levels of poverty concentration created by the high absorption rate of assisted housing in impacted communities. As part of this strategy, AHA is implementing place-based and people-based transformation initiatives. The placed-based approach works to track, analyze and measure success in reducing the level of assisted housing poverty concentration and to institute processes and procedures that promote the delivery of affordable housing. People-based initiatives focus on providing families human development and coaching and counseling services to connect them to mainstream society, improve their economic viability and to assist them in making more informed choices outside of current mobility patterns. In support of this strategy, see also Project Based Rental Assistance as a Development Tool, Quality of Life Initiative, and Revitalization Priorities.	2005	O
35	**Designation of Elderly and Disabled Public Housing Units**	AHA uses an alternate process for designating public housing units for elderly and/or disabled persons based on a comprehensive third-party market study, conducted every 10 years, that assesses the need for housing for seniors and persons with disabilities.	2008	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
36	**Developing Alternative & Supportive Housing Resources** **NOTE:** *In FY 2006, this was listed as two separate activities: 1. "Developing Alternative Housing Resources" & 2. "Developing Supportive Housing." In FY 2010, this category included: "John O. Chiles Annex Supportive Housing Pilot", "Permanent Designated Housing", and "Affordable Assisted Living Demonstration."*	AHA will continue developing and implementing alternative and supportive housing resources for income eligible families. Resources include Designated Housing for Seniors, Special Needs Designated Housing for Persons with Disabilities, Affordable Assisted Living or other supportive housing initiatives.	2005	O
37	**Elderly Income Disregard**	As part of this rent policy, when determining annual household income, AHA will disregard the employment income of an Elderly Person whose sole source of income is Social Security, SSI, and/or other similar fixed income received from a verified plan. Provided the employment income does not result in the discontinuance of the elderly person's sole source of annual fixed income, then employment income will be disregarded and not used in calculating annual income. This policy will be applicable to all AHA housing assistance programs and serve as the replacement for applicable HUD rules and regulations.	2005	O
38	**Energy Management Initiative** **NOTE:** *In FY 2008 and FY 2009, this activity was referred to as "Energy Performance Contracting."*	AHA continues to employ energy conservation and efficiency standards, practices and improvements to its properties while enhancing the quality of the living environment for its residents.	2008	O
39	**Enhanced Accessibility Initiative** **NOTE:** *In FY2007-FY2011, this activity was also known as the Voluntary Compliance Agreement (VCA).*	AHA made improvements and enhancements to its facilities, programs, policies, and procedures to make them accessible to persons with disabilities and will continue making accessibility improvements, as appropriate, to include reasonable accommodations for persons with disabilities.	2007	O
40	**Enhanced Business Systems (Lease/Family Obligation Document Enforcement, Enhanced Criminal Screening and Health and Safety Standards)**	AHA will continue to enhance the business processes associated with enforcing CATALYST policies and family obligations to include: (1) Streamlining the work program compliance review process and engaging a vendor to expedite the criminal background screening process; (2) Coordinating between Housing Choice and Resident Services to ensure that the needs of participants with disabilities or disabled family members are being met with reasonable accommodations for their circumstances; (3) Utilizing processes to expedite responses to support participants under events of emergency or personal safety, such as foreclosures, natural disasters or Violence Against Women Act (VAWA) issues.	2006	O
41	**Enhanced Housing Marketing**	See Housing Marketing		
42	**Enhanced Inspection Standards** **NOTE:** *In 2010, was referred to as Inspections (Housing Choice Supporting Projects - Housing Assistance Payments Contracting). From FY2005 -FY2009, this activity was referred to as "Enhanced Real Estate Inspection Systems."*	Components of AHA's Enhanced Real Estate Inspection systems include: inspections for single family, duplex, triplex and quadraplex units that include pre-contract assessments; initial inspections for property inclusion in the HC program; annual property and unit inspections; special inspections as initiated by participant, landlord or neighbors related to health and safety issues; and Quality Control inspections used to re-inspect properties that have passed or failed previous inspections. AHA will continue enhancing its inspection standards and processes to improve the delivery of quality affordable housing to Housing Choice participants.	2005	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
43	**Enhanced Relocation Procedures and Database Enhancements** **NOTE:** *In FY2006-FY2008, this activity was referred to as "Enhanced Relocation Process and Database Enhancements."*	AHA manages and operates a Consolidated Relocation Management System (CRMS) which is used to track and manage residents affected by relocation. AHA will refine the CRMS as needed in order to enhance operational efficiency, customer service, resident tracking, reporting, and to ensure compliance with applicable HUD regulations.	2006	O
44	**Fee-Based Contract Administration** **NOTE:** *In FY 2006, this activity was referred to as "Contract Administration."*	AHA is a founding member of Georgia HAP Administrators, Inc. (GA HAP), an eleven-agency consortium organized to provide project-based administration services to HUD. AHA will continue to conduct management and occupancy reviews for over 7,000 units located in the City of Atlanta and Fulton County. Additionally, a portion of revenues earned in excess of expenses as a GA HAP subcontractor will continue to be allocated for AHA community and corporate stewardship activities and self-sufficiency programs.	2006	O
45	**Fee-For-Service Methodology**	Under this system, AHA charges each property, program, or grant a fixed rate for administration and will continue the implementation of this methodology throughout the life of its MTW Agreement. AHA describes this approach in its Fee-for-Service Implementation Protocol and its Local Asset Management Program.	2006	O
46	**File Purge and E-Copy** **NOTE:** *In FY 2010, this activity was listed under "Housing Choice Supporting Projects - Program Support"*	AHA will continue transitioning to an all electronic participant and landlord document management and file system.	2007	O
47	**Financial Management** **NOTE:** *In FY 2010, this activity was listed under "Housing Choice Supporting Projects - Financial and Business Operations."*	AHA continues to strengthen internal controls related to the processing of Housing Assistance Payments to eligible landlords participating in the Housing Choice Program.	2010	O
48	**Financial Operations**	AHA combines its Low-Income Operating subsidy, Housing Choice Voucher income and Capital Fund income into a Single Fund to be used for eligible MTW activities.	2005	O
49	**Gap Financing**	AHA supports the financial closings of mixed-income rental communities that serve low-income families (earning less than 80% of Area Median Income) to include Tax Credit, Project Based Rental Assisted-units and public housing assisted-units. Gap financing alleviates the challenges in identifying investors and funders for proposed real estate development projects.	2011	O
50	**Good Neighbor Program II** **NOTE:** *During FY 2006, this activity was referenced under "Program Participation Requirement"*	AHA's Good Neighbor Program (GNP) is an instructional program established by AHA and taught by Georgia State University (GSU). The curriculum includes training on the roles and responsibilities of being a good neighbor after relocating to amenity-rich neighborhoods. AHA leverages MTW Funds with GSU resources to support the implementation of this program. The program expanded its coursework to include a certification requirement for participants under three "real life" issues: (1) conflict resolution and problem solving; (2) community expectations – "It takes a Village"; and, (3) valuing life-long education. Also referred to as "Empowering S.E.L.F."	2005	O
51	**Homeownership Standards**	See Comprehensive Homeownership Program		

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
52	**Housing Choice Budget Utilization Benchmark**	The Housing Choice Budget Utilization Benchmark is one of the 12 annual performance benchmarks incorporated in AHA's MTW Agreement. This benchmark requires that the expenditure of fiscal year Housing Choice Annual Budget allocation for MTW vouchers utilized for MTW eligible activities be greater than or equal to the target benchmark of 98 percent. In its FY 2007 Implementation Plan, AHA added clarifying language for this benchmark. As part of the FY 2008 Implementation Plan, AHA included further clarifying language that the 98 percent expenditure rate only applies to vouchers that are fully funded during AHA’s entire fiscal year, and that any new vouchers received intermittently during the fiscal year are excluded from the 98 percent requirement until the following fiscal year until such time that a 12-month period has elapsed and is incorporated in the Revision of MTW Benchmark Protocol. AHA made this clarification in light of changes that HUD has made in funding vouchers based on a calendar year versus a fiscal year.	2005	O
53	**Housing Choice Community Advisory Group (Financial and Business Operations)**	In an effort to further the success of the Housing Choice Voucher Program in Atlanta’s neighborhoods, AHA established a community advisory board aimed at building collaborative relationships among elected officials, neighborhood leaders, advocacy groups, property owners, law enforcement and Housing Choice participants.	2010	O
54	**Housing Choice Fair Market Rent Standards**	See AHA Submarket Payment Standards		
55	**Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering**	AHA re-engineered its Housing Choice FSS program in alignment with its CATALYST Plan goals. As a result, AHA developed a simplified FSS Program designed to provide mortgage assistance to eligible Housing Choice participants who were first-time homebuyers. This program transitioned as an opportunity under AHA's Comprehensive Homeownership Program until the FSS grant ended.	2007	C (2008)
56	**Housing Choice Fixed Subsidy Initiative**	During FY 2007, AHA explored the establishment of a "fixed" subsidy structure for Housing Choice participants. This initiative contemplated a staged reduction of subsidy assistance to Housing Choice participants based on time in the program and other factors and a single annual recertification process with no interim reporting or subsidy change procedures. Although no fixed subsidy structure has been implemented, AHA did implement changes in its recertification process that require a family, during recertification, to only report interim income changes that increase household income.	2007	O
57	**Housing Choice Inspection Fees**	AHA contemplated charging landlords reasonable fees for pre-inspections and subsequent re-inspections following the initial re-inspection to cover the administrative costs associated with these additional inspections. AHA also contemplated charging participant households a fee to cover the administrative costs of re-inspections due to certain deficiencies which were the responsibility of the household and remained unaddressed. AHA postponed the implementation of this project.	2006	P (2008)
58	**Housing Choice Landlord Certification and Training**	AHA delayed its plans to develop a mandatory Landlord Certification and Training Program to educate landlords on the requirements for placing and maintaining their properties in the Housing Choice Program. However, landlord briefings with experienced property owners and landlords participating in the tenant-based HC program have been implemented as an informational and relationship management strategy. See Landlord Relationship Management.	2006	P (2008)

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
59	**Housing Choice Operating System (Housing Choice Supporting Projects - Financial and Business Operations)**	During FY 2010, AHA implemented a major system conversion of its HC information technology infrastructure from DDI to Oracle E Business Suite. AHA will continue to refine its business processes and make enhancements to the Oracle system for managing participant and landlord information and to further develop property-level information.	2010	O
60	**Housing Choice Voucher Program HAP Abatement Policy**	AHA, in its discretion, may develop and implement procedures and practices governing the abatement of housing assistance payments payable to owners in the event a rental unit assisted under the HCVP fails to comply with the AHA's Inspection Standards. The procedures and practices established under this policy are set forth in the HCVP operating procedures and implemented as a substitute for any applicable HUD rules and regulations.	2011	O
61	**Housing Choice Voucher Related MTW Income**	AHA's annual funding level from HUD for Housing Choice Voucher funds (i.e.: Section 8 Tenant Based Subsidy) is calculated using the methodology outlined in AHA's MTW Agreement, Attachment A (Calculation of Subsidies). Once received, AHA combines, along with Low-Income Operating funds and certain Capital Funds, into a Single Fund to be used for MTW Eligible Activities.	2005	O
62	**Housing Marketing** **NOTE:** *In FY 2008, was referred to as "Enhanced Housing Marketing"*	AHA will continue to enhance its market approach for attracting and fostering long-term relationships with landlords, private owners, property management companies, and rental housing industry groups to expand AHA's housing resource network for its Housing Choice Voucher Program.	2008	O
63	**Human Development & Support Services** **Note:** *During FY 2005 this activity was captured under "Client Services" and in FY 2006 and FY 2007, this activity was referred to as "Human Services Management"*	AHA continues to underwrite the cost of professional Human Development and Support Services which provides intensive coaching, counseling and connection to quality resources for families impacted by revitalization or AHA's Quality of Life Initiative (QLI). Additionally, AHA will use on-staff Client Service Counselors to assist residents and HC participants not impacted by revitalization or QLI.	2005	O
64	**Human Resources Development** **NOTE:** *During FY2008-FY2009, this activity was referred to as "Organizational Initiatives."*	As an integral part of AHA's strategic team, the Human Resources Department serves as a resource to all associates and leaders providing guidance in the development, implementation and administration of Human Resource policies, programs and systems to support AHA's goals and objectives. Human Resources, along with executive leadership, will develop the "people strategy" needed to support the transformation of AHA into a diversified real estate company.	2006	O
65	**Human Services Management**	See Human Development and Support Services		
66	**Identity of Interest (IOI) Implementation Protocol**	AHA has initiated a new approval process for Identity of Interest (IOI) relationships between an AHA-procured Development Partner and the Development Partner's affiliated general contractor to initiate mixed-finance development construction activities without a competitive bid process. AHA is only required to certify that it adheres to the HUD Site Selection requirements and provisions based on objective estimates for construction costs.	2008	O
67	**Individual Development Accounts (IDAs)**	Having eliminated the Federal Earned Income Disallowance for residents paying an income adjusted rent, at its discretion, AHA explored the implementation of an IDA initiative which would promote and encourage economic independence among residents through a monetary incentive program. Due to the implementation of AHA's Quality of Life Initiative, AHA discontinued exploring this program and during FY 2009 postponed any further development.	2005	P (2009)

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
68	**Innovative Subsidy Strategies for AHA's Affordable Communities providing Housing for Seniors and Residents with Disabilities**	AHA will use innovative strategies for substituting the Section 9 subsidy arrangement for renewable Project Based Rental Assistance at AHA-Owned Residential Communities. The opportunity for such affordable communities to achieve long-term viability can only be realized by either removing (through disposition) or restructuring the Section 9 ACCs (Annual Contributions Contract) governing the group of communities that AHA will retain for a longer period in its real estate-owned portfolio. For further implementation of this strategy, AHA will continue working with HUD to obtain approval of its substitution of Section 9 subsidy with Section 8 subsidy in the AHA-Owned Residential Communities protocol.	2008	O
69	**John O. Chiles Annex Supportive Housing Pilot** **NOTE:** *In FY 2008 and 2009, was discussed under "Project Based Rental Assistance as a Development Tool: Developing Alternative and Supportive Housing Resources"*	In collaboration with The Integral Group, this pilot program provides comprehensive and intensive support services targeted to low-income residents with developmental and mental disabilities who often struggle to retain stable housing. Providing people who have special needs with a way to connect to various in-home services and resources aids to accomplish the goal of reducing instances where such individuals require emergency public services. Residents are assisted with establishing and maintaining connections to their service providers within the community.	2008	O
70	**Landlord Relationship Management (Housing Choice Supporting Projects - Landlord Services)**	To further build upon its relationship with quality property owners and landlords participating in the tenant-based voucher program, AHA will continue enhancing its processes and procedures, and where appropriate, develop policies to effectively manage its landlord pool. This will include the creation of a Landlord Advisory Board, conducting landlord briefings and training, and establishing relationship managers within the Landlord Services Group so that landlords have a primary point of contact on matters pertaining to their participation in the Housing Choice Program.	2010	O
71	**Leasing Incentive Fee (LIF)**	Deconcentration strategy providing financial incentives to encourage landlords and property owners to lease available housing to families impacted by relocation.	2008	O
72	**Local Asset Management Program (LAMP)**	The Local Asset Management Program (LAMP) outlines the cost accounting system under which AHA operates. LAMP replaces HUD's asset management requirements by defining AHA's comprehensive program design, including project-based property management, budgeting, accounting and financial management of AHA-Owned Residential Communities and public housing assisted units in Mixed-Income communities, and the other aspects of its business operations, based on AHA's Business Plan.	2010	O
73	**Low Income Operating Subsidy and Related Income**	HUD implemented a new Low-Income Operating Subsidy funding methodology beginning in 2007. This new funding methodology introduced project (property) based calculations for determining HUD subsidy. Subsequently in FY 2009, AHA developed and submitted to HUD its Local Asset Management Program as part of its FY 2010 MTW Annual Plan. AHA will use the methodology outlined in LAMP for determining property operating subsidy calculations that are submitted to HUD for determining annual Low Income Operating Subsidy levels.	2007	O
74	**Mark-to-Market Program**	As a HUD-designated Participating Administrative Entity, AHA conducts multi-family asset restructurings in Georgia and, in doing so, determines whether an asset should receive a rent reduction to market or enter into a debt restructuring to ensure that the asset will remain viable over a specified period of time, usually 20 years. AHA continues to hold the contract on this program through its sunset in September, 2011.	2006	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
75	**Media Management** **NOTE:** *In FY 2006 - FY 2008 referred to as "Communications Plan"*	As part of its communication plan, AHA relies on the procured services of the Alisias Group, an Atlanta-based public relations firm, to manage media relationships at the national, state and local levels; manage certain external community relationships; develop innovative approaches to positive and consistent messaging to AHA-assisted households, local, state and national political bodies and stakeholders. This work includes developing communication materials that are designed to inform, educate and motivate AHA-assisted families as well as the broader community.	2006	O
76	**Mixed Income Communities "Working Laboratory Initiative"**	See Private Sector Innovation		
77	**MTW Benchmarking Study**	During FY 2005, AHA engaged Dr. Thomas D. Boston of EuQuant to conduct an independent, longitudinal study of AHA's MTW Program. AHA's goals under MTW are to facilitate access to better housing opportunities, better neighborhoods and great economic self-sufficiency for assisted families. The study measures the extent to which AHA has achieved these goals. So far, Dr. Boston has provided to AHA a FY 2006 Baseline Report that was included in AHA's FY 2006 MTW Annual Report and a FY 2008 Interim Report included in AHA's FY 2008 MTW Annual Report. Dr. Boston's final report from the three-part study is included in AHA's FY 2010 MTW Annual Report.	2005	O
78	**MTW Mixed-Finance Closing Procedures Protocol**	AHA carries out a HUD-approved procedure for managing and closing mixed-finance transactions involving MTW or development funds. AHA must identify the type of funds to be used for eligible development, itemize the funds accordingly, and prepare the appropriate documents to close-out the transactions.	2005	O
79	**Next Generation Solutions Project** **Note:** *In FY 2010 Plan, referred to as "Housing Choice Operating System (Housing Choice Supporting Projects- Financial and Business Operations)"*	The Next Generation Solutions Project (NGSP) is a comprehensive and integrated system that automates Housing Choice back office operations. Ongoing work on this activity is captured under Housing Choice Operating System (Housing Choice Supporting Projects- Financial and Business Operations)	2006	O
80	**Non-Elderly Disabled Income Disregard**	AHA amended its Income Disregard policy to include that AHA, in determining annual household income, will disregard the employment income of a Non-Elderly Disabled Person whose sole source of income is Social Security, SSI, and/or other similar fixed income received from a verified plan (Annual Fixed Income), provided the employment income does not reduce or result in the discontinuance of the Non-Elderly Disabled Person's sole source of Annual Fixed Income. This policy is applicable to all AHA housing assistance programs and serves as the replacement for any applicable HUD rules and regulations.	2011	O
81	**Operational Enhancements (Housing Choice Supporting Projects - Housing Assistance Payments Contracting)**	During FY 2010, the HAP Contracting group focused on making core business process improvements and procedural changes that create a seamless HAP contracting process. This included conducting a requirements gathering process to look at all major components in their current state, and based on the desired future state, refine and institute Housing Choice and other departmental requirements.	2010	O
82	**Organizational Initiatives**	Incorporates three enterprise-wide initiatives: Communications Plan, Corporate Culture Project and Human Resources Development. See respective initiatives for details.	2006	O
83	**Oversight of Turnkey III Assets** **NOTE:** *During FY 2006, this activity was referred to as "Close-out of the Turnkey of Homebuyers Program."*	During FY 2009, AHA concluded its Turnkey III Homebuyers Program. The final Turnkey III Annual Contributions Contract was ended with the disposition of the last two lots, which have been transferred to AHA's real estate owned portfolio for later development as homeownership for low-income families.	2006	C (2009)

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
84	**Participant Relationship Management (Housing Choice Supporting Projects - Participant Services)**	Housing Choice Operations continues to implement strategies to further develop its relationship with participants in order to facilitate self-sufficiency, improve service delivery and ensure their success in mixed-income neighborhoods. Such strategies include educational sessions, enhanced communications and improved phone and walk-in customer service. Housing Choice and other AHA departmental staff also continue to be trained and briefed in support of this effort.	2010	O
85	**PBRA Site & Neighborhood Standards**	In lieu of the HUD Site & Neighborhood Standards ("HUD Standards") and in accordance with AHA's MTW Agreement., AHA has developed its own site and neighborhood standards for PBRA developments while complying with the Fair Housing Act and Title VI of the Civil Rights Act of 1964.	2008	O
86	**Permanent Designated Housing** **NOTE:** *In FY 2005, referred to as "Designated Housing"*	In partnership with private sector developers, AHA will continue to examine approaches in solving the problem of mixing seniors and young mentally disabled persons. A principal goal is to facilitate the development of housing in which the elderly and young mentally disabled can live independently.	2005	O
87	**Place-Based and People-Based De-concentration Plan / Strategy**	See Deconcentration Strategy		
88	**Place-Based Supportive Services Strategy Pilot**	In support of AHA's efforts to enhance the delivery of case management and supportive services to elderly and persons with disabilities in AHA high-rise communities, AHA in collaboration with Atlanta Regional Commission Area Agency on Aging and other partners, implemented a place-based supportive services pilot using the NORC (Naturally Occurring Retirement Community) model. The NORC is a national program model focused on enabling adults to "age in place" and builds the community capacity to support the process. A strong emphasis is placed on resident involvement with priorities set by residents and new initiatives that capitalize on the economy of scale created by the concentration of individuals with similar needs. See also Aging Well.	2006	O
89	**Policy Changes (Housing Choice Supporting Projects - Participant Services)**	Housing Choice Operations will continue to develop, refine and institute policy and procedures using its MTW flexibility in order to address local challenges and barriers to the effective delivery of housing assistance in the Atlanta market.	2010	O
90	**Port Administration Re-engineering** **NOTE:** *During FY2006-FY2008, this activity was referred to as "AHA Standards and Incoming / Outgoing Ports." In FY2009, was referred to as "Automated Outbound Portability Billing." In FY2010, was referred to as "Port Administration (Housing Choice Supporting Projects - Financial and Business Operations)."*	AHA will continue to build its collaborative relationships with metro Atlanta PHAs to explore strategies for creating seamless mobility administration arrangements and agreed upon procedures and business terms that would be implemented through intergovernmental agreements. AHA is also exploring strategies for contractually passing on its MTW flexibility to partnering PHAs through these intergovernmental agreements.	2006	O
91	**Pre-Qualification of Units (Re-engineering Housing Choice Operations)**	As described in the FY 2008 MTW Annual Plan, this activity focuses on establishing a methodology to pre-qualify available housing units prior to listing on AHA's website. AHA postponed the development and implementation of this activity.	2008	P (2009)

Appendix C: Ongoing Activities Directory (FY 2005 - FY 2011)

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
92	**Pre-Relocation Client Education**	As part of its Quality of Life Initiative (QLI), AHA provided a variety of educational seminars to families in advance of relocation efforts to include training on the Housing Choice Voucher program and utility seminars to educate families on conservation and managing their budgets. All QLI-impacted households were successfully relocated during FY 2010 and continue to receive post-relocation support through Human Development and Support Service Providers and AHA's Service Provider Network.	2008	C (2010)
93	**Private Sector Innovation** ***NOTE:*** *In FY 2006 - FY 2007, was referred to as Mixed-Income Communities "Working Laboratory Initiative"*	The public/private partnerships formed to own AHA-sponsored, mixed-income, multi-family rental apartment communities (Owner Entities) have been authorized by AHA, through various agreements, to leverage the authority under its Restated MTW Agreement to use innovative private sector approaches to eliminate redundancy or unnecessary activity tied to the Section 9 or Section 8 operating subsidy. AHA's asset management function has been organized with respect to the mixed-income rental communities and the PBRA-assisted communities to take a unified approach focused on items such as subsidy considerations, leasing and occupancy reporting, financial reporting, site-based waiting list management, policy-related matters and compliance, as well as oversight guidance with a goal of long-term success and sustainability of these properties.	2006	O
94	**Process for Project Based Rental Assistance Developer Selection**	AHA may decide to, without a competitive process, provide PBRA to a community where (i) AHA has a direct or indirect ownership interest in the entity that owns the community; (ii) AHA owns the land on which the community has been or is to be developed; or (iii) AHA is funding a portion of the construction costs of the community and subsidizing the operating costs or rents of the community.	2008	O
95	**Procurement Enhancements**	AHA completely reorganized its procurement functions and department to expand the breadth of its acquisition activities, streamline operations, increase efficiency and enhance quality control. AHA continues to make procurement enhancements to improve its acquisition process and to provide more efficient contract administration.	2008	O
96	**Program Flexibility for Special Purpose Vouchers Protocol**	HUD allows AHA to incorporate special purpose voucher funding into the Single Fund when the voucher has reached its renewal. In addition, Housing Choice participants receiving special purpose vouchers must comply with the Housing Choice Program requirements. HUD permits AHA to transfer the special purpose voucher 50058 to the MTW 50058 in order to report to HUD accurately.	2008	O
97	**Program Moves (Housing Choice Supporting Projects - Participant Services)** **NOTE:** *In FY 2006, this activity was referred to as "Voucher Administration Reform: Residential Moves."*	In recent years, the destabilizing influence of the excessive number of participant moves occurring with less than one year of tenancy led AHA to initiate a minimum two-year tenancy requirement in FY 2007 - 2008. This strategy has been successful at reducing the volume of program moves by 50%; however, moving forward, AHA views multi-year tenancy as a goal, but not as defined family requirement. AHA will do a total file review and engage in detailed discussions with the family about their individual circumstances and family needs as an approach to enhance family stability and success.	2006	O
98	**Program Performance Indicators (Housing Choice Supporting Projects - Program Support)**	AHA developed a broader group of financial and operational performance reports to facilitate improved fact-based decision making by the HC management team. Key operational reports (monthly/quarterly) cover MTW benchmark performance, contract and document administration, HC technology enhancements, progress monitoring, compliance activity, applicant and participant demographics, waitlist status, eligibility processing, voucher issuance, RTA processing, program moves, site inspections, annual and interim recertification, and landlords' outreach, application and contract status.	2009	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
99	**Project Based Accounting and Financial Systems/ Quarterly Financial Statements by Business Line**	AHA will continue to refine its information technology/financial reporting environment inside of its ORACLE automated system to allow AHA to produce quarterly financial statements and detailed analysis reports across the entire organization for all program operations.	2006	O
100	**Project Based Rental Assistance Site Based Administration**	AHA developed and is implementing a Project Based Rental Assistance Agreement, which replaces the former Project Based HAP contract, for the effective implementation of the PBRA Site Based Administration. Under site-based administration, the owner entities of such developments and their professional management agents have full responsibility, subject to AHA inspections and reviews, for the administrative and programmatic functions carried out in connection with admissions and occupancy procedures and processes relating to PBRA assisted units.	2008	O
101	**Project Based Rental Assistance as a Development Tool** **Note:** *During FY 2005 - 2007, was referred to as "Project Based Voucher as a Development Tool"*	AHA will continue executing long-term contracts for Project Based Rental Assistance (PBRA) with private developers and owners to facilitate housing opportunities in mixed-income communities and further develop supportive services housing.	2005	O
102	**Project Based Rental Assistance Homeless, Mental Health and Special Needs Demonstration** **Note:** *During FY 2006 - 2007, was captured under "Developing Alternative and Supportive Housing Resources"*	In support of the Regional Commission on Homelessness' goal to end homelessness in the City of Atlanta, AHA has established a Homeless Demonstration Program in collaboration with United Way of Metropolitan Atlanta, Inc. AHA utilizes PBRA to facilitate the development of supportive services housing for homeless persons by private sector developers. Additionally, AHA may solicit proposals from developers and owners of multi-family developments that provide housing to persons with mental health disabilities and special needs, and who can also provide evidence of a supportive services agreement with a United Way-approved service provider.	2006	O
103	**Project Based Rental Assistance Inside of Mixed Income Communities** **Note:** *During FY 2006, was referred to as "Project Based Voucher as a Development Tool"*	Through a competitive process, AHA solicits private developers and owners interested in reserving a percentage of their multi-family rental units for at least ten years through AHA's PBRA program. Commitments for PBRA may be extended beyond the ten year period after meeting agreed upon conditions. AHA will continue to use this strategy to expand the availability of quality affordable housing in healthy, mixed-income communities for families and seniors.	2006	O
104	**Project Based Rental Assistance Mental Health Demonstration**	See Project Based Rental Assistance Homeless, Mental Health and Special Needs Demonstration		
105	**Project Based Rental Assistance Regional Expansion Program**	As AHA receives and approves proposals from developers for multi-family rental properties outside of AHA's jurisdiction, AHA will continue to negotiate Intergovernmental Agreements with various PHAs or local governments in the Atlanta metropolitan area, subject to the provisions of State law to permit site-based administration of AHA's Project Based Rental Assistance Program in those jurisdictions.	2008	O
106	**Project Based Rental Assistance Special Needs Demonstration Program**	See Project Based Rental Assistance Homeless, Mental Health and Special Needs Demonstration		
107	**Project Based Voucher as a Development Tool**	See Project Based Rental Assistance as a Development Tool		

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
108	**Project Based Voucher On-Site Administration (Housing Choice Voucher Administration Reform)** **NOTE:** *In FY 2006, activity was referred to as "Voucher Administration Reform: On-Site Administration."*	See Project Based Rental Assistance Site Based Administration		
109	**Proposed Land Swaps** **NOTE:** *In FY 2006, this was incorporated in Real Estate Development and Acquisitions acquisition strategy for communities undergoing revitalization. Not until FY 2010, was it listed under the above name.*	As part of its property acquisitions, AHA negotiates and executes land swap deals with a number of entities to further support its revitalization efforts. Land swap negotiations are underway in relation to the following communities undergoing revitalization: Capitol Homes, University Homes, Palmer and Roosevelt House, Perry Homes and Harris Homes.	2006	O
110	**QLI Redevelopment**	AHA developed a prioritization schedule for the QLI-impacted communities and will determine the guiding principles, programmatic and return on investment criteria for redevelopment that should be incorporated in Request For Proposals (RFPs) to developers. AHA will also conduct competitive procurements to engage private sector developers to develop mixed-use, mixed-income communities on the vacated sites. If AHA determines to sell all or a portion of any of the vacated sites, the sale proceeds will be used to further AHA's mission.	2010	O
111	**Quality of Life Initiative**	During FY 2007, AHA embarked on the Quality of Life Initiative (QLI) to relocate approximately 2,700 households from 12 deteriorating and obsolete public housing developments to better quality housing, in healthy mixed-income communities. During February, 2010, AHA successfully relocated impacted households from the 12 properties.	2007	C (2010)
112	**Rapid Response Team** **NOTE:** *In FY 2008, was referred to as the "Rapid Response Assistance Team"*	During FY 2008, AHA established a Rapid Response Assistance Team to expeditiously assist Housing Choice participants impacted by property owner foreclosures. The Team offers a continuum of support leading to the resettlement of impacted families into a new living environment. This team also provides similar services to families impacted by other emergency situations such as natural disasters or property abatement.	2008	O
113	**Re-engineering Property Owner / Vendor Process (Re-engineering Housing Choice Operations)**	AHA is re-engineering the process for approval and processing of property owners prior to execution of the Housing Assistance Payment (HAP) contract and eliminating paper checks and mailing of remittance forms to landlords by creating web-based access for each property owner.	2008	O
114	**Re-engineering the Housing Choice Voucher Program** **NOTE:** *From FY2007-FY2010, was referred to as "Re-engineering Housing Choice Operations"*	AHA will continue the transformation of its Housing Choice Voucher Program with the goal of developing greater acceptance of the program in Atlanta neighborhoods. AHA will focus on identifying quality affordable housing opportunities in healthy neighborhoods, streamline its internal business processes, systems, operations and service delivery practices, utilizing its MTW flexibility to reduce the financial and administrative burden of managing the program, and create incentives for families in achieving economic independence and self-sufficiency.	2007	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
115	**Reformulating the Subsidy Arrangement in AHA-Sponsored Mixed-Income, Mixed-Finance Communities** **NOTE:** *From FY2006-FY2010, was referred to as "Sustaining Mixed Income Investments." In FY2005, was referred to as "Sustaining Investments in Mixed-Income, Mixed-Finance Communities."*	AHA is exploring strategies to reformulate the subsidy arrangement for AHA-Sponsored mixed-income, mixed-finance communities from public housing operating subsidy (under the existing Annual Contributions Contract) to Project Based Rental Assistance (under a PBRA Agreement), in order to sustain and preserve investments in these multi-family rental communities AHA will work with HUD to develop the program structure and process for implementation.	2005	O
116	**Relocation Policies (Re-engineering Housing Choice Operations)**	During FY 2007, AHA developed corporate policies for discretionary actions under the Uniform Relocation Act (URA) to guide relocation staff in providing relocation assistance and processing relocation claims. AHA incorporated the relocation policies as part of its on-going business operations.	2007	O
117	**Rent Reasonableness** **NOTE:** *During FY 2007, was referred to as the "Automated Rent Reasonableness System"*	AHA developed and initiated rent reasonableness determinations in which an independent market analysis is conducted to establish the market equivalent rent for each residential unit in AHA's Housing Choice Voucher Program. This will result in improved and consistent rent determination outcomes which will stabilize Housing Choice contract rents in line with the rental market and available subsidy resources.	2007	O
118	**Rent Simplification/AHA Standard Deductions**	During FY2008 AHA adopted a policy, which was clarified in FY2011, that states that the President and Chief Executive Officer shall approve the schedule of standard income deductions and any changes to the treatment of assets used to calculate an assisted household's portion of the contract rent. This policy was adopted and is implemented across all AHA housing and rental assistance programs.	2008	O
119	**Re-Occupancy Process**	AHA will continue conducting the re-occupancy relocation of households returning to revitalized communities. AHA will improve the functionality and reporting of its Consolidated Relocation Management System (CRMS) allowing Real Estate Operations and Relocation staff to more accurately and effectively track returning residents.	2008	O
120	**Replacement Housing Factor Funds**	AHA established a Replacement Housing Factor (RHF) - Obligation and Expenditure Implementation Protocol which outlines the process to which AHA manages and utilizes RHF funds to further advance AHA's revitalization activities.	2008	O
121	**Resident Survey**	In place of the PHAS Resident Survey, AHA conducts a survey annually with all AHA-assisted residents and publishes the results in the MTW Annual Report.	2004	O
122	**Resource Development to Support Family Success**	AHA continues to develop partnerships and collaborate with established community-based organizations to ensure that all families have access to necessary services and resources for healthy human transformation. AHA researches and applies for grant opportunities that support these activities.	2011	O
123	**Responsible Relocation** **NOTE:** *In FY 2006, was referred to as "Enhanced Relocation Process"*	AHA provides families with the tools to make informed choices about the best housing opportunities for their family. Such opportunities include transfers to remaining AHA high-rise communities (for seniors and disabled residents); moving to private rental communities with a limited percentage of Section 8 project based rental assistance; and utilization of tenant-based vouchers to move to the location of their choice.	2006	O

Appendix C: Ongoing Activities Directory (FY 2005 - FY 2011)

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
124	**Revitalization Program** **NOTE:** *In FY 2005, was referred to as "Repositioning Portfolio" and "Real Estate Development and Acquisitions". Starting in FY 2008, was referred to as "Revitalization Program"*	In partnership with excellent private sector developers, AHA will continue transforming conventional public housing developments into economically sustainable, market rate quality, mixed-use, mixed-income communities through its Strategic Revitalization Program. Each of the Master Plans for the communities undergoing revitalization incorporates a vision for (1) re-integrating the revitalized communities with the surrounding neighborhoods; (2) incorporating great recreational facilities and green space; (3) upscale retail and commercial activities; and (4) high performing neighborhood schools.	2005	O
125	**School Attendance Requirement**	During FY 2006, the Georgia state legislature passed a law that requires minors to be in school in order to receive a work permit. Because of this new law, AHA eliminated its FY 2005 requirement that 16 and 17 year olds work full-time if they are not in school, and instead require all minors under 18 years of age to attend school as a condition of the AHA-assisted family maintaining or receiving subsidy assistance. AHA will continue working with Atlanta Public Schools and will undertake a more aggressive enforcement of the lease requirement for youth to attend school.	2006	O
126	**Service Provider Network**	The Service Provider Network (SPN) is a focused group of established Atlanta-based service providers that are committed to serving as a resource for AHA-assisted families' connection to employment, training, educational and other mainstream opportunities. AHA will continue to implement and refine its referral system that connects AHA-assisted families to services and resources available through the Service Provider Network (SPN). Furthermore, AHA will continue using its Human Services providers and Client Services Counselors to facilitate clients' connection to mainstream resources.	2006	O
127	**Setting Market Rents Under Housing Choice; Fixed Subsidy**	See AHA Submarket Payment Standards and Rent Reasonableness		
128	**Single Family Unit Residency/Homeownership Standards**	See Standards for Residency in Single Family Homes		
129	**Staff Capacity (Housing Choice Supporting Projects - Participant Services)**	Housing Choice will enhance and further develop its staff so that work responsibilities align with staff core competencies, communication with internal and external customers is consistent and well informed, and interactions with its customers and clients are more responsive and timely.	2010	O
130	**Standards for Residency in Single Family Homes** **NOTE:** *In FY 2006, was referred to as "Single Family Unit Residency/Homeownership Standards"*	AHA contemplated adopting and implementing single family home eligibility standards (1-4 units) to assure that families are prepared financially and otherwise to live in single family homes and be successful in neighborhoods. Due to other priority Housing Choice Re-engineering efforts, this activity was postponed in FY 2008.	2006	P (2008)
131	**Statement of Corporate Policies (SCP) Governing the Leasing and Residency of Assisted Apartments (Statement of Corporate Policies)**	The Statement of Corporate Policies is the policy document that governs the leasing and residency of public housing-assisted apartments owned, affiliated, or sponsored by AHA. The last amendment of this policy document was approved and adopted by AHA's Board of Commissioners on April 10, 2010.	2005	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
132	**Statement of Policies Governing the Housing Choice Tenant-Based Program (Statement of Housing Choice Policies)** **NOTE:** *During FY 2007 & FY 2008, this policy was referred to as the "Administrative Plan."*	The Statement of Housing Choice Policies (formerly the "Administrative Plan Governing the Housing Choice Voucher Program"), forms the broad policy basis of and authorizes the establishment of administrative procedures and practices that govern AHA's Housing Choice Tenant-Based Program. The last amendment of this policy document was approved and adopted by AHA's Board of Commissioners on April 10, 2010.	2005	O
133	**Streamlining Property-Level Operations** **NOTE:** *In FY 2005, was discussed under "Sustaining Investments in Mixed-Income, Mixed-Finance Communities"*	The central focus of this initiative is to streamline operating procedures at the property level by examining the various regulatory requirements that are attached to financing and funding development activities, as well as to look for ways to reduce duplication of effort and obsolete systems in meeting requirements for HUD and other funding and equity sources. While meeting its due diligence requirements and fulfilling its fiduciary responsibilities, AHA will use a combination of oversight functions internal and external to the organization that will implement compliance procedures sensitive to the various funding sources during FY 2010.	2005	O
134	**Subsidy Conversion** **NOTE:** *In FY 2005, was discussed under "Real Estate Development and Acquisitions"*	See Innovative Subsidy Strategies for AHA's Affordable Communities providing Housing for Seniors and Residents with Disabilities		
135	**Subsidy Layering Review and Approval**	AHA has established its own subsidy layering review and approval process for PBRA proposals in which it is not or will not be a direct or indirect owner. AHA may use an independent third-party consultant to conduct such reviews.	2010	O
136	**Tax Credit Compliance Model**	See Streamlining Property-Level Operations		
137	**Technology Solutions (Housing Choice Supporting Projects - Participant Services)**	See Housing Choice Operating System (Housing Choice Supporting Projects - Financial and Business Operations)		
138	**Technology Solutions (Housing Choice Supporting Projects - Housing Assistance Payments Contracting & Landlord Services)**	Core to the operational enhancements of the HAP Contracting group is the requirement to develop or improve its IT solutions. AHA will make investments to improve its landlord/vendor, inspections and pre-HAP contract system modules to correspond to any procedural or process improvements as part of the Housing Choice Program re-engineering. AHA will explore consolidation of its Property Owner Application and Request for Tenancy Approval documents into a single Housing Choice Rental Application form for electronic completion and submission via AHA's Landlord Portal and will establish a state-of-the-art system for listing available housing opportunities.	2010	O
139	**Transforming All Conventional Public Housing Assisted Communities to Market Rate, Mixed-Income Communities**	See Revitalization Program		
140	**UHAP Bankcards (Housing Choice Supporting Projects - Program Support)**	During FY 2008, paper checks for payment of Utility Housing Assistance Payments were eliminated and bankcards were issued to eligible participants. AHA continues to implement the UHAP bank card business system for eligble program participants. Beginning in FY 2009, AHA procured a new vendor, J.P. Morgan Chase, to provide UHAP debit card services to participants on an on-going basis.	2008	O

NO.	Supporting Activity/Project/Initiative	Description	MTW Plan Start Year	Current Status
141	**Use of MTW Funds**	On January 16, 2009, AHA and HUD executed a second amendment to AHA's Amended and Restated Agreement, clarifying AHA's use of its MTW funds (combined public housing operating, capital funds and voucher program funds). The second amendment reinstates AHA's ability to invest MTW Funds in real estate transactions pursuant to its "Use of MTW Funds" Implementation Protocol and reaffirms that AHA's MTW Funds may be used for MTW eligible activities as defined in the Amended and Restated Agreement and is not restricted to those uses specified in Sections 8 and 9 of the 1937 Act. AHA will implement projects and initiatives that will use a portion of its MTW Funds for housing for low-income families, beyond the limitations of Section 8 and Section 9 of the U.S. Housing Act of 1937, as amended.	2009	O
142	**Utility Allowance Waiver**	During FY 2009, AHA examined the cost/benefit of its Excess Utility Billing Program at its remaining AHA-Owned Residential Communities. AHA's analysis found that administrative costs outweighed the collected revenue and AHA elected to discontinue the program beginning in FY 2010. AHA will continue to assess the effects of this change and implement supplemental resident education forums for encouraging energy conservation behaviors.	2007	D (2010)
143	**Video Call Down System**	This system enables AHA to work closely with Atlanta Police Department, the Property Management Companies and the contracted security companies to increase the effectiveness of the video monitoring and the roving security patrols at all AHA-Owned Residential Communities. This activity actually began the latter part of FY 2005 but was described in FY 2006 MTW Plan (implemented subsequent to submission of FY 2005 MTW Plan).	2005	O
144	**Violence Against Women Act (VAWA)**	The Violence Against Women and Department of Justice Reauthorization Act of 2005 (Public Law 109-162) articulates requirements in the law that serve and protect the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. With respect to this Act, AHA developed administrative procedures for its Public Housing and Housing Choice programs and continues to enforce them.	2007	O
145	**Work/Program Participation Requirement** **NOTE:** *In FY 2006, this activity was referred to as "Program Participation Requirement."*	Effective October 1, 2004, AHA's work/program participation policy requires that (a) one non-disabled adult household member (between the age of 18 – 61 years) maintain continuous full-time employment (at least 30 hours per week) and (b) all other non-elderly, non-disabled adults maintain work or participation in a combination of school, job training and/or part-time employment as a condition of the household receiving and maintaining subsidy assistance.	2005	O

Appendix D: Housing Opportunities Information - FY 2011

1. Households Served Information (as of June 30, 2011)

		Household Totals				
Community & Program Type	Type of Assist-ance (2)	FY 2010 Report	FY 2011 Plan	**FY 2011 Actual**	Change FY 2010 to FY 2011	*Percent Change FY 2010 to FY 2011*
AHA-Owned Residential Communities	PH	1,953	1,953	**1,953**	0	*0.0%*
AHA-Sponsored Mixed-Income Communities	PH	2,300	2,300	**2,424**	124	*5.4%*
	PBRA	970	N/A(3)	**1,176**	206	*21.2%*
	LIHTC	1,107	N/A(3)	**981**	-126	*-11.4% (4)*
AHA-PBRA Mixed-Income Developments	PBRA	2,526	N/A(3)	**2,894**	368	*14.6%*
	LIHTC	1,714	N/A(3)	**1,643**	-71	*-4.1% (4)*
Housing Choice Tenant-Based	HCV	7,119	7,099	**6,801**	-318	*-4.5%*
Housing Choice Ports	HCV	2,848	2,799	**2,581**	-267	*-9.4%*
Family Unification Program (FUP)	HCV	300	300	**300**	0	*0.0%*
Mainstream Program	HCV	225	225	**225**	0	*0.0%*
Housing Choice Homeownership	HCV	86	N/A(3)	**85**	-1	*-1.2% (5)*
Homeownership - Other(1)	Down-payment	150	N/A(3)	**204**	54	*36.0%*
TOTAL		**21,298**	N/A(3)	**21,267**	-31	*-0.1%*

PH = Public Housing, PBRA= Project Based Rental Assistance, LIHTC= Low-Income Housing Tax Credit, HCV= Housing Choice Voucher

(1) Category includes down payment assistance through the Builders/Owners Initiative or through a Revitalization Program.

(2) AHA does not have any non-MTW public housing-assisted units in its portfolio.

(3) FY 2011 Annual Plan household projections used a different category split.

(4) Changes are due to shifting between assistance types.

(5) Changes are due to voluntary withdrawal of participants.

2. Units Added (as of June 30, 2011)

			Units by Bedroom Size					
Community	Type of Assist-ance	Unit Type	Studio	1 BR	2 BR	3 BR	4+ BR	**TOTAL Units**
Adamsville Green	PBRA	senior		23	12			**35**
	PBRA	special needs		30	16			**46**
Ashley CollegeTown II	PH	family		24	40	6		**70**
	PBRA	special needs		5	3	1		**9**
Ashley Auburn Pointe I	PH	family		54				**54**
	PBRA	special needs		4	3	1		**8**
Ashley Courts at Cascade I	PBRA	family		2	7	13	3	**25**
Ashley Courts at Cascade II	PBRA	family		3	13	3	1	**20**
Ashley Courts at Cascade III	PBRA	family		2	9	3		**14**
Capitol Gateway I	PBRA	family		6	14			**20**
Village at Carver I	PBRA	family		1	11	8		**20**
Village at Carver III	PBRA	family			8	6		**14**
Village at Carver V	PBRA	family		2	8			**10**
Veranda at Auburn Pointe II	PBRA	senior		85	8			**93**
	PBRA	special needs		5				**5**
Woodbridge at Parkway Village	PBRA	senior		40	58			**98**
TOTAL			**0**	**286**	**210**	**41**	**4**	**541**

3. Units Removed (as of June 30, 2011)

			Units by Bedroom Size					
Community	Type of Assistance	Unit Type	Studio	1 BR	2 BR	3 BR	4+ BR	**TOTAL Units**
Bankhead Courts(1)	PHA	family	0	40	44	143	159	**386**
Bowen Homes(1)	PHA	family	0	110	240	200	100	**650**
Englewood Manor(1)	PHA	family	0	38	128	124	30	**320**
Herndon Homes(1)	PHA	family	0	63	167	40	3	**273**
Hollywood Courts(1)	PHA	family	0	16	88	88	10	**202**
Thomasville Heights(1)	PHA	family	16	24	120	80	110	**350**
University Homes(2)	PHA	family	24	92	303	75	6	**500**
Antoine Graves(2)	PHA	senior	55	154	1	0	0	**210**
Antoine Graves Annex(2)	PHA	senior	60	40	0	0	0	**100**
MLK Highrise(2)	PHA	senior	20	134	0	0	0	**154**
Roosevelt House(1)	PHA	senior	192	64	1	0	0	**257**
TOTAL			**367**	**775**	**1,092**	**750**	**418**	**3,402**

(1) Properties demolished as part of AHA's Quality of Life Initiative.

(2) Properties demolished as part of other redevelopment initiatives.

4. Units Under Commitment (as of June 30, 2011)

		Units By Type				
Community	Type of Assistance	Family	Senior	Older Persons 55+	Special Needs	**TOTAL Units**
Ashley Auburn Pointe III	PH	51				**51**
Columbia South River Gardens	PBRA	40				**40**
Gateway East Point	PBRA		100			**100**
Manor at Scott's Crossing	PBRA		100			**100**
O'Hern House	PBRA				76	**76**
Parkside at Mechanicsville	PH	47				**47**
	PBRA	32				**32**
Retreat at Edgewood	PBRA	51				**51**
Veranda at Auburn Pointe III	PBRA		96		6	**102**
Veranda at Centennial Place	PBRA		90			**90**
Veranda at UniversityHomes	PBRA		100			**100**
TOTAL Units		**221**	**486**	**0**	**82**	**789**

5. Household Income Profile (as of June 30, 2011)

	Number of Households by Income														
	< 30% of AMI			30 - 50% of AMI			51 - 80% of AMI			> 80% of AMI			TOTAL		
Community & Program Type(1)	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg
AHA-Owned Residential Communities	1,727	1,725	*0%*	168	175	*4%*	19	25	*32%*	2	2	*0%*	1,916	1,927	*1%*
AHA-Sponsored Mixed-Income Communities	1,104	1,046	*-5%*	726	863	*19%*	422	460	*9%*	1	2	*100%*	2,253	2,371	*5%*
AHA-PBRA Mixed-Income Developments	1,416	2,020	*43%*	1,127	1,295	*15%*	807	564	*-30%*	30	0	*-100%*	3,380	3,879	*15%*
Housing Choice Tenant-Based	5,749	5,035	*-12%*	1,146	1,418	*24%*	219	332	*52%*	5	16	*220%*	7,119	6,801	*-4%*
Housing Choice Ports	2,329	2,062	*-11%*	451	431	*-4%*	67	86	*28%*	1	2	*100%*	2,848	2,581	*-9%*
Family Unification Program (FUP)	260	242	*-7%*	35	53	*51%*	5	5	*0%*	0	0	-	300	300	*0%*
Mainstream Program	206	189	*-8%*	18	33	*83%*	1	3	*200%*	0	0	-	225	225	*0%*
TOTAL	**12,791**	**12,319**	***-4%***	**3,671**	**4,268**	***16%***	**1,540**	**1,475**	***-4%***	**39**	**22**	***-44%***	**18,041**	**18,084**	***0%***

(1) *AHA does not capture income data on households in LIHTC units within AHA-Sponsored Mixed Income Communities and AHA-PBRA Mixed-Income Developments*

	Households by Income June 30, 2011	Percent of Total Households Served
Total ≤ 50% of AMI	**16,587**	**92%**
Total > 50% of AMI	**1,497**	**8%**

6. Household Family Size Profile (as of June 30, 2011)

	Number of Households by Family Size																	
	1 Member			2 Members			3 Members			4 Members			> 4 Members			TOTAL		
Community & Program Type(1)	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg	Jun-10	Jun-11	% Chg
AHA-Owned Residential Communities	1,730	1,748	*1%*	128	120	*-6%*	19	23	*21%*	18	18	*0%*	21	18	*-14%*	1,916	1,927	*1%*
AHA-Sponsored Mixed-Income Communities(2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHA-PBRA Mixed-Income Developments(2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Choice Tenant-Based	2,050	2,083	*2%*	1,557	1,473	*-5%*	1,435	1,345	*-6%*	1,116	970	*-13%*	961	930	*-3%*	7,119	6,801	*-4%*
Housing Choice Ports	515	494	*-4%*	518	470	*-9%*	641	544	*-15%*	582	526	*-10%*	592	547	*-8%*	2,848	2,581	*-9%*
Family Unification Program (FUP)	0	1	-	1	10	*900%*	7	27	*286%*	27	60	*122%*	265	202	*-24%*	300	300	*0%*
Mainstream Program	34	25	*-26%*	66	52	*-21%*	35	32	*-9%*	44	48	*9%*	46	68	*48%*	225	225	*0%*
TOTAL	**4,329**	**4,351**	***1%***	**2,270**	**2,125**	***-6%***	**2,137**	**1,971**	***-8%***	**1,787**	**1,622**	***-9%***	**1,885**	**1,765**	***-6%***	**12,408**	**11,834**	***-5%***

(1) AHA does not capture family size data on households in LIHTC units within AHA-Sponsored Mixed Income Communities and AHA-PBRA Mixed-Income Developments

Appendix D: Housing Opportunities Information - FY 2011

7. Household Bedroom Size Profile (as of June 30, 2011)

	Number of Households by Bedroom Size																	
Community & Program Type[1]	**Studio**			**1 Bedroom**			**2 Bedrooms**			**3 Bedrooms**			**4+ Bedrooms**			**TOTAL**		
	Jun-10	**Jun-11**	**% Chg**	**Jun-10**	**Jun-11**	**% Chg**	**Jun-10**	**Jun-11**	**% Chg**	**Jun-10**	**Jun-11**	**% Chg**	**Jun-10**	**Jun-11**	**% Chg**	**Jun-10**	**Jun-11**	**% Chg**
AHA-Owned Residential Communities	337	338	*0%*	1,487	1,497	*1%*	43	43	*0%*	20	20	*0%*	29	29	*0%*	1,916	1,927	*1%*
AHA-Sponsored Mixed-Income Communities	2	12	*500%*	514	580	*13%*	1,133	1,209	*7%*	431	521	*21%*	45	49	*9%*	2,125	2,371	*12%*
AHA-PBRA Mixed-Income Developments	28	42	*50%*	2,042	2,173	*6%*	1,063	1,377	*30%*	236	282	*19%*	1	5	*400%*	3,370	3,879	*15%*
Housing Choice Tenant-Based	0	0	-	1,239	1,259	*2%*	2,454	2,337	*-5%*	2,665	2,467	*-7%*	761	738	*-3%*	7,119	6,801	*-4%*
Housing Choice Ports	1	7	*600%*	352	326	*-7%*	1,004	892	*-11%*	1,146	1,036	*-10%*	345	320	*-7%*	2,848	2,581	*-9%*
Family Unification Program (FUP)	0	0	-	0	0	-	0	16	-	57	79	*39%*	243	205	*-16%*	300	300	*0%*
Mainstream Program	0	0	-	10	6	*-40%*	65	61	*-6%*	106	85	*-20%*	44	73	*66%*	225	225	*0%*
TOTAL	**368**	**399**	***8%***	**5,644**	**5,841**	***3%***	**5,762**	**5,935**	***3%***	**4,661**	**4,490**	***-4%***	**1,468**	**1,419**	***-3%***	**17,903**	**18,084**	***1%***

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[1] *AHA does not capture bedroom size data on households in LIHTC units within AHA-Sponsored Mixed Income Communities and AHA-PBRA Mixed-Income Developments*

8. Waiting List Characteristics - By Area Median Income (as of June 30, 2011)

	Number of Waiting List Households by Income				
Community & Program Type	**< 30% of AMI**	**30 - 50% of AMI**	**51 - 80% of AMI**	**> 80% of AMI**	**TOTAL**
AHA-Owned Residential Communities					
Family	268	31	5	0	**304**
Senior	1,371	131	19	0	**1,521**
AHA-Sponsored Mixed-Income Communities					
Family	8,156	7,385	977	5	**16,523**
Senior	606	28	0	0	**634**
Special Needs	10	16	0	0	**26**
AHA-PBRA Mixed-Income Developments					
Family	3,324	6,775	560	0	**10,659**
Senior	873	116	38	0	**1,027**
Older Persons 55+	212	95	10	0	**317**
Special Needs	7	556	0	0	**563**
Housing Choice Tenant-Based (1)					
Family	3,873	1,395	29	2	**5,299**
TOTAL	**18,700**	**16,528**	**1,638**	**7**	**36,873**

(1) *AHA does not capture income on the Mainstream WL and does not maintain a Ports and FUP Wait List.*

9. Waiting List Characteristics - By Bedroom Size (as of June 30, 2011)

	Number of Waiting List Households by Bedroom Size Requested					
Community & Program Type	**Studio**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4+ Bedroom**	**TOTAL**
AHA-Owned Residential Communities						
Family	0	45	158	77	24	**304**
Senior	176	1,228	117	0	0	**1,521**
AHA-Sponsored Mixed-Income Communities						
Family	0	2,867	8,120	4,477	1,139	**16,603**
Senior	0	543	5	0	0	**548**
Special Needs	0	26	0	0	0	**26**
AHA-PBRA Mixed-Income Developments						
Family	0	2,832	4,838	3,130	0	**10,800**
Senior	0	823	59	0	0	**882**
Older Persons 55+	0	232	95	0	0	**327**
Special Needs	0	159	253	150	1	**563**
TOTAL	**176**	**8,755**	**13,645**	**7,834**	**1,164**	**31,574**

10. Waiting List Characteristics - By Family Size (as of June 30, 2011)

	Number of Waiting List Households by Family Size					
Community & Program Type	**1 Member**	**2 Members**	**3 Members**	**4 Members**	**5+ Members**	**TOTAL**
Housing Choice Tenant-Based						
Family	821	1,259	1,377	982	860	**5,299**
TOTAL	**821**	**1,259**	**1,377**	**982**	**860**	**5,299**

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

1. Occupancy Rates

Program / Community Type	Target	Percentage Occupancy Rate	Difference	
AHA-Owned Residential Communities (Family)				
Martin Street Plaza	98%	100%	2.0%	
Westminster	98%	100%	2.0%	
Family Average	**98%**	**100%**	**2.0%**	
AHA-Owned Residential Communities (Senior)				
Barge Road Highrise	98%	98.4%	0.4%	
Cheshire Bridge Road Highrise	98%	99.4%	1.4%	
Cosby Spear Highrise	98%	100.0%	2.0%	
East Lake Highrise	98%	100.0%	2.0%	
Georgia Avenue Highrise	98%	100.0%	2.0%	
Hightower Manor Highrise	98%	99.2%	1.2%	
Juniper and Tenth Highrise	98%	98.7%	0.7%	
Marian Road Highrise	98%	100.0%	2.0%	
Marietta Road Highrise	98%	97.7%	-0.3%	*
Peachtree Road Highrise	98%	100.0%	2.0%	
Piedmont Road Highrise	98%	99.5%	1.5%	
Senior Average	**98%**	**99.5%**	**1.5%**	
AHA-Sponsored Mixed-Income Communities				
Ashley Auburn Pointe I	98%	90.7%	-7.3%	*
Ashley Collegetown	98%	89.7%	-8.3%	*
Ashley Courts at Cascade I	98%	97.8%	-0.2%	*
Ashley Courts at Cascade II	98%	90.2%	-7.8%	*
Ashley Courts at Cascade III	98%	96.6%	-1.4%	*
Ashley Terrace at West End	98%	97.1%	-0.9%	*
Atrium at Collegetown	98%	100.0%	2.0%	
Capitol Gateway I	98%	98.9%	0.9%	
Capitol Gateway II	98%	95.9%	-2.1%	*
Centennial Place I	98%	98.6%	0.6%	
Centennial Place II	98%	90.0%	-8.0%	*
Centennial Place III	98%	100.0%	2.0%	
Centennial Place IV	98%	98.8%	0.8%	
Columbia Commons	98%	93.8%	-4.3%	*
Columbia Creste	98%	93.4%	-4.6%	*
Columbia Estate	98%	98.0%	0.0%	
Columbia Grove	98%	96.4%	-1.6%	*
Columbia Mechanicsville Apartments	98%	93.5%	-4.5%	*
Columbia ParkCiti	98%	90.2%	-7.8%	*
Columbia Senior Residences at Mechanicsville	98%	94.4%	-3.6%	*
Columbia Village	98%	96.7%	-1.3%	*

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

AHA-Sponsored Mixed-Income Communities, cont.				
Gardens at CollegeTown	98%	96.2%	-1.8%	*
Magnolia Park I	98%	96.6%	-1.4%	*
Magnolia Park II	98%	95.9%	-2.1%	*
Mechanicsville Crossing	98%	100.0%	2.0%	
Mechanicsville Station	98%	98.4%	0.4%	
Veranda at Auburn Pointe	98%	100.0%	2.0%	
Village at Castleberry Hill I	98%	97.0%	-1.0%	*
Village at Castleberry Hill II	98%	99.1%	1.1%	
Village of East Lake I	98%	97.8%	-0.2%	*
Village of East Lake II	98%	98.9%	0.9%	
Villages at Carver I	98%	96.4%	-1.6%	*
Villages at Carver II	98%	100.0%	2.0%	
Villages at Carver III	98%	90.7%	-7.3%	*
Villages at Carver V	98%	91.0%	-7.0%	*
Mixed-Income Average	**98%**	**96.1%**	**-2%**	
Public Housing-Assisted Average	**98%**	**98%**	**0%**	

A. MANAGEMENT NOTES:

Overall, AHA met this benchmark by achieving a combined occupancy rate of 98% for public housing assisted units in AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities. Although there was a noticeable shortfall in benchmark performance in some of the AHA-Sponsored Mixed-Income Communities (starred items above), this shortfall is generally attributable to factors unrelated to the viability of the communities. The occupancy rate within communities with a low number of assisted units can easily be skewed downward with just one or two vacancies. Additionally, vacant unit turnovers in some communities that occurred near the end of FY 2011 were subsequently leased during the first month of the new fiscal year. Finally, situations unique to some communities such as extraordinary repairs and property manager turnover impacted the timing of leasing units before the reporting deadline. AHA's portfolio management staff will continue to monitor occupancy in collaboration with the professional management companies responsible for the AHA-Sponsored Mixed-Income Communities in order to improve performance.

Each of the AHA-Sponsored Mixed-Income Communities developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance, reviewing monthly and quarterly reports, making site visits and consulting with management agent representatives with respect to management and maintenance performance, financial oversight and occupancy tracking.

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

2. Uncollected Rents

Program / Community Type	Target	Percentage of Rents Uncollected	Difference	
AHA-Owned Residential Communities (Family)				
Martin Street Plaza	2%	0.9%	-1.1%	
Westminster	2%	0.6%	-1.4%	
Family Average	**2%**	**0.8%**	**-1.2%**	
AHA-Owned Residential Communities (Senior)				
Barge Road Highrise	2%	0.0%	-2.0%	
Cheshire Bridge Road Highrise	2%	0.0%	-2.0%	
Cosby Spear Highrise	2%	0.3%	-1.7%	
East Lake Highrise	2%	0.0%	-2.0%	
Georgia Avenue Highrise	2%	0.1%	-1.9%	
Hightower Manor Highrise	2%	0.1%	-1.9%	
Juniper and Tenth Highrise	2%	0.1%	-1.9%	
Marian Road Highrise	2%	0.3%	-1.7%	
Marietta Road Highrise	2%	0.0%	-2.0%	
Peachtree Road Highrise	2%	0.0%	-2.0%	
Piedmont Road Highrise	2%	0.2%	-1.8%	
Senior Average	**2%**	**0.1%**	**-1.9%**	
AHA-Sponsored Mixed-Income Communities				
Ashley Auburn Pointe I	2%	0.0%	-2.0%	
Ashley Collegetown	2%	1.0%	-1.0%	
Ashley Courts at Cascade I	2%	10.5%	8.5%	*
Ashley Courts at Cascade II	2%	14.1%	12.1%	*
Ashley Courts at Cascade III	2%	16.4%	14.4%	*
Ashley Terrace at West End	2%	0.0%	-2.0%	
Atrium at Collegetown	2%	0.0%	-2.0%	
Capitol Gateway I	2%	1.4%	-0.6%	
Capitol Gateway II	2%	0.0%	-2.0%	
Centennial Place I	2%	0.3%	-1.7%	
Centennial Place II	2%	1.5%	-0.5%	
Centennial Place III	2%	1.0%	-1.0%	
Centennial Place IV	2%	0.2%	-1.8%	
Columbia Commons	2%	0.0%	-2.0%	
Columbia Creste	2%	0.0%	-2.0%	
Columbia Estate	2%	-3.4%	-5.4%	
Columbia Grove	2%	1.1%	-0.9%	
Columbia Mechanicsville Apartments	2%	-5.3%	-7.3%	
Columbia ParkCiti	2%	0.0%	-2.0%	
Columbia Senior Residences at Mechanicsville	2%	0.4%	-1.6%	
Columbia Village	2%	0.0%	-2.0%	

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

AHA-Sponsored Mixed-Income Communities, cont.				
Gardens at CollegeTown	2%	2.8%	0.8%	*
Magnolia Park I	2%	3.3%	1.3%	*
Magnolia Park II	2%	2.6%	0.6%	*
Mechanicsville Crossing	2%	-0.3%	-2.3%	
Mechanicsville Station	2%	8.1%	6.1%	*
Veranda at Auburn Pointe	2%	0.0%	-2.0%	
Village at Castleberry Hill I	2%	2.3%	0.3%	*
Village at Castleberry Hill II	2%	-1.0%	-3.0%	
Village of East Lake I	2%	-5.4%	-7.4%	
Village of East Lake II	2%	1.6%	-0.4%	
Villages at Carver I	2%	1.4%	-0.6%	
Villages at Carver II	2%	0.0%	-2.0%	
Villages at Carver III	2%	0.0%	-2.0%	
Villages at Carver V	2%	2.3%	0.3%	*
Mixed-Income Average	**2%**	**1.4%**	**-0.6%**	
Public Housing-Assisted Totals	**2%**	**0%**	**-2%**	

A. MANAGEMENT NOTES:

AHA met this benchmark overall. The AHA-Sponsored Mixed Income Communities that fell below this benchmark (starred items above) were addressing issues relating to the impact of the economic downturn on resident households comprised mostly of families. AHA's portfolio management staff will continue to monitor uncollected rents in collaboration with the professional management companies responsible for the AHA-Sponsored Mixed-Income Communities in order to improve performance.

Each of the AHA-Sponsored Mixed-Income Communities developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance, reviewing monthly and quarterly reports, making site visits and consulting with management agent representatives with respect to management and maintenance performance, financial oversight and occupancy tracking.

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

3. Emergency Work Order Responses

Program/Community Type	Target	% of Emergency Work Orders Completed or Abated in <24 hours	Difference
AHA-Owned Residential Communities (Family)			
Martin Street Plaza	99%	100%	1.0%
Westminster	99%	100%	1.0%
Family Average	**99%**	**100%**	**1.0%**
AHA-Owned Residential Communities (Senior)			
Barge Road Highrise	99%	100%	1.0%
Cheshire Bridge Road Highrise	99%	100%	1.0%
Cosby Spear Highrise	99%	100%	1.0%
East Lake Highrise	99%	100%	1.0%
Georgia Avenue Highrise	99%	100%	1.0%
Hightower Manor Highrise	99%	100%	1.0%
Juniper and Tenth Highrise	99%	100%	1.0%
Marian Road Highrise	99%	100%	1.0%
Marietta Road Highrise	99%	100%	1.0%
Palmer House Highrise	99%	100%	1.0%
Piedmont Road Highrise	99%	100%	1.0%
Senior Average	**99%**	**100%**	**1.0%**
AHA-Sponsored Mixed-Income Communities			
Ashley Auburn Pointe I	99%	100.0%	1.0%
Ashley Collegetown	99%	100.0%	1.0%
Ashley Courts at Cascade I	99%	100.0%	1.0%
Ashley Courts at Cascade II	99%	100.0%	1.0%
Ashley Courts at Cascade III	99%	100.0%	1.0%
Ashley Terrace at West End	99%	100.0%	1.0%
Atrium at Collegetown	99%	100.0%	1.0%
Capitol Gateway I	99%	100.0%	1.0%
Capitol Gateway II	99%	100.0%	1.0%
Centennial Place I	99%	100.0%	1.0%
Centennial Place II	99%	100.0%	1.0%
Centennial Place III	99%	100.0%	1.0%
Centennial Place IV	99%	100.0%	1.0%
Columbia Commons	99%	100.0%	1.0%
Columbia Creste	99%	100.0%	1.0%
Columbia Estate	99%	100.0%	1.0%
Columbia Grove	99%	100.0%	1.0%
Columbia Mechanicsville Apartments	99%	100.0%	1.0%
Columbia ParkCiti	99%	100.0%	1.0%
Columbia Senior Residences at Mechanicsville	99%	100.0%	1.0%
Columbia Village	99%	100.0%	1.0%

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

AHA-Sponsored Mixed-Income Communities, cont.				
Gardens at CollegeTown	99%	100.0%	1.0%	
Magnolia Park I	99%	52.6%	-46.4%	*
Magnolia Park II	99%	61.0%	-38.0%	*
Mechanicsville Crossing	99%	100.0%	1.0%	
Mechanicsville Station	99%	100.0%	1.0%	
Veranda at Auburn Pointe	99%	100.0%	1.0%	
Village at Castleberry Hill I	99%	100.0%	1.0%	
Village at Castleberry Hill II	99%	100.0%	1.0%	
Village of East Lake I	99%	100.0%	1.0%	
Village of East Lake II	99%	100.0%	1.0%	
Villages at Carver I	99%	100.0%	1.0%	
Villages at Carver II	99%	100.0%	1.0%	
Villages at Carver III	99%	100.0%	1.0%	
Villages at Carver V	99%	100.0%	1.0%	
Mixed-Income Average	**99%**	**97.6%**	**-1.4%**	
Public Housing-Assisted Totals	**99%**	**99%**	**-0.4%**	

A. MANAGEMENT NOTES:

All AHA-Sponsored Mixed-Income Communities documented 100% compliance of this benchmark with the exception of the two phases of Magnolia Park (starred items above). AHA is monitoring Magnolia Park I and Magnolia Park II on a weekly basis to ensure that the community fulfills its obligations. AHA senior management, the limited partner, the managing general partner and the professional management company are working together to improve the community's overall performance.

Each of the AHA-Sponsored Mixed-Income Communities developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance, reviewing monthly and quarterly reports, making site visits and consulting with management agent representatives with respect to management and maintenance performance, financial oversight and occupancy tracking.

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

4. Routine Work Order Responses

Program / Community Type	Target	Average Number of Days to Complete Routine Work Orders	Difference
AHA-Owned Residential Communities (Family)			
Martin Street Plaza	7	1.7	-5.3
Westminster	7	1.9	-5.1
Family Average	**7**	**1.8**	**-5.2**
AHA-Owned Residential Communities (Senior)			
Barge Road Highrise	7	1.9	-5.1
Cheshire Bridge Road Highrise	7	1	-6.0
Cosby Spear Highrise	7	1	-6.0
East Lake Highrise	7	1	-6.0
Georgia Avenue Highrise	7	1.3	-5.7
Hightower Manor Highrise	7	1.9	-5.1
Juniper and Tenth Highrise	7	1.7	-5.3
Marian Road Highrise	7	2.3	-4.7
Marietta Road Highrise	7	1.7	-5.3
Peachtree Road Highrise	7	1.1	-5.9
Piedmont Road Highrise	7	1	-6.0
Senior Average	**7**	**1.4**	**-5.6**
AHA-Sponsored Mixed-Income Communities			
Ashley Auburn Pointe I	7	1	-6.0
Ashley Collegetown	7	1	-6.0
Ashley Courts at Cascade I	7	1	-6.0
Ashley Courts at Cascade II	7	1	-6.0
Ashley Courts at Cascade III	7	1	-6.0
Ashley Terrace at West End	7	1	-6.0
Atrium at Collegetown	7	1	-6.0
Capitol Gateway I	7	1	-6.0
Capitol Gateway II	7	1	-6.0
Centennial Place I	7	1	-6.0
Centennial Place II	7	1	-6.0
Centennial Place III	7	1	-6.0
Centennial Place IV	7	1	-6.0
Columbia Commons	7	1	-6.0
Columbia Creste	7	1	-6.0
Columbia Estate	7	1	-6.0
Columbia Grove	7	1	-6.0
Columbia Mechanicsville Apartments	7	1	-6.0
Columbia ParkCiti	7	1	-6.0
Columbia Senior Residences at Mechanicsville	7	1	-6.0
Columbia Village	7	1	-6.0

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

AHA-Sponsored Mixed-Income Communities, cont.			
Gardens at CollegeTown	7	1	-6.0
Magnolia Park I	7	1	-6.0
Magnolia Park II	7	1	-6.0
Mechanicsville Crossing	7	1	-6.0
Mechanicsville Station	7	1	-6.0
Veranda at Auburn Pointe	7	1	-6.0
Village at Castleberry Hill I	7	1	-6.0
Village at Castleberry Hill II	7	1	-6.0
Village of East Lake I	7	1	-6.0
Village of East Lake II	7	1	-6.0
Villages at Carver I	7	1	-6.0
Villages at Carver II	7	1	-6.0
Villages at Carver III	7	1	-6.0
Villages at Carver V	7	1	-6.0
Mixed-Income Average	**7**	**1.0**	**-6.0**
Public Housing-Assisted Totals	**7**	**1.1**	**-5.9**

A. MANAGEMENT NOTES:

AHA exceeded this benchmark by fulfilling routine work orders on average within 1 day, far less time than the 7-day target.

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

5. Inspections

Program / Community Type	Target	Percentage of Inspections Completed	Difference
AHA-Owned Residential Communities (Family)			
Martin Street Plaza	100%	100%	0%
Westminster	100%	100%	0%
Family Average	**100%**	**100%**	**0%**
AHA-Owned Residential Communities (Senior)			
Barge Road Highrise	100%	100%	0%
Cheshire Bridge Road Highrise	100%	100%	0%
Cosby Spear Highrise	100%	100%	0%
East Lake Highrise	100%	100%	0%
Georgia Avenue Highrise	100%	100%	0%
Hightower Manor Highrise	100%	100%	0%
Juniper and Tenth Highrise	100%	100%	0%
Marian Road Highrise	100%	100%	0%
Marietta Road Highrise	100%	100%	0%
Peachtree Road Highrise	100%	100%	0%
Piedmont Road Highrise	100%	100%	0%
Senior Average	**100%**	**100%**	**0%**
AHA-Sponsored Mixed-Income Communities			
Capitol Gateway I	100%	100%	0%
Capitol Gateway II	100%	100%	0%
Villages at Carver I	100%	100%	0%
Villages at Carver II	100%	100%	0%
Villages at Carver III	100%	100%	0%
Villages at Carver V	100%	100%	0%
Columbia Estate at West Highlands	100%	100%	0%
Columbia Park Citi at West Highlands	100%	100%	0%
Columbia Creste at West Highlands	100%	100%	0%
Columbia Grove at West Highlands	100%	100%	0%
Columbia Mechanicsville (Family) Apartments	100%	100%	0%
Columbia Senior Residences at Mechanicsville	100%	100%	0%
Mechanicsville Crossing	100%	100%	0%
Mechanicsville Station	100%	100%	0%
Veranda at Auburn Pointe	100%	100%	0%
Ashley CollegeTown	100%	100%	0%
Atrium at CollegeTown	100%	100%	0%
Gardens at CollegeTown	100%	100%	0%
Ashley Courts at Cascade I	100%	100%	0%
Ashley Courts at Cascade II	100%	100%	0%
Ashley Courts at Cascade III	100%	100%	0%

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

AHA-Sponsored Mixed-Income Communities, cont.			
Gardens at CollegeTown	100%	100%	0%
Magnolia Park I	100%	100%	0%
Magnolia Park II	100%	100%	0%
Mechanicsville Crossing	100%	100%	0%
Mechanicsville Station	100%	100%	0%
Veranda at Auburn Pointe	100%	100%	0%
Village at Castleberry Hill I	100%	100%	0%
Village at Castleberry Hill II	100%	100%	0%
Village of East Lake I	100%	100%	0%
Village of East Lake II	100%	100%	0%
Villages at Carver I	100%	100%	0%
Villages at Carver II	100%	100%	0%
Villages at Carver III	100%	100%	0%
Villages at Carver V	100%	100%	0%
Mixed-Income Average	**100%**	**100%**	**0%**
Public Housing-Assisted Totals	**100%**	**100%**	**0%**

A. MANAGEMENT NOTES:

AHA completed 100 percent of its planned inspections. Each AHA-Owned Residential Community and the Owner Entity of the AHA-Sponsored Mixed-Income Communities, through their respective property management agents, are required to inspect 10 percent of the public housing assisted units at each property monthly. At year end, each site's agent is required to certify that 100 percent of all units, buildings, and common areas have been inspected and work orders have been completed to address deficiencies.

Inspections Strategy:

AHA Reviews of AHA-Sponsored Mixed-Income Communities

(1) **Physical Real Estate/Operational:** An annual Business Process Review is conducted at all Mixed-Income Communities. The Business Process Review includes a review of the property operations as well as a physical review of a sample of the greater of five (5) units or 5% of the AHA-Assisted Units. The purpose of the annual review is 1) to confirm that site-based administration activities are in compliance with AHA policies, federal requirements and various legal agreements defining the obligations of the owner entities and professional property management companies with respect to the management, maintenance and operations of the respective properties, and 2) to streamline and enhance the compliance review process by utilizing audits, inspections and compliance reviews conducted by other agencies and compliance contractors.

(2) **Business Process Reviews:** Through the Business Process Reviews, Asset Management has been able to strengthen AHA's internal controls and external oversight of owner entity and property management performance related to maintenance of the site-based waiting list, operations, physical conditions of the portfolio, enforcement of AHA's CATALYST requirements, rent determination, and accessibility.

(3) **Financial:** AHA also reviews the audited financial statements of the Mixed-Income Communities, identifying any trends that may affect the long-term financial viability and sustainability of the underlying asset. When there are going concerns, impairments, audit findings or material adverse changes that may impact the ability to meet current or future obligations, AHA works with the Owner to ensure the deficiencies are resolved and develop a corrective action plan, as necessary.

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

AHA Reviews of AHA-Owned Residential Communities

Through its enhanced real estate inspection system, AHA is focused on maintaining quality living environments throughout the AHA-Owned real estate portfolio. AHA provides an integrated assessment of the status of each property, and works closely with its Property Management Company (PMCO) partners to identify and proactively address issues at the properties.

The major focus and results of each inspection are as follows:
(1) **Uniform Property Conditions Standards (UPCS)**: AHA conducts UPCS quality assurance inspections semi-annually. A minimum of 5% of the units, common areas, and building systems were inspected. The inspections result in a reduction of systemic maintenance issues and an overall improvement in the physical condition of the communities.

(2) **Elevator**: AHA's elevator consultant continues to provide an annual audit for each elevator, as well as to coordinate with the PMCOs on equipment modernization and ongoing routine maintenance. Improved equipment maintenance has led to improved operational up-time as well as a significant decrease in resident complaints concerning elevators.

(3) **Rental Integrity Monitoring (RIM)**: The RIM review focuses on procedures related to the complete occupancy life-cycle from the Application to Termination. The findings from RIM helped in the design of staff training, which has, in turn, reduced the amount of errors identified. Procurement/Contracts: AHA conducts this on-site review to audit procedures related to the PMCO procurements and contract management. PMCO staff make significant progress in maintaining best practices for documentation of contract administration and in public transparency and accountability.

(4) **Finance/Accounting**: The internal financial audit is beneficial in identifying areas of concern within the properties fiscal operations.

(5) **Community Safety/Risk**: This quarterly inspection of requirements for property administrative, technical, and physical security systems enables the PMCOs to identify and mitigate safety issues at the communities. This inspection also includes items in accordance with AHA's RISK/Safety program (inspections, analysis, etc.), which complies with the Insurer's Work Plan instituted by our liability insurance company. AHA insurance premiums have been reduced as a result of AHA's RISK/Safety program.

(6) **Accessibility**: Accessibility Inspections are conducted annually to ensure each community's compliance with applicable Fair Housing and accessibility statutes, HUD guidelines, and AHA's related policies and procedures. These inspections enable AHA to have early detection and resolution of accessibility issues, identify process improvements, and identify topics for staff training.

Appendix E: Management Information for Owned / Managed Units at AHA-Owned Residential Communities and Assisted Units at Mixed-Income Communities – FY 2011

6. Security

AHA continued to address crime and safety in the communities through collaborative strategies with its private development partners, PMCOs, local law enforcement, and residents. With the Quality of Life Initiative and demolition of the family properties, AHA has greatly reduced the number of crimes taking place within its portfolio. AHA aggressively combated crime by:

(1) Vacating and demolishing obsolete family communities where concentrated poverty has been a haven for perpetrators of crime,
(2) Dedicating over $1.22 million during FY 2011 to maintain the security presence of off-duty police and security officers at properties,
(3) Utilizing visitor management systems at highrises to further monitor access to the buildings,
(4) Collaborating with the Atlanta Police Department to identify strategies to deter crime and enhance safety and security at AHA-Owned Communities and AHA-Sponsored mixed-income communities,
(5) Continuing utilization of enhanced criminal screening standards and processes and strict lease enforcement, and
(6) Completing the necessary preventive maintenance and repairs to ensure security equipment remains operational on a routine basis.

Demographics

1. Please indicate your age group.

	Under 49	50 - 69	70+	"No Response"
Number of responses	48	432	245	50
Total number of surveys returned	775	775	775	775
Percentage	6.2%	55.7%	31.6%	6.5%

2. How many years have you lived in this community?

	Fewer than 5 years	5 to 9 years	10 to 15 years	More than 15 years	"No Response"
Number of responses	322	187	110	86	70
Total number of surveys returned	775	775	775	775	775
Percentage	41.5%	24.1%	14.2%	11.1%	9.0%

Overall Satisfaction

3. Overall, how would you describe the quality of life in your community?

	Very Good	Good	Average	Poor
Number of responses	277	301	136	30
Total number of surveys returned	775	775	775	775
Percentage	35.7%	38.8%	17.5%	3.9%

4. Would you recommend your community to a friend?

	Yes	No	"No Response"
Number of responses	634	96	45
Total number of surveys returned	775	775	775
Percentage	81.8%	12.4%	5.8%

Property Management

5. Are the property management staff available when you need them?

	Yes	No	"No Response"
Number of responses	691	61	23
Total number of surveys returned	775	775	775
Percentage	89.2%	7.9%	3.0%

6. Are the staff in the rent office courteous and helpful?

	Yes	No	"No Response"
Number of responses	684	55	36
Total number of surveys returned	775	775	775
Percentage	88.3%	7.1%	4.6%

The total of 775 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.

Property Maintenance

7. Do maintenance workers complete work orders in one week or less?

	Yes	No	"Does Not Apply "	"No Response"
Number of responses	643	86	25	21
Total number of surveys returned	775	775	775	775
Percentage	83.0%	11.1%	3.2%	2.7%

8. Do maintenance workers complete emergency repairs in one day or less?

	Yes	No	"Does Not Apply "	"No Response"
Number of responses	605	75	69	26
Total number of surveys returned	775	775	775	775
Percentage	78.1%	9.7%	8.9%	3.4%

9. Are maintenance workers courteous and helpful?

	Yes	No	"Does Not Apply "	"No Response"
Number of responses	715	32	7	21
Total number of surveys returned	775	775	775	775
Percentage	92.3%	4.1%	0.9%	2.7%

10. When not under construction, are the building grounds clean and well maintained?

	Yes	No	"No Response"
Number of responses	682	52	41
Total number of surveys returned	775	775	775
Percentage	88.0%	6.7%	5.3%

11. Now that the new laundry equipment has been installed, when you go to the laundry room do the machines work?

	Most of the time	Some of the time	New equipment not installed	"No Response"
Number of responses	502	69	67	137
Total number of surveys returned	775	775	775	775
Percentage	64.8%	8.9%	8.6%	17.7%

12. Please indicate how important the following categories are to your quality of life:

Laundry	**Low**	**Medium**	**High**	**"No Response"**
Number of responses	26	188	517	44
Total number of surveys returned	775	775	775	775
Percentage	**3.4%**	**24.3%**	**66.7%**	**5.7%**
Parking				
Number of responses	182	198	280	115
Total number of surveys returned	775	775	775	775
Percentage	**23.5%**	**25.5%**	**36.1%**	**14.8%**
Pest Control				
Number of responses	66	174	487	48
Total number of surveys returned	775	775	775	775
Percentage	**8.5%**	**22.5%**	**62.8%**	**6.2%**
Property Cleanliness				
Number of responses	40	138	560	37
Total number of surveys returned	775	775	775	775
Percentage	**5.2%**	**17.8%**	**72.3%**	**4.8%**
Property Maintenance				
Number of responses	33	142	558	42
Total number of surveys returned	775	775	775	775
Percentage	**4.3%**	**18.3%**	**72.0%**	**5.4%**
Community Safety				
Number of responses	41	138	564	32
Total number of surveys returned	775	775	775	775
Percentage	**5.3%**	**17.8%**	**72.8%**	**4.1%**
Resident Services				
Number of responses	49	177	508	41
Total number of surveys returned	775	775	775	775
Percentage	**6.3%**	**22.8%**	**65.5%**	**5.3%**

Resident Services

13. How often do you participate in programs and recreational activities?

	Several times per week	Once per week	Once per month	Less than once per month	Never	"No Response"
Number of responses	160	129	158	158	137	33
Total number of surveys returned	775	775	775	775	775	775
Percentage	20.6%	16.6%	20.4%	20.4%	17.7%	4.3%

14. Are you aware of the resident services activities taking place in your building?

	Yes	No	"No Response"
Number of responses	675	51	49
Total number of surveys returned	775	775	775
Percentage	87.1%	6.6%	6.3%

15. How satisfied are you with the CURRENT level of recreation and leisure activities offered at your community?

	Dissatisfied	Satisfied	Very Satisfied	"No Response"
Number of responses	68	412	222	73
Total number of surveys returned	775	775	775	775
Percentage	8.8%	53.2%	28.6%	9.4%

16. Does your community promote interaction with friends, neighbors, and others?

	Yes	No	"No Response"
Number of responses	621	96	58
Total number of surveys returned	775	775	775
Percentage	80.1%	12.4%	7.5%

17. Do you feel you can contact the resident services director in your community if you need assistance?

	Yes	No	"No Response"
Number of responses	669	64	42
Total number of surveys returned	775	775	775
Percentage	86.3%	8.3%	5.4%

18. My resident services director tries to understand my needs.

	Yes	No	"No Response"
Number of responses	627	76	72
Total number of surveys returned	775	775	775
Percentage	80.9%	9.8%	9.3%

19. My resident services director know what services are available that can help me live a healthy lifestyle in my community.

	Yes	No	"No Response"
Number of responses	568	74	133
Total number of surveys returned	775	775	775
Percentage	73.3%	9.5%	17.2%

20. What service(s) did your resident services director assist you with this past year?

Physical Wellness

Help obtain disability-related equipment or assistive technology

	Requested	Received	Not Selected
Number of responses	108	124	543
Total number of surveys returned	775	775	775
Percentage	13.9%	16.0%	70.1%

Personal attendant care

	Requested	Received	Not Selected
Number of responses	75	147	553
Total number of surveys returned	775	775	775
Percentage	9.7%	19.0%	71.4%

Physical exercise

	Requested	Received	Not Selected
Number of responses	86	192	497
Total number of surveys returned	775	775	775
Percentage	11.1%	24.8%	64.1%

Chronic disease management (high blood pressure, diabetes)

	Requested	Received	Not Selected
Number of responses	75	194	506
Total number of surveys returned	775	775	775
Percentage	9.7%	25.0%	65.3%

Nutrition and healthy eating

	Requested	Received	Not Selected
Number of responses	77	231	467
Total number of surveys returned	775	775	775
Percentage	9.9%	29.8%	60.3%

Disability services

	Requested	Received	Not Selected
Number of responses	83	158	534
Total number of surveys returned	775	775	775
Percentage	10.7%	20.4%	68.9%

20. What service(s) did your resident services director assist you with this past year?

Social Wellness

Transportation services	Requested	Received	Not Selected
Number of responses	92	176	507
Total number of surveys returned	775	775	775
Percentage	11.9%	22.7%	65.4%
Volunteer opportunities			
Number of responses	79	277	419
Total number of surveys returned	775	775	775
Percentage	10.2%	35.7%	54.1%
Social and/or recreational activities			
Number of responses	85	231	459
Total number of surveys returned	775	775	775
Percentage	11.0%	29.8%	59.2%

Environmental Issues

Housekeeping			
Number of responses	79	166	530
Total number of surveys returned	775	775	775
Percentage	10.2%	21.4%	68.4%

Emotional Wellness

Referral to other services and programs that can help me			
Number of responses	101	156	518
Total number of surveys returned	775	775	775
Percentage	13.0%	20.1%	66.8%
Participation in a support group			
Number of responses	77	141	557
Total number of surveys returned	775	775	775
Percentage	9.9%	18.2%	71.9%
Mental health services			
Number of responses	66	120	589
Total number of surveys returned	775	775	775
Percentage	8.5%	15.5%	76.0%

20. What service(s) did your resident services director assist you with this past year?

Intellectual Wellness

Learning independent living skills, such as home management, personal financial management, etc.

	Requested	Received	Not Selected
Number of responses	69	154	552
Total number of surveys returned	775	775	775
Percentage	8.9%	19.9%	71.2%

Counseling on public or private benefits that I may be eligible for

	Requested	Received	Not Selected
Number of responses	117	146	512
Total number of surveys returned	775	775	775
Percentage	15.1%	18.8%	66.1%

Safety

21. Do you feel safe inside your apartment?

	Yes	No	"No Response"
Number of responses	682	57	36
Total number of surveys returned	775	775	775
Percentage	88.0%	7.4%	4.6%

22. Do you feel safe in your apartment community?

	Yes	No	"No Response"
Number of responses	627	78	70
Total number of surveys returned	775	775	775
Percentage	80.9%	10.1%	9.0%

The Housing Authority of the City of Atlanta, Georgia

Sources and Uses of Funds

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

(Excluding Non-Cash Items and City-Funded Public Improvements)

Schedule		Budget	Actual (Unaudited)	Greater than/ (Less than) Budget	
	Sources of Funds				
	Housing Choice Voucher Funds	$191,984,046	$190,265,212	($1,718,834)	(1%)
	Public Housing Operating Subsidy	21,724,241	23,777,891	2,053,650	9%
	Capital Funds Program (CFP)	17,909,505	11,014,574	(6,894,931)	(38%)
	MTW Single Fund	**$231,617,792**	**$225,057,677**	**($6,560,115)**	**(3%)**
	HOPE VI and Replacement Housing Factor Grants	$28,739,218	$22,826,627	($5,912,591)	(21%)
	American Recovery and Reinvestment Act (ARRA) Grant	22,223,421	21,411,256	(812,165)	(4%)
	Tenant Dwelling Revenue	5,355,085	5,415,284	60,199	1%
	Fees earned from Georgia HAP Administrators, Inc. *dba* National Housing Compliance	1,515,400	1,817,122	301,722	20%
	Development and Transaction Fees	317,836	1,250,455	932,619	293%
	Interest Income	301,642	424,886	123,244	41%
	Other Revenue	668,129	1,032,992	364,863	55%
	Total before Draws of Accumulated Cash Balances	**$290,738,523**	**$279,236,299**	**($11,502,224)**	**(4%)**
	Draws of Accumulated Cash Balances	**$21,051,041**	**$10,695,035**	**($10,356,006)**	**(49%)**
I	**Total Sources of Funds**	**$311,789,564**	**$289,931,334**	**($21,858,230)**	**(7%)**

Continued on page 2

Sources and Uses of Funds

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

(Excluding Non-Cash Items and City-Funded Public Improvements)

Continued from page 1

Schedule		Budget	Actual (Unaudited)	Favorable (Unfavorable) Variance	
	Uses of Funds and Accumulated Cash Balances				
	Operating Expenditures				
II	Housing Assistance Payments (HAP):				
	Housing Choice Vouchers	$112,060,189	$103,981,789	$8,078,400	7%
	Project Based Rental Assistance (PBRA)	31,522,000	29,152,703	2,369,297	8%
	Mixed-finance, Mixed-income Residential Rental Subsidy	13,850,762	13,489,959	360,803	3%
	Homeownership Vouchers	895,000	727,989	167,011	19%
	Total Housing Assistance Payments	**$158,327,951**	**$147,352,440**	**$10,975,511**	**7%**
	Administrative:				
III	Administrative Expenses - Direct Operating Divisions	$23,263,132	$21,543,245	$1,719,886	7%
IV	Administrative Expenses - Corporate Overhead	17,521,875	16,394,818	1,127,058	6%
	Total Administrative	**$40,785,007**	**$37,938,063**	**$2,846,944**	**7%**
V	AHA Business Transformation - ERP	$12,490,409	$8,464,937	$4,025,472	32%
VI	Utilities, Maintenance and Protective Services at AHA-Owned Properties	12,691,909	12,495,722	196,187	2%
VII	Human Development Services	4,097,179	4,001,758	95,421	2%
VIII	General Expenses	4,383,238	3,722,630	660,608	15%
	Expenses Related to Georgia HAP Administrators, Inc. *dba* National Housing Compliance	775,464	750,264	25,200	3%
	Non-operating Expenditures				
IX	Development and Revitalization	48,015,681	33,684,952	14,330,730	30%
X	Modernization of AHA-Owned Communities and Corporate Office	22,600,874	21,447,885	1,152,990	5%
XI	Demolition of QLI Properties	5,698,215	6,248,405	(550,190)	(10%)
XII	Grants or Loans to Owner Entities for Accessibility Improvements	1,346,145	1,021,869	324,276	24%
XIII	Debt Service Payments	470,311	469,140	1,171	0%
	Total Uses of Funds and Accumulated Cash Balances	**$311,682,383**	**$277,598,065**	**$34,084,320**	**11%**
	Funds in Excess of Uses	**$107,181**	**$12,333,269**	**$12,226,090**	

Schedule I

Sources of Funds

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Greater than/ (Less than) Budget		
Sources of Funds					
Housing Choice Voucher Funds	$191,984,046	$190,265,212	($1,718,834)	A	(1%)
Public Housing Operating Subsidy	21,724,241	23,777,891	2,053,650	B	9%
Capital Funds Program (CFP)	17,909,505	11,014,574	(6,894,931)	C	(38%)
MTW Single Fund	**$231,617,792**	**$225,057,677**	**($6,560,115)**		**(3%)**
HOPE VI and Replacement Housing Factor Grants	$28,739,218	$22,826,627	($5,912,591)	D	(21%)
American Recovery and Reinvestment Act (ARRA) Grant	22,223,421	21,411,256	(812,165)	E	(4%)
Tenant Dwelling Revenue	5,355,085	5,415,284	60,199		1%
Fees earned from Georgia HAP Administrators, Inc. *dba* National Housing Compliance	1,515,400	1,817,122	301,722		20%
Development and Transaction Fees	317,836	1,250,455	932,619	F	293%
Interest Income	301,642	424,886	123,244		41%
Other Revenue	668,129	1,032,992	364,863		55%
Total before Draws of Accumulated Cash Balances	**$290,738,523**	**$279,236,299**	**($11,502,224)**		**(4%)**
Draws of Accumulated Cash Balances	**$21,051,041**	**$10,695,035**	**($10,356,006)**		**(49%)**
Total Sources of Funds	**$311,789,564**	**$289,931,334**	**($21,858,230)**		**(7%)**

Significant Variance Explanations:

A - ***Housing Choice Voucher Funds*** are less than budget primarily due to timing of HUD’s funding. $1.5 million in budgeted Housing Choice Voucher funding was anticipated in FY2011, but was not received and recognized by AHA until FY2012.

B - ***Public Housing Operating Subsidy*** funds are greater than budget due to HUD funding the CY2010 subsidy at a 103% proration and the CY2011 subsidy at an estimated 92% proration, while AHA's budget assumed a 88% proration (HUD has not announced the final funding levels for CY2011).

C - ***Capital Funds Programs (CFP)*** funds are less than budget primarily due to lower funding requirements resulting from cost savings during FY2011. CFP Funds are drawn as needed and funds not drawn during FY2011 will be available for FY2012. **(See Note)**

D - ***HOPE VI and Replacement Housing Factor Grants*** are less than budget primarily due to the timing of development and revitalization work (see Schedule IX) that was shifted into FY2012 resulting in a favorable variance for grant funded expenditures and an offsetting unfavorable variance in grant funding. **(See Note)**

E - ***American Recovery and Reinvestment Act (ARRA) Grant*** funds are less than budget primarily due to the timing of modernization work that was deferred into FY2012 resulting in a favorable variance for grant funded expenditures and an offsetting unfavorable variance in grant funding. **(See Note)**

F - ***Development and Transaction Fees*** are greater than budget primarily due to over $900k in fees from McDaniel Glenn Phase VI which were earned in FY2011, but were not anticipated until FY2012.

Note - Since HUD funds grants through a reimbursement process, a decrease in expenditures creates a corresponding decrease in grant funding.

Schedule II

Housing Assistance Payments (HAP)

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Housing Choice Vouchers	$112,060,189	$103,981,789	$8,078,400	A	7%
Project Based Rental Assistance (PBRA)	31,522,000	29,152,703	2,369,297	B	8%
Mixed-finance, Mixed-income Residential Rental Subsidy	13,850,762	13,489,959	360,803	C	3%
Homeownership Vouchers	895,000	727,989	167,011	D	19%
Total	**$158,327,951**	**$147,352,440**	**$10,975,511**		**7%**

Significant Variance Explanations:

A - The favorable variance in ***Housing Choice Vouchers*** is primarily due to 4% less than budgeted average monthly cost per voucher primarily resulting from savings realized through implementation of AHA's rent reasonableness initiative; Department of Family & Children Services delays in the lease-up of 261 budgeted Family Unification Program vouchers; and savings realized as a result of 74 AHA portability vouchers absorbed by various Public Housing Authorities (PHA).

B - The favorable variance in ***Project Based Rental Assistance (PBRA)*** is due to units not coming online as scheduled (as a result of the postponement of the RFP for new Homeless Demonstration Program units), construction not being completed during FY2011 as anticipated, and the slower than anticipated leasing of unassisted LIHTC units utilizing PBRA.

C - The favorable variance in ***Mixed-finance, Mixed-income Residential Rental Subsidy*** is primarily due to overall lower than anticipated operating expenses at the communities, partially offset by the effect of CY2010 subsidy adjustments.

D - The favorable variance in ***Homeownership Vouchers*** is primarily due to less than anticipated new program participants and reduced costs due to mortgage modifications.

Schedule III

Administrative Expenses - Direct Operating Divisions

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Housing Choice including Inspections	$8,094,167	$7,180,074	$914,092	A	11%
Real Estate Management including AHA-Owned Communities	8,272,158	8,225,915	46,243		1%
Asset Management	1,885,658	1,728,970	156,688	B	8%
Real Estate Development and Acquisitions	2,553,840	2,314,499	239,341	C	9%
Community, Governmental and External Affairs	2,457,309	2,093,787	363,522	D	15%
Total	**$23,263,132**	**$21,543,245**	**$1,719,886**		**7%**

As AHA continued to focus on efficiencies, process improvements and cost reductions, there were significant savings in our operating divisions during FY2011 which are addressed below.

Significant Variance Explanations:

A - The favorable variance in ***Housing Choice including Inspections*** is primarily due to lower than anticipated salary and related benefit costs and lower utilization of professional services. Housing Choice management delayed hiring for vacant positions and in some cases, eliminated some budgeted positions during the fiscal year as part of Housing Choice transformation initiative. The favorable variance in Professional Services / Staff Augmentation is primarily attributed to lower utilization of third party services supporting Housing Choice, resulting from serving less families than anticipated based on the aforementioned reasons including attrition.

B - The favorable variance in ***Asset Management*** is primarily due to lower staffing levels as certain budgeted positions were not filled as anticipated.

C - The favorable variance in ***Real Estate Development and Acquisitions*** is primarily due to timing of expenditures for development and revitalization planning consultants. As a result, the majority of these services have been deferred to FY2012.

D - The favorable variance in ***Community, Governmental and External Affairs*** is primarily due lower staffing levels as certain budgeted positions were not filled as anticipated.

Schedule IV

Administrative Expense - Corporate Overhead

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Information Technology	$6,197,055	$5,841,476	$355,579	A	6%
Legal (non-Revitalization related)	3,142,056	2,742,340	399,716	B	13%
Finance	2,701,421	2,453,227	248,194	C	9%
Executive Office	1,419,396	1,515,477	(96,081)		(7%)
Human Resources	1,387,739	1,445,199	(57,460)		(4%)
Acquisition & Management Services	1,367,736	1,114,726	253,010	D	18%
Distribution Center	625,241	531,270	93,971		15%
AHA Headquarters Building	293,969	290,291	3,678		1%
Strategy and Innovation	304,669	311,372	(6,703)		(2%)
Risk Management	82,594	149,440	(66,846)		(81%)
Total	**$17,521,876**	**$16,394,818**	**$1,127,058**		**6%**

As AHA continued to focus on efficiencies, process improvements and cost reductions, there were significant savings in our corporate overhead departments during FY2011 which are addressed below.

Significant Variance Explanations:

A - The favorable variance in ***Information Technology*** is primarily due to the deferral of hardware and software purchases pending verification of requirements of the ERP solution, savings resulting from a reduction in Oracle expenses as the system is being phased-out, and a reduction in demand for hardware and software resulting primarily from anticipation of the virtual desktop initiative; offset by an increase in professional services for special projects.

B - The favorable variance in ***Legal (non-Revitalization related)*** is primarily due to cost control measures and less than anticipated outside legal fees.

C - The favorable variance in ***Finance*** is primarily due to lower than anticipated salary and benefit costs and professional services that were not required.

D - The favorable variance in ***Acquisition & Management Services*** is primarily due to closer monitoring of printing expenses and fewer large scale printing requests from various departments.

Schedule V

AHA Business Transformation - ERP

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Consulting Services - Business Transformation	$6,007,420	$6,771,251	($763,831)	A	(13%)
Enterprise Program Management Office (EPMO)	641,671	422,782	218,889	B	34%
Integrated ERP Solution (ERP)	4,841,318	956,052	3,885,266	C	80%
ERP - Incentives / Other	500,000	243,407	256,593	D	51%
ERP - Staff Augmentation	500,000	71,445	428,555	E	86%
Total	**$12,490,409**	**$8,464,937**	**$4,025,472**		**32%**

Significant Variance Explanations:

A - The unfavorable variance in ***Consulting Services - Business Transformation*** is primarily due to the accelerated schedule of professional services to support the extended Discovery, Design & Planning (DDP) phase of the ERP. The overall cost of business transformation consulting services will not exceed the contract.

B - The favorable variance in ***Enterprise Program Management Office (EPMO)*** is primarily due to less than anticipated activity as a result of an extended DDP phase which shifted implementation projects into FY2012.

C - The favorable variance in ***Integrated ERP Solution (ERP)*** is due to timing, resulting from the extended DDP which shifted implementation costs as well as ancillary hardware/software purchases into FY2012.

D - The favorable variance in ***ERP - Incentives / Other*** is primarily due to no ERP related incentives being paid in FY2011.

E - The favorable variance in ***ERP - Staff Augmentation*** is primarily due to an extended DDP phase which moved the requirement for additional consultants and part-time staff into FY2012.

Schedule VI

Utilities, Maintenance and Protective Services at AHA-Owned Properties

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
AHA-Owned Residential Communities					
Barge Road Highrise	$612,600	$683,082	(70,482)		(12%)
Cheshire Bridge Road Highrise	703,538	723,997	(20,459)		(3%)
Cosby Spear Highrise	1,556,184	1,576,739	(20,555)		(1%)
East Lake Highrise	775,511	777,188	(1,677)		-
Georgia Avenue Highrise	595,490	593,912	1,578		-
Hightower Manor Highrise	570,737	691,904	(121,167)	A	(21%)
Juniper and Tenth Highrise	653,529	806,660	(153,131)	B	(23%)
Marian Road Highrise	926,885	1,010,274	(83,389)		(9%)
Marietta Road Highrise	615,969	628,569	(12,600)		(2%)
Martin Street Plaza	793,019	743,532	49,487		6%
Peachtree Road Highrise	912,943	875,504	37,439		4%
Piedmont Road Highrise	1,043,917	1,060,280	(16,363)		(2%)
Westminster	277,529	262,272	15,257		5%
Total AHA-Owned Residential Communities	**$10,037,851**	**$10,433,913**	**($396,062)**		**(4%)**
Other AHA-Owned Properties					
General Maintenance Services and AHA Headquarters	$2,455,195	$1,941,885	$513,310	C	21%
Westside Affordable Housing Properties	28,500	55,433	(26,933)		(95%)
Bankhead Courts	0	5,515	(5,515)		
Zell Miller Center	23,651	40,976	(17,325)		(73%)
Total Other AHA-Owned Properties	**$2,507,346**	**$2,043,809**	**$463,537**		**18%**
Other Maintenance Expenses	$146,712	$18,000	$128,712	D	88%
Total	**$12,691,909**	**$12,495,722**	**$196,187**		**2%**

Significant Variance Explanations:

A - The unfavorable variance in ***Hightower Manor Highrise*** is primarily due to unanticipated expenses for exterminations and HVAC repair costs, as well as higher than expected maintenance salaries and benefits due to staff turnover.

B - The unfavorable variance in ***Juniper and Tenth Highrise*** is primarily due to unanticipated expenses for extermination and PTAC unit replacement, as well as higher than expected maintenance salaries and associated benefits.

C - The favorable variance in ***General Maintenance Services and AHA Headquarters*** is primarily due to lower than anticipated expenses for the security cable channel, grounds maintenance contracts, and utility consulting services.

D - The favorable variance in ***Other Maintenance Expenses*** is primarily due to anticipated maintenance and management expenses associated with the park at Capitol Gateway which were not incurred. A portion of these costs have been deferred to FY2012.

Schedule VII

Human Development Services

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Human Development Services	**$4,097,179**	**$4,001,758**	**$95,421**	A	2%

Significant Variance Explanations:

A - The favorable variance in ***Human Development Services*** is primarily due to a lower than anticipated number of QLI families requiring services offset by an increase in services for selected families identified with special needs.

Schedule VIII

General Expenses

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Housing Choice Portability Administration Fee	**$1,967,724**	**$1,800,156**	**$167,568**		**9%**
Other - including PILOT and Miscellaneous	**382,415**	**376,449**	**5,966**		**2%**
AHA-Owned Residential Communities					
Insurance	$348,448	$294,609	$53,839		15%
Other	28,750	16,893	11,857		41%
Total AHA-Owned Residential Communities	**$377,198**	**$311,502**	**$65,696**		**17%**
AHA Headquarters					
Insurance	$529,901	$362,831	$167,070	**A**	32%
Other	1,126,000	871,692	254,308	**B**	23%
Total AHA Headquarters	**$1,655,901**	**$1,234,523**	**$421,378**		**25%**
Total	**$4,383,238**	**$3,722,630**	**$660,608**		**15%**

Significant Variance Explanations:

A - The favorable variance in ***AHA Headquarters - Insurance*** is primarily due to fewer than anticipated Worker's Compensation claims in FY2011.

B - The favorable variance in ***AHA Headquarters - Other*** is primarily due to lower than anticipated requirements for severance pay.

Appendix G: Financial Analysis - FY 2011

Schedule IX

Development and Revitalization

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Demolition	$255,032	$146,679	$108,353	A	42%
Extraordinary Sitework	1,645,073	1,128,360	516,713	B	31%
Public Improvement Expenses (AHA-funded)	4,472,021	1,144,575	3,327,446	C	74%
Fees for Service	1,178,637	1,141,903	36,734		3%
Legal Expense	498,933	340,351	158,582	D	32%
Professional Services	641,663	62,990	578,673	E	90%
Relocation	99,000	88,837	10,163		10%
Resident Services Contracts	937,117	981,212	(44,095)		(5%)
Public Improvement Advances	8,321,710	3,775,995	4,545,715	F	55%
Related Party Development Loan Draws	17,109,210	15,668,532	1,440,678	G	8%
Homeownership Downpayment Assistance	1,968,630	1,176,355	792,275	H	40%
Site Acquisitions	9,855,217	8,082,922	1,772,295	I	18%
Site Improvements	1,033,439	(53,759)	1,087,198	J	105%
Total	**$48,015,682**	**$33,684,952**	**$14,330,730**		**30%**

Significant Variance Explanations:

A - The favorable variance in ***Demolition*** is the result of work associated with the revitalization of Grady Homes (Auburn Pointe) that was budgeted in FY2011 but completed in FY2010.

B - The favorable variance in ***Extraordinary Sitework*** is primarily the result of $800k related to Butler Park that was deferred to FY2012 due to the extended consultation process with community stakeholders and the City of Atlanta. The favorable variance was partially offset by costs associated with the remediation of 20 Hilliard Street. These variances are both associated with the revitalization of Grady Homes (Auburn Pointe).

C - The favorable variance in ***Public Improvement Expenses (AHA-funded)*** is primarily the result of $2 million in HOPE VI expenditures budgeted in FY2011 that were funded with MTW funds in a prior year associated with the revitalization of Capitol Homes (Capitol Gateway). The remaining favorable variance primarily relates to budgeted public improvement expenditures for Veranda at University Homes that were deferred to FY2012.

D - The favorable variance in ***Legal Expense*** is primarily the result of timing of legal expenses associated with HOPE VI close-outs which were deferred to FY2012.

E - The favorable variance in ***Professional Services*** is primarily the result of deferred master planning and public improvement design work associated with the revitalization of Grady Homes (Auburn Pointe), University Homes and McDaniel Glenn (Mechanicsville).

F - The favorable variance in ***Public Improvement Advances*** is primarily the result of approximately $3.5 million in infrastructure work that was deferred due to the revised master plan associated with the revitalization of Perry Homes (West Highlands) and $640k in infrastructure work that was completed in FY2010.

G - The favorable variance in ***Related Party Development Loan Draws*** is primarily due to $700k in budgeted loan draws for Veranda II at Auburn Pointe that was deferred to FY2012 due to weather delays and $620k in budgeted retail predevelopment loan draws related to the revitalization of Harris Homes (CollegeTown) that was not pursued due to market conditions.

H - The favorable variance in ***Homeownership Downpayment Assistance*** is primarily due to fewer closings than budgeted related the revitalizations of Capitol Homes (Capitol Gateway), Harris Homes (CollegeTown) and Perry Homes (West Highlands).

I - The favorable variance in ***Site Acquisition*** is primarily the result of budgeted acquisitions associated with the revitalization of Carver Homes (The Villages at Carver), which was deferred, and McDaniel Glenn (Mechanicsville), which was not pursued due to market conditions.

J - The favorable variance in ***Site Improvements*** is primarily a result of approximately $780k in budgeted site improvments that were recorded as additional site acquisition costs as well as the reversal of approximately $400k of FY2010 overestimated accruals in FY2011, partially offset by FY2012 planned expenditures. These variances are primarily associated with the revitalization of Grady Homes (Auburn Pointe).

Schedule X

Modernization of AHA-Owned Communities and Corporate Office

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
AHA-Owned Communities					
Barge Road Highrise	$1,741,825	$1,385,849	$355,976		20%
Cheshire Bridge Road Highrise	3,221,327	2,535,770	685,557		21%
Cosby Spear Highrise	2,036,687	3,508,108	(1,471,421)		(72%)
East Lake Highrise	2,733,810	1,185,762	1,548,048		57%
Georgia Avenue Highrise	368,905	1,163,096	(794,191)		(215%)
Hightower Manor Highrise	2,142,402	1,342,743	799,659		37%
Juniper and Tenth Highrise	655,370	1,783,804	(1,128,434)		(172%)
Marian Road Highrise	2,411,790	2,113,366	298,424		12%
Marietta Road Highrise	1,118,082	1,176,912	(58,830)		(5%)
Martin Street Plaza	429,102	214,380	214,722		50%
Peachtree Road Highrise	2,921,954	2,516,285	405,669		14%
Piedmont Road Highrise	2,127,739	1,711,557	416,182		20%
Westminster	489,832	686,071	(196,239)		(40%)
Total AHA-Owned Communities	**$22,398,825**	**$21,323,703**	**$1,075,122**	**A**	**5%**
AHA Corporate Office	**$202,050**	**$124,182**	**$77,868**		**39%**
Total	**$22,600,875**	**$21,447,885**	**$1,152,990**		**5%**

Significant Variance Explanations:

A - The overall favorable variance in ***AHA-Owned Communities*** is primarily due to design-related delays in construction schedules and corresponding expenditures. As a result, these projects will be completed to FY2012.

The variances between communities is primarily the result of realignment of the modernization plan following the receipt of construction bids. In some cases, these bids came in less than the preliminary estimates upon which the budget was based and allowed AHA to redistribute the funds between projects.

Schedule XI

Demolition of QLI Properties

FY2011 Actual (Unaudited) vs Budget

for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Bankhead Courts	$707,875	$670,260	$37,615		5%
Bowen Homes	454,785	716,965	(262,180)	A	(58%)
Herndon Homes	249,830	311,355	(61,525)		(25%)
Hollywood Courts	178,000	95,200	82,800		47%
Palmer House Highrise	2,511,585	2,354,367	157,218	B	6%
Roosevelt House Highrise	1,542,140	2,049,421	(507,306)	C	(33%)
Thomasville Heights	54,000	50,837	3,163		6%
Total	**$5,698,215**	**$6,248,405**	**($550,215)**		**(10%)**

Significant Variance Explanations:

A - The unfavorable variance for ***Bowen Homes*** is primarily due to delays in the demolition project in FY2010, which carried forward expenses into FY2011. Funding for this work is drawn from CFP Funds which were also carried forward from FY2010. Since HUD funds grants through a reimbursement process, a decrease in expenditures creates a corresponding decrease in grant funding.

B - The favorable variance for ***Palmer House Highrise*** is primarily due to delays in obtaining the necessary demolition permits. As a result, the remaining work will be deferred to FY2012.

C - The unfavorable variance for ***Roosevelt House Highrise*** is primarily due to higher than anticipated expenses for demolition, resulting from the costs related to the removal of asbestos, which was not anticipated.

Schedule XII

Grants or Loans to Owner Entities for Accessibility Improvements

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance		
Centennial Place	$895,948	$895,948	$0		0%
Magnolia Park	430,197	0	430,197	**A**	100%
Villages of East Lake	20,000	125,921	(105,921)	**B**	(530%)
Total	**$1,346,145**	**$1,021,869**	**$324,276**		**24%**

Significant Variance Explanations:

A - Accessibility improvements at ***Magnolia Park,*** which were projected to occur in the fourth quarter FY2011, have been suspended until certain agreed upon conditions can be met by the owner.

B - The unfavorable variance in ***Villages of East Lake*** is primarily due to timing of expenditures for UFAS work that were anticipated to be made in FY2010, but were delayed into FY2011.

Schedule XIII

Debt Service Payments

FY2011 Actual (Unaudited) vs Budget
for the Year Ended June 30, 2011

Description	Budget	Actual (Unaudited)	Favorable/ (Unfavorable) Variance	
Principal Reduction	$317,148	$317,148	$0	0%
Interest Expense	153,163	151,992	1,171	1%
Total	**$470,311**	**$469,140**	**$1,171**	**0%**

Significant Variance Explanations:

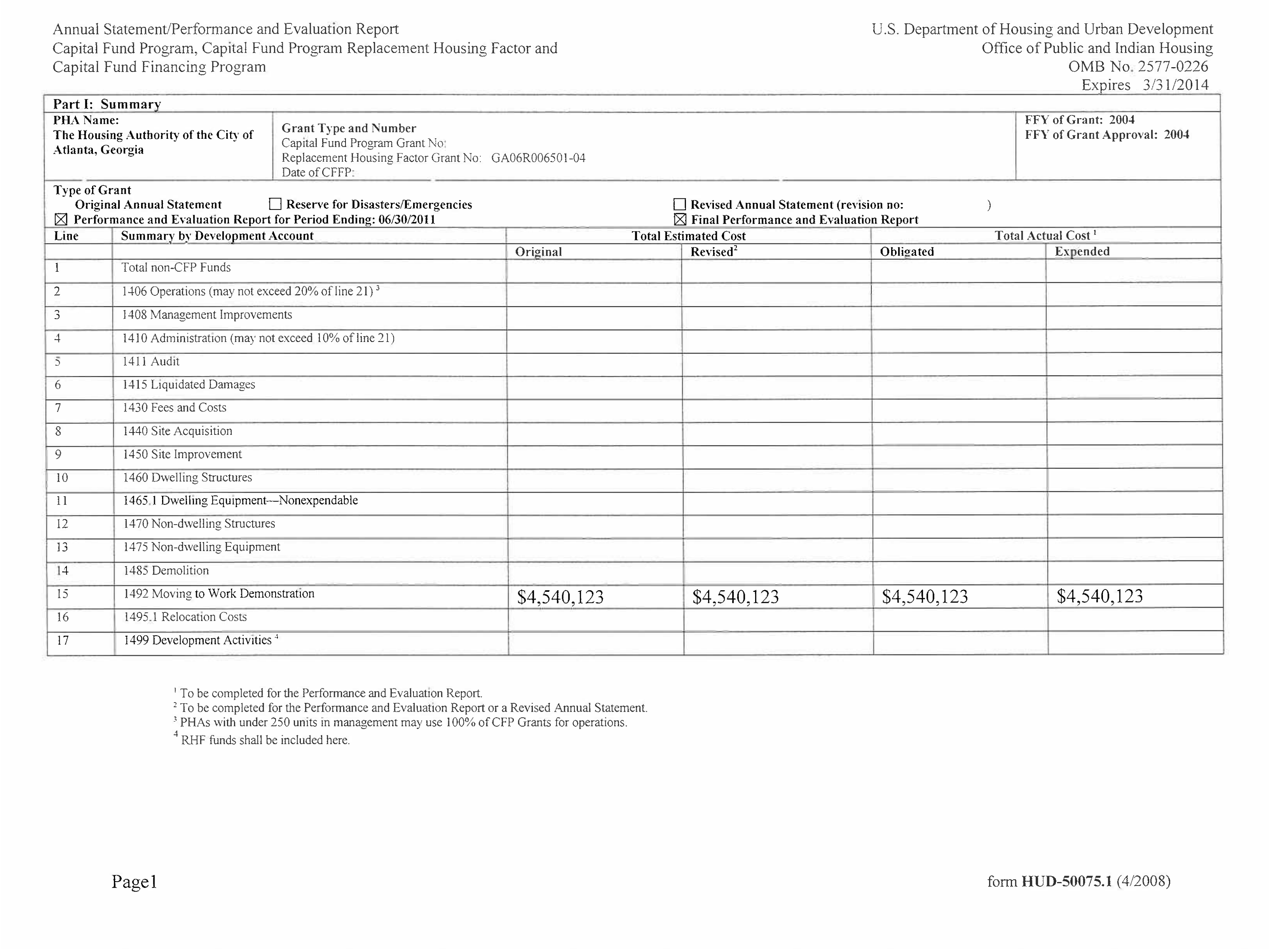
There are no significant variances.

2. Planned vs. Actual Capital Expenditures (MTW)

Property	Description	7/01/10 Budget	6/30/11 Budget	Paid Through 6/30/11
Bankhead Courts	Bankhead Demolition and Abatement	3,363,148.40	3,248,732.58	3,248,732.58
	Bankhead Courts Total	**3,363,148.40**	**3,248,732.58**	**3,248,732.58**
Barge Road	Design	18,923.00	93,669.25	93,669.25
	CM Fees	24,477.00	24,477.00	7,446.00
	Renovation Work	225,836.00	68,798.63	68,798.63
	Non-Dwelling Equipment	-	75,419.67	75,419.67
	Barge Road Total	**269,236.00**	**262,364.55**	**245,333.55**
Bowen Homes	Demolition	4,672,936.20	4,890,921.86	4,890,921.86
	Bowen Homes Total	**4,672,936.20**	**4,890,921.86**	**4,890,921.86**
Cheshire Bridge	Cheshire Bridge Design & Engineering Services	260,827.00	260,827.00	229,563.25
	Cheshire Bridge Total	**260,827.00**	**260,827.00**	**229,563.25**
Cosby Spear	Design	6,198.00	32,826.69	23,367.36
	CM Fees	35,985.68	65,389.34	24,619.07
	Renovation Work	353,658.82	420,539.28	399,154.06
	Non-Dwelling Equipment	-	290,916.21	288,146.85
	Cosby Spear Total	**395,842.50**	**809,671.52**	**735,287.34**
Eastlake Highrise	Design	11,833.00	22,933.56	22,933.56
	CM Fees	13,670.87	23,719.89	19,765.00
	Renovation Work	124,875.73	145,306.36	145,306.36
	Non-Dwelling Equipment	-	74,193.09	74,193.09
	Eastlake Highrise Total	**150,379.60**	**266,152.90**	**262,198.01**
Georgia Avenue	Design	10,623.00	22,148.56	22,148.56
	CM Fees	32,354.99	44,028.66	34,737.33
	Renovation Work	312,926.85	328,357.65	328,357.65
	Non-Dwelling Equipment	-	112,780.91	112,780.91
	Georgia Avenue Total	**355,904.84**	**507,315.78**	**498,024.45**
Herndon	Demolition Design	187,391.60	187,391.60	187,391.60
	Herndon Total	**187,391.60**	**187,391.60**	**187,391.60**
Hightower Manor	Design	3,858.00	37,789.22	37,789.22
	CM Fees	16,125.00	16,125.00	3,513.00
	Renovation Work	157,392.00	19,285.68	19,285.68
	Non-Dwelling Equipment	-	84,418.93	84,418.93
	Hightower Manor Total	**177,375.00**	**157,618.83**	**145,006.83**
Hollywood Courts	Demolition Design	195,118.00	195,118.00	195,118.00
	Hollywood Courts Total	**195,118.00**	**195,118.00**	**195,118.00**
Juniper and 10th	Design	40,708.00	3,178.11	1,089.72
	CM Fees	60,463.00	11,791.00	7,423.00
	Renovation Work	563,937.00	103,610.98	97,228.29
	Non-Dwelling Equipment	-	2,106.03	300.03
	Juniper and 10th Total	**665,108.00**	**120,686.12**	**106,041.04**
Marian Road	Design	34,048.00	37,789.22	37,789.22
	CM Fees	68,222.00	16,125.00	7,026.00
	Renovation Work	648,171.00	19,285.68	19,285.68
	Non-Dwelling Equipment	-	84,418.93	84,418.93
	Marian Road Total	**750,441.00**	**157,618.83**	**148,519.83**
Marietta Road	Design	8,503.00	22,933.56	22,933.56
	CM Fees	16,230.00	23,719.89	19,765.00
	Renovation Work	153,790.00	145,306.36	145,306.36
	Non-Dwelling Equipment	-	74,193.09	74,193.09
	Marietta Road Total	**178,523.00**	**266,152.90**	**262,198.01**
Martin Street	CM Fees	1,500.00	-	-
	Renovation Work	15,000.00	14,813.25	14,813.25
	Martin Street Road Total	**16,500.00**	**14,813.25**	**14,813.25**
Piedmont Road	Design	19,148.00	15,259.56	15,259.56
	CM Fees	39,531.21	58,087.22	46,618.04
	Renovation Work	376,164.10	345,173.69	345,173.69
	Non-Dwelling Equipment	-	153,083.64	153,083.64
	Piedmont Road Total	**434,843.31**	**571,604.11**	**560,134.93**
Thomasville Heights	Demolition	2,297,366.32	2,295,006.32	2,295,006.32
	Thomasville Heights Total	**2,297,366.32**	**2,295,006.32**	**2,295,006.32**
Westminster	Design	-	3,178.11	3,178.11
	CM Fees	11,791.00	11,791.00	7,423.00
	Renovation Work	161,896.00	103,610.98	98,684.29
	Non-Dwelling Equipment	-	2,106.03	300.03
	Westminster Total	**173,687.00**	**120,686.12**	**109,585.43**
Grand Total		**14,528,127.77**	**14,317,869.02**	**14,119,063.03**

2. Planned vs. Actual Capital Expenditures (ARRA)

Property	Description	7/01/10 Budget	6/30/11 Budget	Paid Through 6/30/11 (include accruals)
Barge Road	Design	148,486.00	143,501.00	143,501.00
	Construction Management Fees	101,379.00	123,813.00	123,813.00
	Non-Dwelling Equipment	6,006.00	40,815.00	40,815.00
	Renovation Work	865,303.00	1,014,867.00	1,014,866.00
	Barge Road Total	**1,121,174.00**	**1,322,996.00**	**1,322,995.00**
Hightower Manor	Design	144,919.00	147,619.00	147,619.00
	Construction Management Fees	120,182.00	113,037.00	113,037.00
	Non-Dwelling Equipment	4,290.00	38,531.00	38,531.00
	Renovation Work	1,056,899.00	997,793.00	997,793.00
	Hightower Manor Total	**1,326,290.00**	**1,296,980.00**	**1,296,980.00**
Juniper and 10th	Design	98,984.00	123,414.00	123,414.00
	Construction Management Fees	71,545.00	89,984.00	89,984.00
	Non-Dwelling Equipment	6,006.00	25,702.00	25,702.00
	Renovation Work	616,471.00	734,826.00	734,826.00
	Junipter and 10th Total	**793,006.00**	**973,926.00**	**973,926.00**
Marian Road	Design	163,415.00	182,115.00	182,115.00
	Construction Management Fees	149,644.00	139,445.00	129,210.00
	Non-Dwelling Equipment	6,006.00	57,605.00	57,605.00
	Renovation Work	1,333,017.00	1,020,924.00	1,020,924.00
	Marian Road Total	**1,652,082.00**	**1,400,089.00**	**1,389,854.00**
Marietta Road	Design	119,498.00	127,508.00	127,508.00
	Construction Management Fees	117,455.00	95,059.00	95,059.00
	Non-Dwelling Equipment	3,432.00	49,634.00	49,634.00
	Renovation Work	1,055,047.00	812,577.00	812,577.00
	Marietta Road Total	**1,295,432.00**	**1,084,778.00**	**1,084,778.00**
Westminster	Design	74,982.00	77,692.00	72,261.00
	Construction Management Fees	53,818.00	62,920.00	62,920.00
	Non-Dwelling Equipment	-	11,219.00	11,219.00
	Renovation Work	463,200.00	549,385.00	549,385.00
	Westminster Road Total	**592,000.00**	**701,216.00**	**695,785.00**
Herndon Homes	Abatement, Demolition, and CM Fees	862,950.00	862,950.00	862,950.00
	Herndon Homes Total	**862,950.00**	**862,950.00**	**862,950.00**
Hollywood Courts	Abatement, Demolition, and CM Fees	1,096,150.00	1,096,150.00	1,096,150.00
	Hollywood Courts Total	**1,096,150.00**	**1,096,150.00**	**1,096,150.00**
Cheshire Bridge	Design	-		-
	Construction Management Fees	215,545.00	468,783.00	423,556.00
	Non-Dwelling Equipment	6,006.00	318,334.00	274,049.00
	Renovation Work	2,155,455.00	2,220,736.00	1,851,025.00
	Cheshire Bridge Total	**2,377,006.00**	**3,007,853.00**	**2,548,630.00**
Peachtree Road	Design	147,096.00	477,952.00	468,925.00
	Construction Management Fees	202,909.00	291,374.00	264,562.00
	Non-Dwelling Equipment	6,006.00	293,657.00	273,593.00
	Renovation Work	1,881,995.00	1,945,886.00	1,792,981.00
	Peachtree Road Total	**2,238,006.00**	**3,008,869.00**	**2,800,061.00**
Palmer House	Abatement, Demolition, and CM Fees	3,374,975.00	2,589,795.00	2,354,367.00
	Palmer House Total	**3,374,975.00**	**2,589,795.00**	**2,354,367.00**
Roosevelt House	Abatement, Demolition, and CM Fees	2,665,925.00	2,049,396.00	2,049,396.00
	Roosevelt House Total	**2,665,925.00**	**2,049,396.00**	**2,049,396.00**
Cosby Spear	Design	384,353.00	401,152.00	401,152.00
	Construction Management Fees	298,303.00	266,525.00	266,525.00
	Non-Dwelling Equipment	9,438.00	193,993.00	193,993.00
	Renovation Work	2,598,672.00	2,521,054.00	2,521,054.00
	Cosby Spear Total	**3,290,766.00**	**3,382,724.00**	**3,382,724.00**
East Lake	Design	192,170.00	194,329.00	194,329.00
	Construction Management Fees	134,328.00	137,295.00	137,295.00
	Non-Dwelling Equipment	6,006.00	107,588.00	107,588.00
	Renovation Work	1,151,103.00	793,228.00	793,228.00
	East Lake Total	**1,483,607.00**	**1,232,440.00**	**1,232,440.00**
Georgia Avenue	Design	141,620.00	142,713.00	142,713.00
	Construction Management Fees	48,000.00	76,024.00	76,024.00
	Non-Dwelling Equipment	6,864.00	104,759.00	104,759.00
	Renovation Work	338,380.00	519,100.00	519,100.00
	Georgia Avenue Total	**534,864.00**	**842,596.00**	**842,596.00**
Martin Street	Design	35,507.00	29,230.00	28,731.00
	Construction Management Fees	37,097.00	33,463.00	33,463.00
	Renovation Work	335,467.00	189,433.00	189,433.00
	Martin Street Total	**408,071.00**	**252,126.00**	**251,627.00**
Piedmont Road	Design	194,022.00	201,192.00	201,192.00
	Construction Management Fees	132,727.00	137,147.00	137,147.00
	Non-Dwelling Equipment	6,864.00	84,751.00	84,751.00
	Renovation Work	1,133,251.00	1,051,194.00	1,051,194.00
	Piedmont Road Total	**1,466,864.00**	**1,474,284.00**	**1,474,284.00**
Grand Total		**26,579,168.00**	**26,579,168.00**	**25,659,543.00**



Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-04
Date of CFFP:

FFY of Grant: 2004
FFY of Grant Approval: 2004

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$4,540,123	$4,540,123	$4,540,123	$4,540,123
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Page1

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-04
Date of CFFP:

FFY of Grant: 2004
FFY of Grant Approval: 2004

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$4,540,123	$4,540,123	$4,540,123	$4,540,123
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date 8/5/11	Signature of Public Housing Director	Date

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-04 Date of CFFP:	**FFY of Grant: 2004** **FFY of Grant Approval: 2004**

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$3,398,919	$3,398,919	$3,398,919	$3,398,919
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

---

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Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-04 Date of CFFP:	**FFY of Grant: 2004** **FFY of Grant Approval: 2004**

Type of Grant

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$3,398,919	$3,398,919	$3,398,919	$3,398,919
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

---

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-05 Date of CFFP:	**FFY of Grant: 2005** **FFY of Grant Approval: 2005**

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$2,712,327	$2,712,327	$2,712,327	$2,712,327
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-05
Date of CFFP:

FFY of Grant:2005
FFY of Grant Approval: 2005

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$2,712,327	$2,712,327	$2,712,327	$2,712,327
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director **Date** 8/5/11 **Signature of Public Housing Director** **Date**

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-05 Date of CFFP:	**FFY of Grant: 2005** **FFY of Grant Approval: 2005**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$5,292,808	$5,292,808	$5,292,808	$5,292,808
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006502-05
Date of CFFP:

FFY of Grant: 2005
FFY of Grant Approval: 2005

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,292,808	$5,292,808	$5,292,808	$5,292,808
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-06
Date of CFFP:

FFY of Grant: 2006
FFY of Grant Approval: 2006

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$1,567,427	$1,567,427	$1,567,427	$1,567,427
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-06 Date of CFFP:	**FFY of Grant:2006** **FFY of Grant Approval: 2006**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,567,427	$1,567,427	$1,567,427	$1,567,427
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

---

[1] To be completed for the Performance and Evaluation Report.
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[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006502-06
Date of CFFP:

FFY of Grant: 2006
FFY of Grant Approval: 2006

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$5,941,122	$5,941,122	$5,941,122	$5,941,122
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-06 Date of CFFP:	**FFY of Grant: 2006** **FFY of Grant Approval: 2006**

Type of Grant

Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,941,122	$5,941,122	$5,941,122	$5,941,122
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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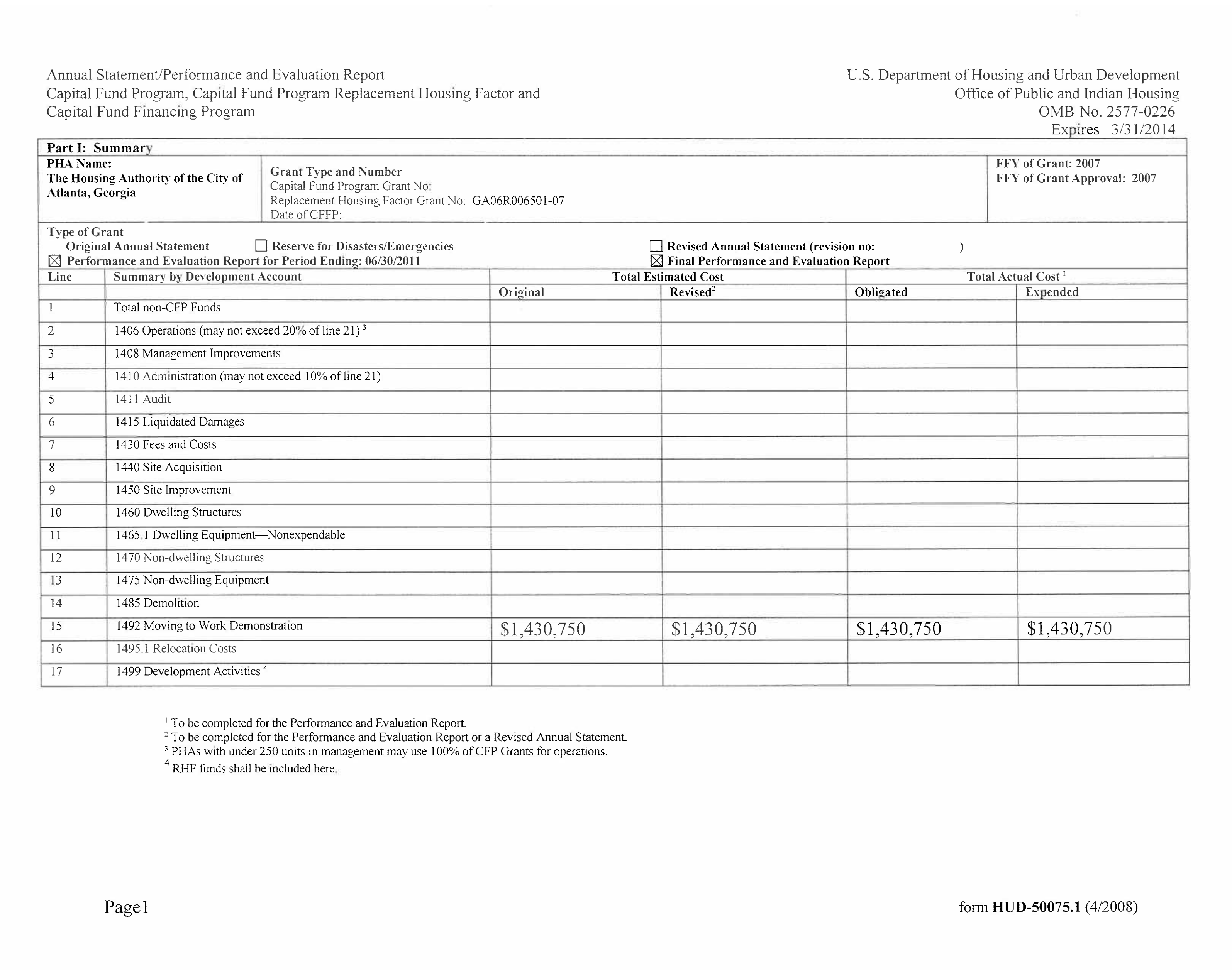
[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-07
Date of CFFP:

FFY of Grant: 2007
FFY of Grant Approval: 2007

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$1,430,750	$1,430,750	$1,430,750	$1,430,750
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-07 Date of CFFP:	**FFY of Grant:2007** **FFY of Grant Approval: 2007**

Type of Grant

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,430,750	$1,430,750	$1,430,750	$1,430,750
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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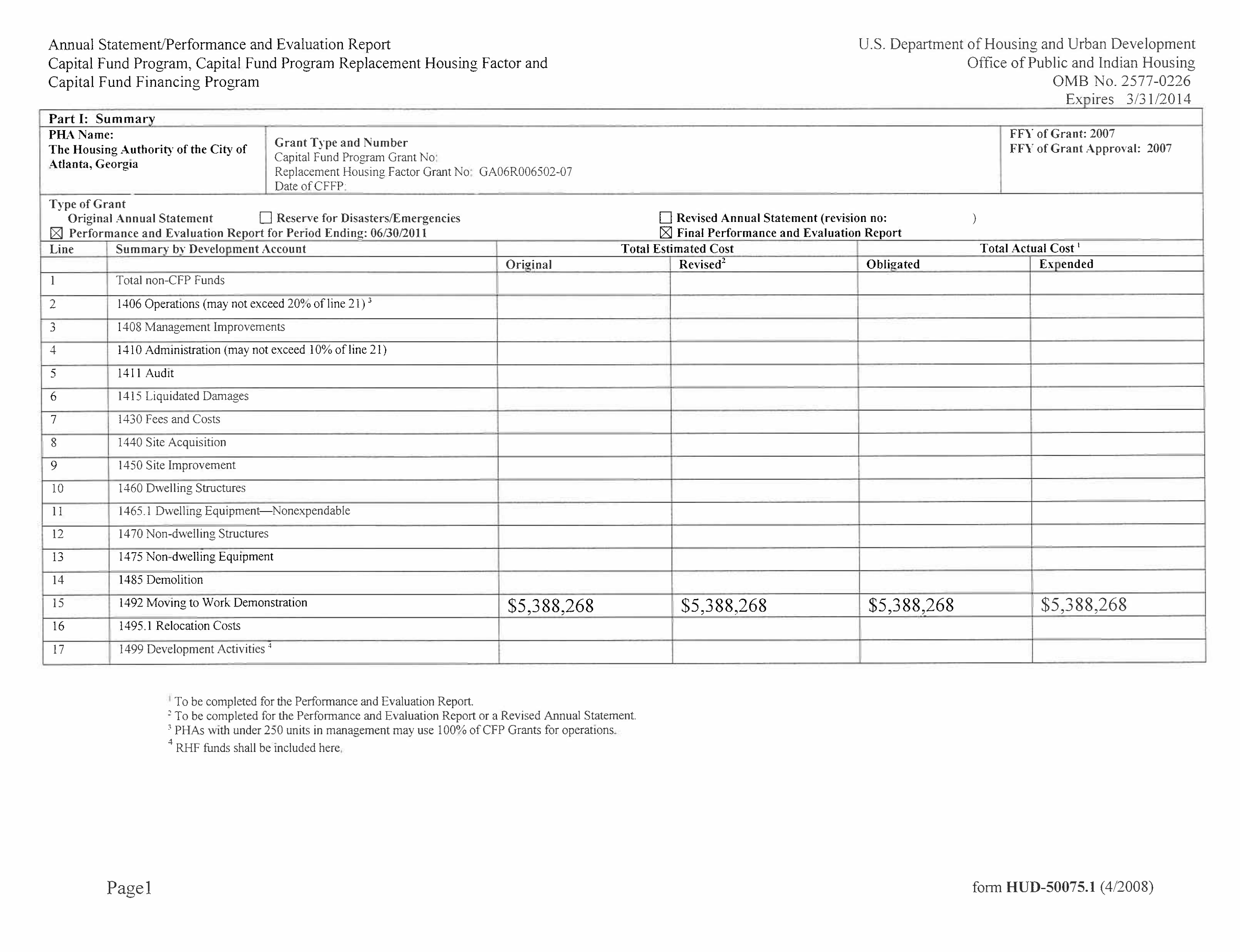

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-07 Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval: 2007**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$5,388,268	$5,388,268	$5,388,268	$5,388,268
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Page1

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006502-07
Date of CFFP:

FFY of Grant: 2007
FFY of Grant Approval: 2007

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☒ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,388,268	$5,388,268	$5,388,268	$5,388,268
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director **Date** 8/5/11 **Signature of Public Housing Director** **Date**

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$14,063,331	$14,063,331	$14,063,331	$13,997,154
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2008** **FFY of Grant Approval: 2008**

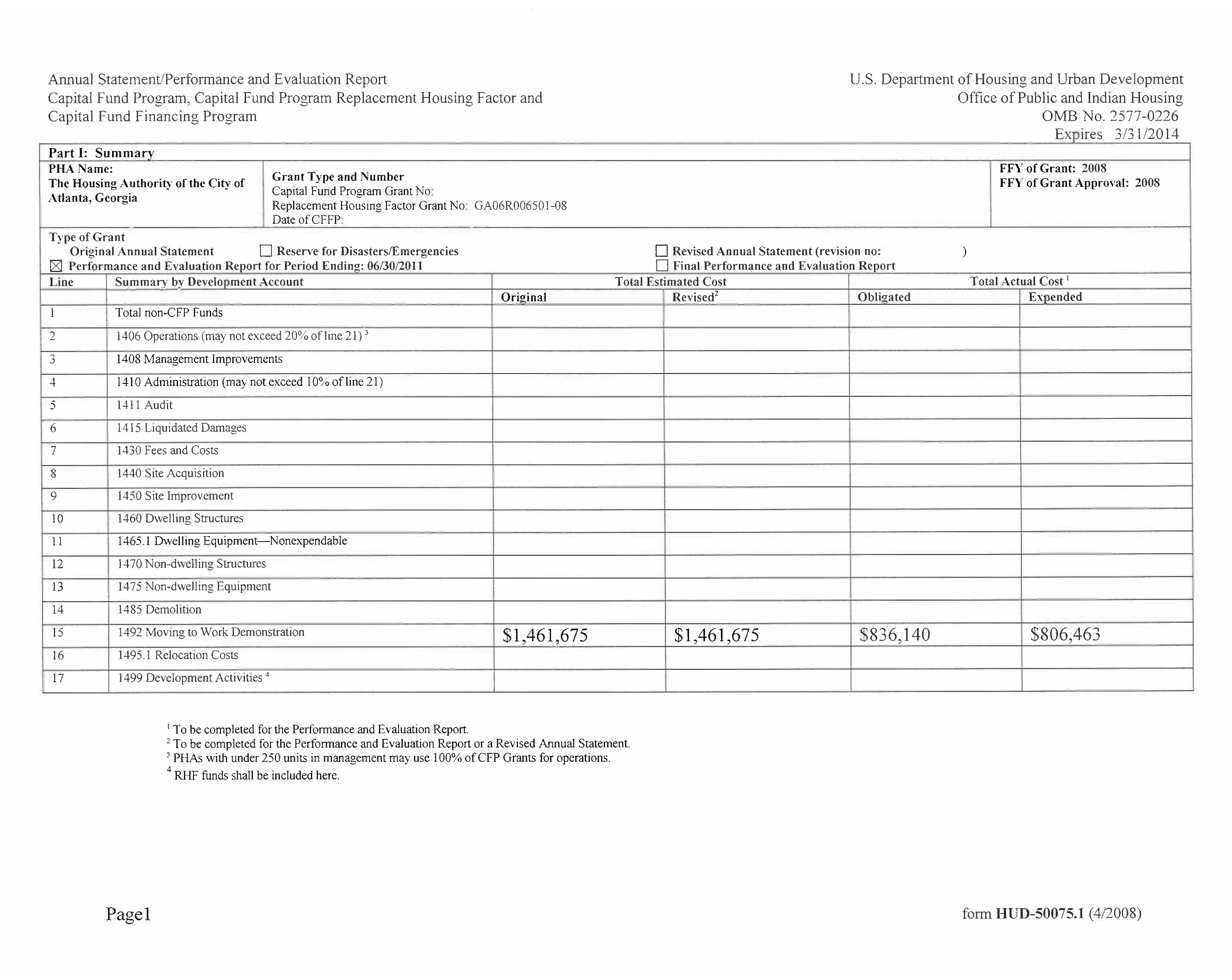
Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$14,063,331	$14,063,331	$14,063,331	$13,997,154
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

---

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-08
Date of CFFP:

FFY of Grant: 2008
FFY of Grant Approval: 2008

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$1,461,675	$1,461,675	$836,140	$806,463
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-08 Date of CFFP: 06/30/2011	**FFY of Grant:2008** **FFY of Grant Approval: 2008**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,461,675	$1,461,675	$836,140	$806,463
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-08 Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$5,472,872	$5,472,872	$5,258,318	$4,390,063
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006502-08
Date of CFFP:

FFY of Grant: 2008
FFY of Grant Approval: 2008

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,472,872	$5,472,872	$5,258,318	$4,390,063
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director **Date** 8/5/11

Signature of Public Housing Director **Date**

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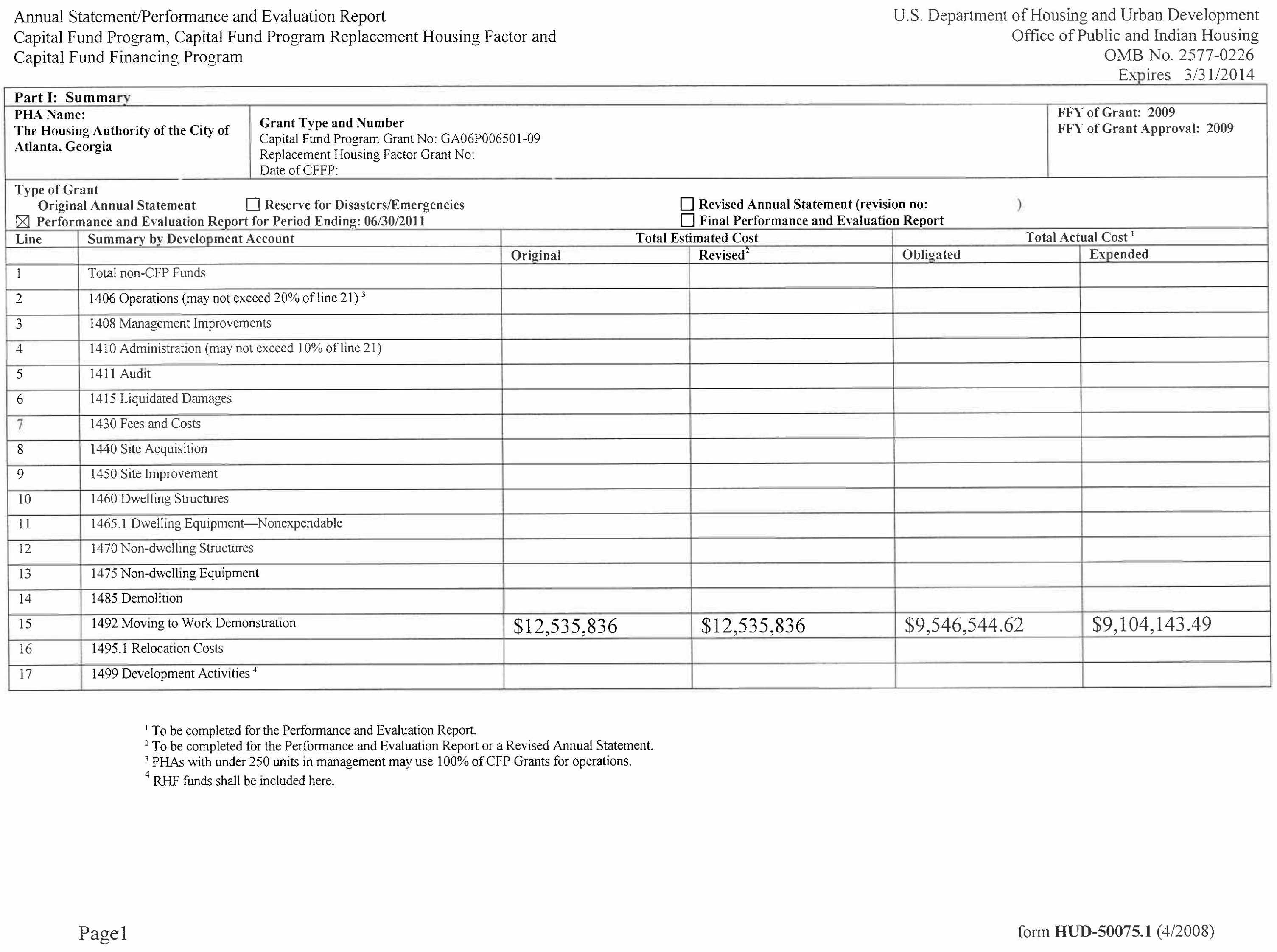

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No: GA06P006501-09
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant: 2009
FFY of Grant Approval: 2009

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

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1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$12,535,836	$12,535,836	$9,546,544.62	$9,104,143.49
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				

[1] To be completed for the Performance and Evaluation Report.
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form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	Grant Type and Number Capital Fund Program Grant No: GA06P006501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$12,535,836	$12,535,836	$9,546,544.62	$9,104,143.49
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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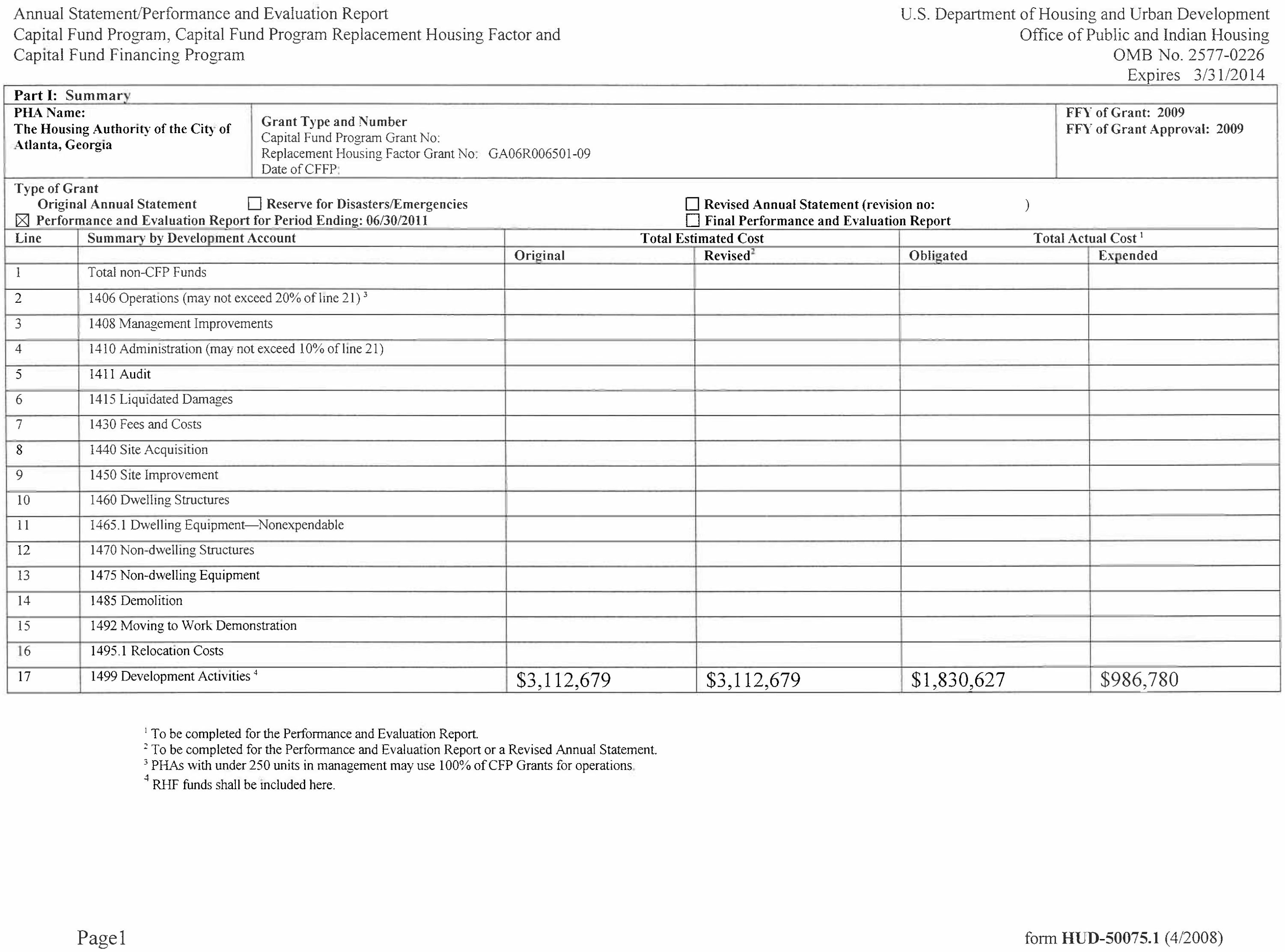

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-09
Date of CFFP:

FFY of Grant: 2009
FFY of Grant Approval: 2009

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$3,112,679	$3,112,679	$1,830,627	$986,780

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Page1

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-09 Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$3,112,679	$3,112,679	$1,830,627	$986,780
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-09 Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$4,838,507	$4,838,507	$3,900,835	$1,999,844

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-09 Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
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18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$4,838,507	$4,838,507	$3,900,835	$1,999,844
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-10 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
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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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$11,998,337	$11,998,337	$9,610,011	$5,776,720
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary			
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-10 Replacement Housing Factor Grant No: Date of CFFP:		**FFY of Grant: 2010** **FFY of Grant Approval: 2010**
Type of Grant			
Original Annual Statement	☐ **Reserve for Disasters/Emergencies**		☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011**			☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
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18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$11,998,337	$11,998,337	$9,610,011	$5,776,720
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
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25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-10 Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

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1	Total non-CFP Funds				
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10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]	$3,958,066	$3,958,066	1,550,065	$0

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-10 Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

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20	Amount of Annual Grant:: (sum of lines 2 - 19)	$3,958,066	$3,958,066	1,550,065	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
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Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary

PHA Name:
The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: GA06R006501-10
Date of CFFP:

FFY of Grant: 2010
FFY of Grant Approval: 2010

Type of Grant
Original Annual Statement ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

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12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$2,347,162	$2,347,162	$2,112,228	$0

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
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OMB No. 2577-0226
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Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-10 Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 06/30/2011 ☐ Final Performance and Evaluation Report

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21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	**Date** 8/5/11	**Signature of Public Housing Director**	**Date**

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[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part 1: Summary

PHA Name **Th Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: **GA06S006501-09** Date of CFFP:	Replacement Housing Factor Grant No:	**FFY of Grant** **2009** **FFY of Grant Approval** **2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision no: 7)**

☑ **Performance and Evaluation Report for Period Ending: 06/30/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$4,879,414	$4,883,077	$4,883,077	$4,725,519
8	1440 Site Acquisition				
9	1450 Site Improvement	$2,590,977	$2,584,822	$2,584,822	$2,478,149
10	1460 Dwelling Structures	$3,624,328	$3,610,574	$3,610,574	$3,517,097
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	$8,159,361	$8,175,607	$8,175,607	$7,853,140
13	1475 Non-dwelling Equipment	$1,326,588	$1,326,588	$1,326,588	$1,262,239
14	1485 Demolition	$5,998,500	$5,998,500	$5,998,500	$5,823,399
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	$26,579,168	$26,579,168	$26,579,168	$25,659,543
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

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[1] To be completed for the Performance and Evaluation Report

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statemetn

[3] PHAs with under 220 units in management may use 100% of CFP Grants for operations

[4] RHF funds shall be inculded here

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part 1: Summary			
PHA Name Th Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA06S006501-09 Date of CFFP:	Replacement Housing Factor Grant No:	**FFY of Grant** 2009 **FFY of Grant Approval** 2009
Type of Grant ☐ Original Annual Statement ☐ Performance and Evaluation Report for Period Ending:	☐ Reserve for Disasters/Emergencies	☐ Revised Annual Statement (Revision no: 7) ☐ Final Performance and Evaluation Report	
	Total Estimated Cost	**Total Actual Cost** [1]	
Signature of Executive Director	**Date** 9/22/2011	**Signataure of Public Housing Director**	**Date**

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housng
Expires 3/31/2014

Part II: Supporting Pages

PHA Name:	Grant Type and Nunber	Federal FFY of Grant: 2009
The Housing Authority of the City of Atlanta, Georgia	Capital Fund Program Grant No: GA06S006501-09 Replacement Housing Factor Grant No: CFFP:(Yes/ No): NO	Federal FFY of Grant Approval: 2009

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA006000140 **Palmer House Highrise**								
	Construction Mgt Fees	1430		235,436	235,436	235,436	175,108	
	Demolition	1485		2,354,359	2,354,359	2,354,359	2,179,259	
GA006000200 **Hollywood Courts**								
	Construction Mgt Fees	1430		99,650	99,650	99,650	99,650	
	Demolition	1485		996,500	996,500	996,500	996,500	
GA006000241 **Cosby Spear Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		667,678	667,677	667,677	667,677	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		862,203	862,203	862,203	862,203	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		225,581	225,581	225,581	225,581	
	Common Areas - Lobby, common area and specialty function room renovations	1470		1,433,270	1,433,270	1,433,270	1,433,270	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		193,993	193,993	193,993	193,993	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

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	
GA006000250 **Georgia Avenue Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		218,737	218,737	218,737	218,737	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		7,035	7,035	7,035	7,035	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		63,746	63,746	63,746	63,746	
	Common Areas - Lobby, common area and specialty function room renovations	1470		448,319	448,319	448,319	448,319	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		104,759	104,759	104,759	104,759	
GA006000270 **Roosevelt House Highrise**								
	Construction Mgt Fees	1430		186,255	189,919	189,919	186,255	
	Demolition	1485		1,863,141	1,863,141	1,863,141	1,863,141	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

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	
GA006000300 **East Lake Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		331,624	331,624	331,624	331,624	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		32,741	32,741	32,741	32,741	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		94,931	94,931	94,931	94,931	
	Common Areas - Lobby, common area and specialty function room renovations	1470		665,556	665,556	665,556	665,556	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		107,588	107,588	107,588	107,588	
GA006000430 **Juniper and Tenth Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		213,398	213,398	213,398	213,398	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		69,565	69,565	69,565	69,565	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		146,485	146,486	146,486	146,486	
	Common Areas - Lobby, common area and specialty function room renovations	1470		518,775	518,775	518,775	518,775	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		25,702	25,702	25,702	25,702	

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA006000440 **Westminster**								
	Fees and Costs - Design fees and construction management fees	1430		140,612	140,612	140,612	135,181	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		55,893	55,893	55,893	55,893	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		339,573	339,573	339,573	339,573	
	Common Areas - Lobby, common area and specialty function room renovations	1470		153,919	153,919	153,919	153,919	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		11,219	11,219	11,219	11,219	
GA006000450 **Peachtree Road Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		765,661	765,661	765,661	733,487	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		470,383	470,383	470,383	401,786	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		523,475	509,722	509,722	441,351	
	Common Areas - Lobby, common area and specialty function room renovations	1470		954,819	965,781	965,781	949,844	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		293,657	293,657	293,657	273,593	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA006000470 **Cheshire Bridge Road Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		468,783	468,783	468,783	423,556	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		373,629	367,473	367,473	329,398	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		512,801	512,801	512,801	487,694	
	Common Areas - Lobby, common area and specialty function room renovations	1470		1,335,179	1,340,462	1,340,462	1,033,933	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		318,334	318,334	318,334	274,049	
GA006000480 **Piedmont Road Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		338,339	338,340	338,340	338,340	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		155,515	155,515	155,515	155,515	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		198,819	198,819	198,819	198,819	
	Common Areas - Lobby, common area and specialty function room renovations	1470		696,860	696,860	696,860	696,860	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		84,751	84,751	84,751	84,751	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA006000520 Marian Road Highrise								
	Fees and Costs - Design fees and construction management fees	1430		311,325	321,560	321,560	311,325	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		158,310	158,310	158,310	158,310	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		279,051	279,051	279,051	279,051	
	Common Areas - Lobby, common area and specialty function room renovations	1470		583,563	583,563	583,563	583,563	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		57,605	57,605	57,605	57,605	
GA006000530 Hightower Manor Highrise								
	Fees and Costs - Design fees and construction management fees	1430		260,656	260,656	260,656	260,656	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		126,385	126,385	126,385	126,385	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		445,373	445,373	445,373	445,373	
	Common Areas - Lobby, common area and specialty function room renovations	1470		426,035	426,035	426,035	426,035	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		38,531	38,531	38,531	38,531	

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(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA006000540 **Barge Road Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		277,549	267,314	267,314	267,314	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		36,824	36,824	36,824	36,824	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		484,099	484,100	484,100	484,100	
	Common Areas - Lobby, common area and specialty function room renovations	1470		493,943	493,943	493,943	493,943	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		40,815	40,815	40,815	40,815	
GA006000560 **Martin Street Plaza**								
	Fees and Costs - Design fees and construction management fees	1430		62,694	62,694	62,694	62,194	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		140,169	140,169	140,169	140,169	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		49,264	49,264	49,264	49,264	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA006000580 **Marietta Road Highrise**								
	Fees and Costs - Design fees and construction management fees	1430		222,567	222,567	222,567	222,567	
	Site Improvements - Parking Lot, sidewalk and street repair as well as erosion control, landscaping and exterior recreation space enhancements	1450		102,325	102,325	102,325	102,325	
	Dwelling Structures/Major Systems - Improvements to building envelop, major systems and dwelling units to include energy efficiency improvements	1460		261,130	261,129	261,129	261,129	
	Common Areas - Lobby, common area and specialty function room renovations	1470		449,123	449,123	449,123	449,123	
	Non-Dwelling Equipment - Computers, common area equipment, laundry facility washers/dryers	1475		49,634	49,634	49,634	49,634	
GA006000592 **Herndon Homes**								
	Construction Mgt Fees	1430		78,450	78,450	78,450	78,450	
	Demolition	1485		784,500	784,500	784,500	784,500	
				26,579,168	26,579,168	26,579,168	25,659,543	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

4. MTW and non-MTW Housing Choice Vouchers Authorized

Number of MTW HCV authorized at the end of the Plan Year
As of June 30, 2011, AHA had 18,710 MTW HCV authorized at the end of the year. This represents an increase of 626 vouchers. This increase occurred as QLI-related relocation vouchers increments were rolled into the MTW Voucher inventory on the one-year anniversary of each increment.

Number of Non-MTW HCV authorized at the end of the Plan Year
As of June 30, 2011, AHA had 638 non-MTW vouchers. This represents a decrease of 513 tenant protection vouchers from June 30, 2010. This reduction occurred as QLI-related relocation vouchers increments were rolled into the MTW Voucher inventory on the one-year anniversary of each increment. This reduction was offset by the receipt of 113 additional relocation vouchers during FY2011.

> **Permanent Non-MTW Vouchers**: AHA has 525 non-MTW vouchers that will not be converted to MTW vouchers. This includes 300 Family Unification vouchers, 175 1-Year Mainstream vouchers, and 50 5-year Mainstream Vouchers.
>
> **Temporary Non-MTW Vouchers**: AHA had 626 authorized Tenant Protection vouchers on June 30, 2010 and ended FY2011 on June 30, 2011 with 113 authorized Tenant Protection vouchers. 626 QLI-related vouchers were converted to MTW vouchers on the expiration of each increment per agreement with HUD's Financial Management Center.

Table 1. MTW and non-MTW Housing Choice Vouchers Authorized

Housing Choice Vouchers	**6/30/2010**	**6/30/2011**	**Change**	**% Change**
MTW Vouchers	18,084	18,710	626	3%
Non-MTW Vouchers:				
Permanent Non-MTW Vouchers	525	525	0	0%
Tenant Protection Vouchers	626	113	(513)	(82%)
Total Non-MTW Vouchers	1,151	638	(513)	(45%)
TOTAL VOUCHERS	**19,235**	**19,348**	**113**	**1%**

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

The Housing Authority of the City of Atlanta, Georgia

Atlanta Housing Authority

For the fiscal years ended June 30, 2010 and 2009

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

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

For the fiscal years ended June 30, 2010 and 2009

CONTENTS

INTRODUCTORY SECTION

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Atlanta Housing Authority

February 23, 2011

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

We are pleased to present the Comprehensive Annual Financial Report for the fiscal year ended June 30, 2010 (FY 2010) of The Housing Authority of the City of Atlanta, Georgia (AHA or the Authority).

The information presented in this report is the responsibility of the management of AHA. To the best of our knowledge and belief, the information as presented is accurate in all material respects, is presented in a manner designed to fairly state the financial position and the results of operations of the Authority, and includes all necessary disclosures to enable the reader to gain a complete understanding of AHA's financial position. To provide for a reasonable basis for making these representations, management of the Authority has established a comprehensive internal control framework that is designed both to protect its assets and the integrity of its operations and to compile sufficient reliable information for the preparation of the Authority's financial statements in conformity with generally accepted accounting principles (GAAP).

The U.S. Department of Housing and Urban Development (HUD) requires that each local housing authority publish, within nine months of the close of its fiscal year, a complete set of financial statements prepared in accordance with GAAP, consistently applied, and audited by a firm of independent certified public accountants. Metcalf Davis, engaged by AHA to audit its FY 2010 financial statements, issued an unqualified opinion on the financial statements of the Authority for the fiscal years ended June 30, 2010 and 2009, indicating that the Authority's financial statements are fairly presented in conformity with GAAP. The Independent Auditors' Report is included as the first component of the financial section of this report.

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 Authority's internal controls and compliance with Federal Program requirements.

The Basic Financial Statements for AHA consist of the Statements of Net Assets, Statements of Revenue, Expense and Changes in Net Assets, and Statements of Cash Flows. Notes to the Basic Financial Statements are an integral part of the financial statements.

The Government Accounting Standards Board (GASB) requires that management provide a narrative introduction, overview and analysis to accompany the Basic Financial Statements in the form of a 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 public accountants.

Profile of the Authority

AHA is a public body corporate and politic created under the Housing Authorities Laws of the State of Georgia. AHA's mission is to provide affordable housing for the betterment of the community. Since 1994, AHA has been transforming its operations from a troubled public housing authority to become a well-managed, diversified real estate organization, with a public mission and purpose. AHA meets its mission by deploying its assets to facilitate affordable housing opportunities for low-income households and low-income elderly and disabled persons in the City of Atlanta. AHA has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and renovate housing, invest and lend money, create for-profit and not-for-profit entities, administer Housing Choice vouchers, issue bonds for affordable housing purposes and develop commercial, retail and market-rate properties that benefit affordable housing. Many of AHA's programs are funded, in part, and regulated by HUD under the provisions of the U.S. Housing Act of 1937, as amended, as modified by AHA's Moving to Work Agreement dated September 23, 2003, as amended and restated effective as of November 13, 2008 and as further amended effective as of January 16, 2009 (the MTW Agreement).

Under the Housing Authorities Laws, the governing body of AHA is the Board of Commissioners, whose members are appointed by the Mayor of the City of Atlanta. The Board of Commissioners hires the President and Chief Executive Officer who, in turn, hires the staff of the Authority. The current President and Chief Executive Officer is Renée Lewis Glover, who was hired on September 1, 1994.

AHA has created affiliate entities to implement and execute a number of the Authority's program activities and initiatives. The financial statements of these affiliates are included in AHA's financial statements as blended component units. AHA has one affiliate that is not a component unit, but is considered a related entity. As such, the financial activities for this entity have been excluded from the Authority's financial statements. (See Note A of the Notes to the Basic Financial Statements for further details.)

AHA is one of the 11 founding members of Georgia HAP Administrators, Inc. (Georgia HAP), a Georgia not-for-profit 501(c)(4) corporation that performs contract administration services for HUD's project-based Section 8 and FHA-insured portfolio in the states of Georgia and Illinois. Georgia HAP subcontracts with its members and pays incentive fees and makes distributions for work performed. Fees earned by AHA from performing such contract administration services are included in AHA's financial statements.

On an annual basis, AHA submits its Comprehensive Operating and Capital Budget to the Board of Commissioners for approval. Throughout the fiscal year, the Board-approved budget is used as a management tool to plan, control and evaluate proprietary fund spending for each major project.

AHA's Mission, Vision and Guiding Principles

Under Ms. Glover's leadership, AHA chartered a new course and embarked on an important and ambitious mission: to transform its delivery of affordable housing by ending the practice of concentrating low-income families and abandoning the traditional 100 percent public housing model through implementation of a comprehensive and strategic revitalization program (Revitalization Program). Under AHA's Revitalization Program, public-housing-assisted households are relocated to housing of their choice, primarily to private housing (using Housing Choice vouchers to close the gap for the cost of rent and utilities). Distressed and obsolete housing projects are demolished and the sites remediated and prepared for development; through partnerships with excellent private sector developers, market-rate quality, mixed-use, mixed-income communities are developed using public and private resources. AHA's Revitalization Program is designed to intentionally deconcentrate poverty and create communities of choice, where Atlanta's families from every socio-economic status can live, learn, work and play as they pursue their version of the American dream.

In response to the deteriorating conditions in AHA's remaining distressed and obsolete public housing projects, the escalating rates of crime in these projects and the need to facilitate the assisted households in moving from such detrimental conditions, AHA designed and began implementing in FY 2007 a program called the "Quality of Life Initiative" (QLI). QLI is discussed below in greater detail. As of June 30, 2010, AHA successfully completed the relocation of all affected public-housing-assisted households and had substantially completed the demolition of these 12 properties. With the completion of the relocation and demolition phases of QLI, AHA no longer owned or operated any large family public housing projects, thereby ending the era of warehousing low-income households in distressed and obsolete developments in isolated and depressed areas. AHA continues to own 11 elderly high-rise buildings and two small-family public-housing-assisted developments, all of which are well-located in economically integrated neighborhoods. As AHA expected, as a result of these strategic initiatives — the Revitalization Program and QLI — its operations are more stable and AHA's position is financially sound.

AHA's VISION

Healthy Mixed-Income Communities, Healthy Self-Sufficient Families

The Revitalization Program is governed by five guiding principles:

1. End the practice of concentrating low-income families in distressed and isolated neighborhoods.
2. Develop communities through public/private partnerships, leveraging private sector know-how and using public and private sources of funding and private sector real estate market principles.
3. Create mixed-use, mixed-income communities with the goal of creating market-rate communities with a seamlessly integrated affordable residential component.
4. Create healthy mixed-use, mixed-income (children-centered) communities using a holistic and comprehensive approach to ensure long-term marketability and sustainability and to support excellent outcomes for families, especially children, with emphasis on excellent, high-

performing neighborhood schools and excellent quality of life amenities, such as first-class retail and green space.

5. Residents should be supported with adequate resources to assist them to achieve their life goals, focusing on self-sufficiency and educational advancement of the children. Expectations and standards for personal responsibility should be benchmarked for success.

Since 1994, AHA has been able to successfully deconcentrate poverty through implementation of its Revitalization Program. The Revitalization Program calls for AHA, in partnership with great private sector developers, to leverage its public housing development funds, its land and its operating subsidies to facilitate for income-eligible households the availability of quality affordable housing opportunities in mixed-use, mixed-income communities. To date, AHA has sponsored the creation of 16 master-planned mixed-use, mixed-income communities, leveraging more than $300 million in HOPE VI, other public housing development funds and MTW Funds, resulting in a total financial investment and economic impact of more than $3 billion.

Having moved from “troubled agency” status in 1994 to “high performer” status in 1999 and sustained that status thereafter, AHA applied for and received MTW designation in 2001. After protracted negotiations with HUD, AHA executed its MTW Agreement with HUD on September 23, 2003, effective as of July 1, 2003. AHA negotiated and executed with HUD an extension of this agreement effective November 13, 2008, as amended on January 16, 2009, which extended the MTW Agreement until June 30, 2018, with rights to further ten-year extensions, subject to HUD’s approval and meeting certain agreed-upon conditions. AHA’s MTW Agreement provides substantial statutory and regulatory relief under the U.S. Housing Act of 1937, as amended. AHA’s program design for implementing its MTW Agreement is reflected in AHA’s multi-year Business Plan, which was prepared leveraging the statutory and regulatory relief under its MTW Agreement and the guiding principles, the lessons learned and best practices from AHA’s Revitalization Program. Under its MTW Agreement, AHA has the statutory and regulatory flexibility to implement local solutions to address local challenges in providing affordable housing opportunities to income-eligible households in Atlanta.

Consistent with the five guiding principles, AHA’s Business Plan sets forth three **primary goals**:

1. Developing quality living environments in mixed-income communities;
2. Enhancing AHA’s economic viability and sustainability; and
3. Increasing self-sufficiency, financial independence and successful outcomes for families by leveraging AHA’s investments in human development and support services.

FY 2010 Priority Activities

AHA’s enterprise-wide activities continued to be aligned around the seven **major priorities** of AHA’s Business Plan which are highlighted below:

1. **Quality of Life Initiative (QLI)** — QLI was designed and commenced implementation in FY 2007 to facilitate the relocation of approximately 3,000 households from 10 distressed and obsolete family developments and two distressed and obsolete senior high-rise developments to privately owned housing in better neighborhoods, using Housing Choice vouch-

ers. The relocated households have been supported with at least 27 months of individualized coaching, counseling and human development services to ensure the families adjust in their new neighborhoods and achieve their goals of financial independence and self-sufficiency. After the households were relocated, the projects were demolished. Subject to market and financial conditions, AHA intends to solicit the private sector development and investor community for proposals to develop additional mixed-use, mixed-income communities. After the relocation and demolition phases of QLI were completed, as of June 30, 2010, AHA owned 11 senior high-rise buildings and two small-family public-housing-assisted developments, all of which are well-located in economically integrated neighborhoods. These developments will continue to be comprehensively managed by professional private management companies in accordance with AHA's goals, objectives and financial resources. In order to improve the physical condition, the sustainability and marketability of these developments, AHA is investing a substantial portion of the recently appropriated American Recovery and Reinvestment Act (ARRA) funds. With the change in the AHA-owned portfolio to, primarily, housing for elderly and disabled persons, AHA is using the statutory and regulatory relief under its MTW Agreement to develop creative and innovative programs and initiatives to better serve elderly and disabled persons.

2. **Revitalization Program** — AHA and its private sector development partners will continue to advance the "comprehensive community building" projects which are underway with the goal of creating healthy and economically sustainable master-planned, market-rate, quality, mixed-use, mixed-income communities.

3. **Human Development** — AHA will continue to invest in, facilitate and provide linkages for AHA-assisted households to human services providers to ensure healthy outcomes with the goals of economically independent families, educated children and self-sufficient elderly and disabled persons. To ensure that families are successful, AHA has three core philosophies that direct its Human Development activities:

   a. All families must be served and benefited by Human Development and Supportive Services Programs, especially during relocation and community revitalization;

   b. Families who have lived in the chaos, dysfunction and trauma associated with concentrated poverty environments must have comprehensive, hands-on support that connects and integrates them into mainstream society and opportunities; and

   c. Human Development and Supportive Services Programs must be outcome-driven with the expectation of success for families based on the belief that all people, regardless of race, creed, culture or financial circumstance, have unlimited human potential.

4. **Project Based Rental Assistance (PBRA) as a Development Tool** — AHA will expand its PBRA program, contracting with owners of private apartment communities, through a competitive process, to provide quality housing opportunities in healthy mixed-income rental communities. PBRA provides a 10-year renewable stream of rent subsidy that closes the affordability gap for households who earn between the minimum wage and 60 percent of the metropolitan area median income.

5. **Asset Management** — AHA will continue to develop and evolve its systems, processes, procedures and human resources to create comprehensive and integrated asset management capacity, with an emphasis on external business relationship management and technology-

oriented solutions. Asset Management also drives policy development, exercising the authority under AHA’s MTW Agreement, which further supports AHA’s ongoing priority activities.

6. **Re-engineering the Housing Choice Voucher Program (HCVP)** — AHA has continued to enhance HCVP, including redesigning business systems, implementing technology solutions, improving customer service delivery, human resources development, and refining participant and landlord policies and procedures. Using the statutory and regulatory relief under its MTW Agreement, AHA has also made innovative operational changes to HCVP so that the households who elect tenant-based vouchers as their affordable housing resource can use the vouchers in lower-poverty, opportunity-enriched neighborhoods throughout the City of Atlanta, while continuing to pay no more than 30 percent of their adjusted income toward rent and utilities.

7. **Business Transformation** — During FY 2010, AHA continued its evolution to become a diversified real estate company, with a public mission and purpose. Through intentional and focused initiatives, AHA is improving its information technology, finance, procurement, data and business systems infrastructure, and human resources and operational capacity with the assistance of a world-class business consulting firm. When completed in FY 2012, AHA expects these initiatives to yield significant returns over time, including improved operational efficiency and effectiveness, improved and timely customer service, and enhanced organizational capacity to respond to the challenges and leverage the opportunities in the real estate market to advance the mission and business of AHA.

Economic Conditions

Like every other major metropolitan area in the United States, metropolitan-Atlanta has been adversely impacted by the global economic recession. Many local and national economists have stated that metropolitan-Atlanta and Georgia remain attractive places to live, work and invest because the fundamentals are quite strong. Metropolitan-Atlanta enjoys the benefits of moderate weather, an educated workforce, a concentration of excellent colleges and universities, and the Hartsfield Jackson International Airport. Such economists have stated that, given these fundamentals, Atlanta’s economic recovery will be better than that of the nation. Job loss data suggests, however, that Atlanta in the near term has been hit slightly harder by the recession than the nation. Net job growth in metropolitan-Atlanta began in late 2010, but all indications suggest full recovery will take time.

AHA has been similarly impacted as follows:

- AHA-Sponsored development activities, in partnership with private developers, rely on private investment and the conditions in the real estate and financial markets. AHA expects that our development activities will pick up as those markets improve and credit becomes more available.
- The downturn in the Atlanta real estate market has created both opportunities and challenges. AHA has been able to purchase real estate at more reasonable prices to advance revitalization activities. In this environment, real estate owners throughout the City of Atlanta have been willing to participate in the PBRA initiative, thereby guaranteeing a stream of income for a percentage of their units in a soft market. This has opened new markets in Atlanta for this in-

itiative. Households using tenant-based Housing Choice vouchers have had a broader array of choices to use their vouchers, tempered by the heightened risk of foreclosure.

- AHA-assisted households have been impacted by the downturn in the employment market which will result in higher aggregate subsidy payments from AHA until the employment market recovers.
- In preparing our budget for FY 2012 in the context of the reality of the staggering Federal deficit, AHA will be more conservative in making assumptions and projections concerning revenue and will make cuts in administrative and overhead costs. AHA believes that as a result of: a) the statutory and regulatory relief provided under its MTW Agreement; b) the operational and financial efficiencies resulting from combining its low-income operating funds, Housing Choice voucher funds and capital funds into a single fund and preparing a multi-year Business Plan; and c) the elimination of the obsolete, distressed and socially dysfunctional public housing projects through the thoughtful implementation of its comprehensive Revitalization Program and QLI, it is well-positioned to come through this economic downturn. Even in a down economy, these strategic steps have enabled AHA to provide substantially better housing opportunities to income-eligible households in amenity-rich communities and neighborhoods.

Awards and Acknowledgment

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Authority for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2009.

We wish to express our appreciation to all of the individuals who contributed to the preparation of this Report.

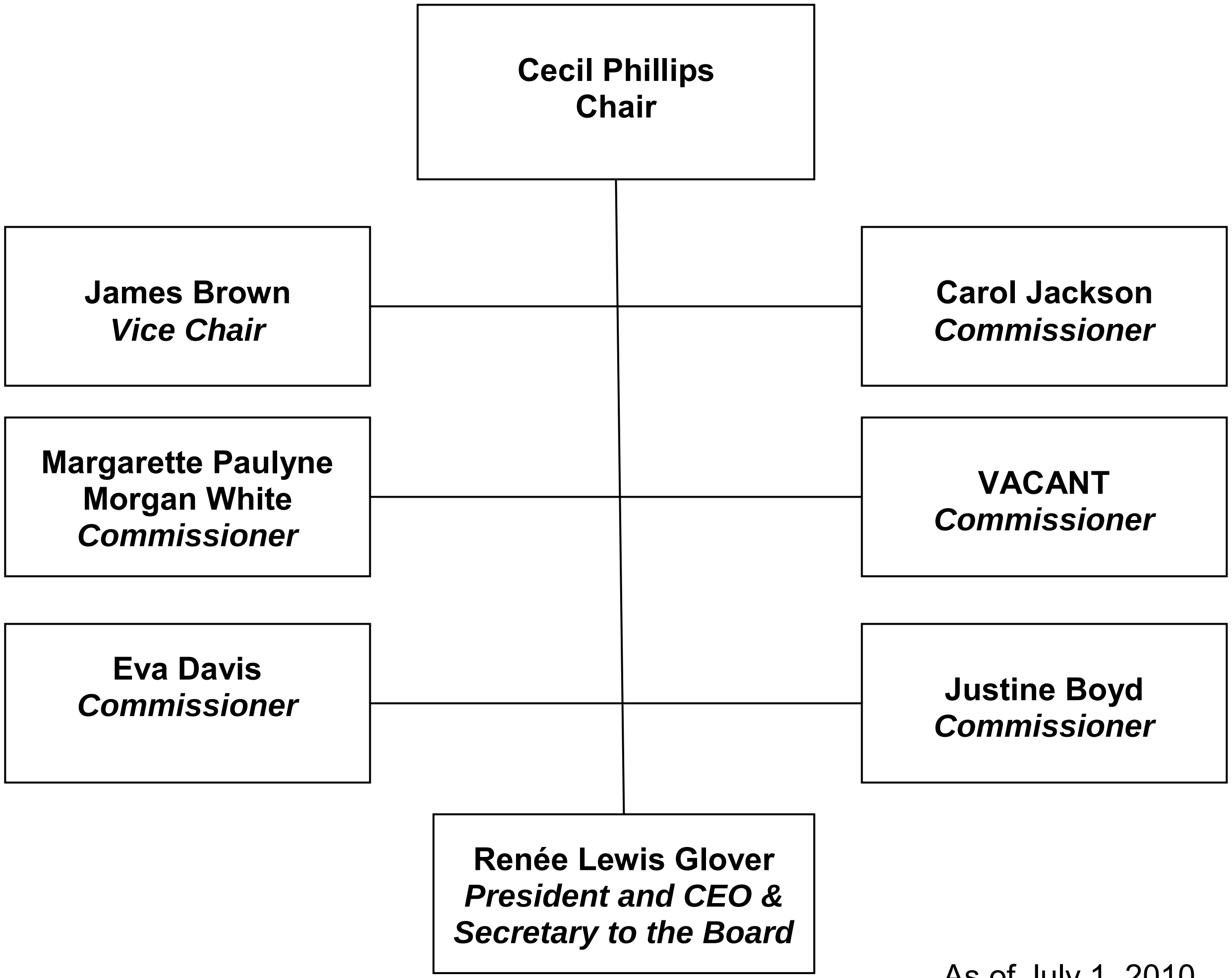
Sincerely,

Suzi Reddekopp

Renée Lewis Glover
President and Chief Executive Officer

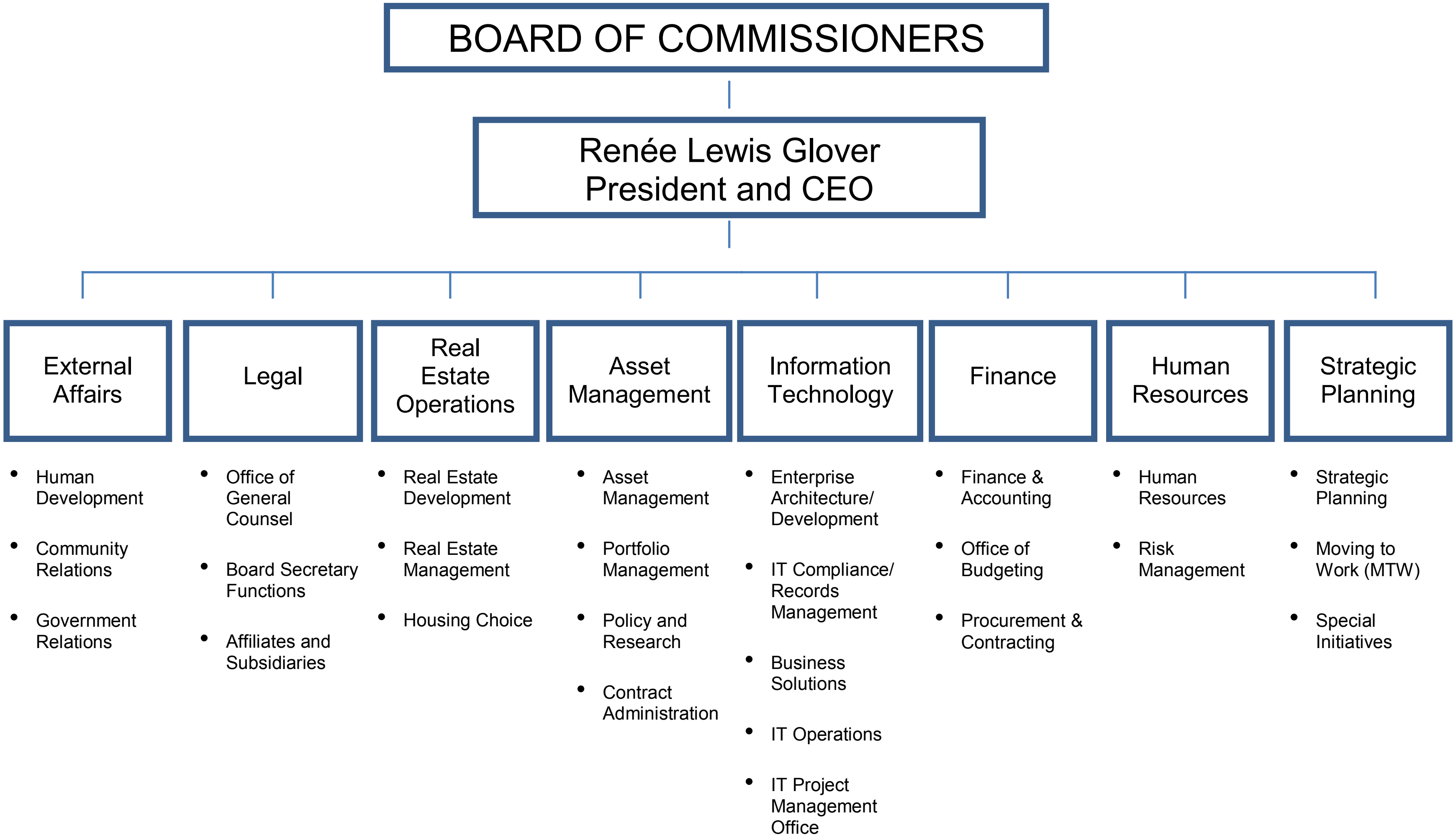
Suzi Reddekopp, CPA
Chief Financial Officer

AHA’s Board of Commissioners



As of July 1, 2010

AHA Organizational Structure



BOARD OF COMMISSIONERS

Renée Lewis Glover
President and CEO

External Affairs
- Human Development
- Community Relations
- Government Relations

Legal
- Office of General Counsel
- Board Secretary Functions
- Affiliates and Subsidiaries

Real Estate Operations
- Real Estate Development
- Real Estate Management
- Housing Choice

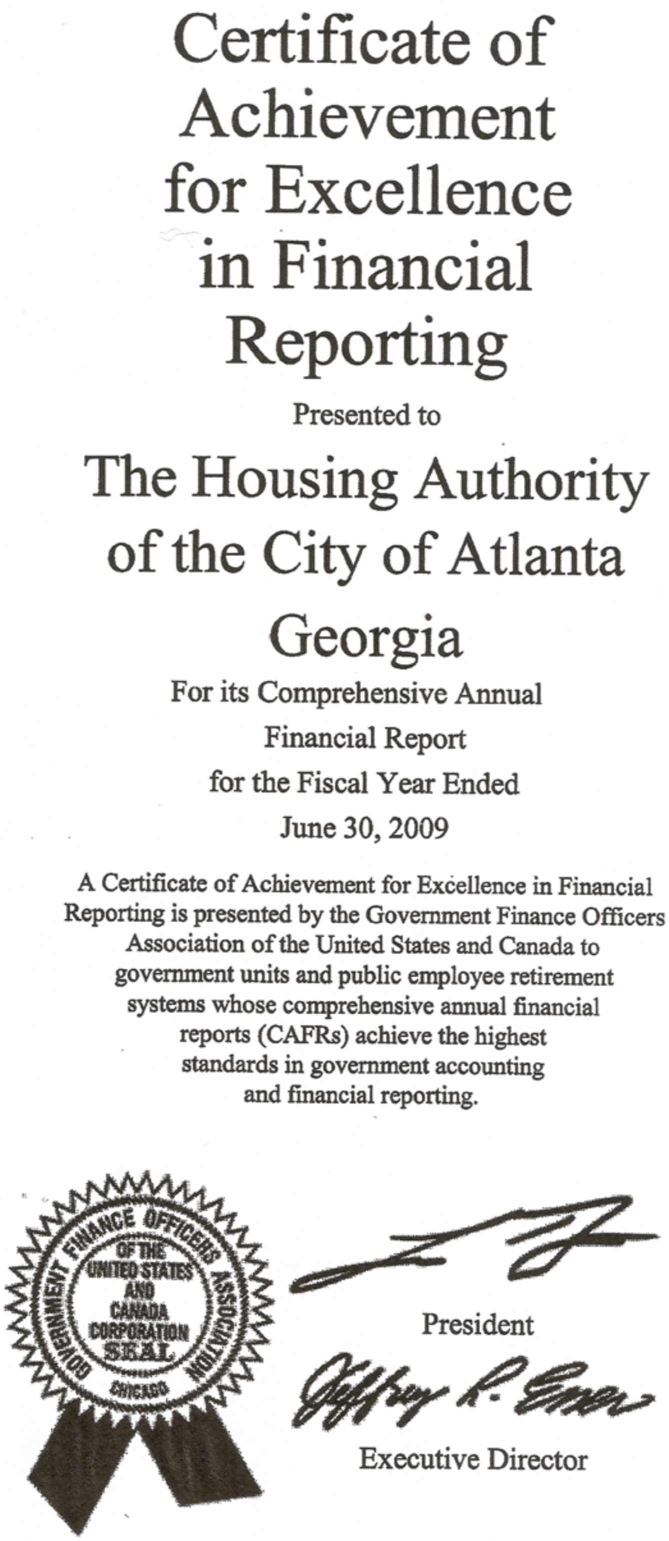
Asset Management
- Asset Management
- Portfolio Management
- Policy and Research
- Contract Administration

Information Technology
- Enterprise Architecture/ Development
- IT Compliance/ Records Management
- Business Solutions
- IT Operations
- IT Project Management Office

Finance
- Finance & Accounting
- Office of Budgeting
- Procurement & Contracting

Human Resources
- Human Resources
- Risk Management

Strategic Planning
- Strategic Planning
- Moving to Work (MTW)
- Special Initiatives



Certificate of Achievement for Excellence in Financial Reporting

Presented to

The Housing Authority of the City of Atlanta

Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2009

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

President

Jeffrey R. Esser
Executive Director

FINANCIAL SECTION

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Metcalf Davis
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 fiscal years ended June 30, 2010 and 2009, 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 an opinion on these basic financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the 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 financial position of **The Housing Authority of the City of Atlanta, Georgia** as of and for the fiscal years ended June 30, 2010 and 2009 and the changes in financial position 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 23, 2011, 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, 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 in considering and assessing the results of our audits.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 17 through 36 and the Schedule of Pension Funding Progress on page 71 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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 Financial Data Schedules and notes thereto, the Schedule of HUD Funded Grants and Program Cost Certification Schedules, listed as other supplementary information in the table of contents are required by the United States 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**. The Financial Data Schedules, the Schedule of HUD Funded Grants and Program Cost Certification Schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

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 introductory section and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements. These sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Metcalf Davis

Atlanta, Georgia
February 23, 2011

The management of The Housing Authority of the City of Atlanta, Georgia (AHA) is providing this Management's Discussion and Analysis as an analytical overview of AHA's financial performance for the fiscal years ended June 30, 2010 (FY 2010) and June 30, 2009 (FY 2009). Given that the information in this document presents financial highlights and changes, it should be read in conjunction with the Letter of Transmittal, AHA's Basic Financial Statements and accompanying Notes.

BACKGROUND AND CONTEXT

FY 2010 Overview

At the end of FY 2010, AHA's financial position remained strong. The significant activities and initiatives pursued by AHA during the year are summarized below and are further described in the **FY 2010 Financial Highlights** beginning on page 21.

As a diversified real estate company with a public mission and purpose, AHA continued its comprehensive Revitalization Program in partnership with private sector developers, replacing obsolete public housing projects with vibrant mixed-use, mixed-income communities, each having a seamless affordable residential rental component.

AHA's Quality of Life Initiative (QLI) also progressed during FY 2010. AHA completed the relocation of families from 10 large-family public housing projects and two elderly developments, all obsolete and distressed, to healthy, mixed-income environments. The affected public housing residents used Housing Choice vouchers as the principal resource to relocate to housing of their choice. Under QLI, demolition of five of the 12 public housing projects and high-rises were completed. Demolition and related activities at the remaining seven QLI properties are scheduled to be completed in FY 2011. AHA continues to own 13 public-housing-assisted residential properties, including 11 senior high-rise buildings and two small-family public-housing-assisted developments. During FY 2010, AHA continued to facilitate its commitment to support the affected public housing residents with family-based human development counseling for at least 27 months, which includes periods prior to, during and after relocation.

AHA continued to expand and enhance its Project Based Rental Assistance (PBRA) program. Under the PBRA initiative, through a competitive process, AHA leverages private sector development activity by entering into 10-year renewable subsidy agreements with private sector owners with respect to an agreed percentage of units in multi-family rental developments so that the units are affordable to low-income families. The PBRA program has proven to be an effective method for increasing the supply of quality, affordable units in mixed-income communities for income-eligible families throughout the City of Atlanta. AHA has also used its PBRA initiative to assist the City of Atlanta, under the auspices of the Regional Commission on Homelessness, to address the critical shortage of affordable housing for homeless persons and persons with special needs.

Utilizing stimulus funds received from the American Recovery and Reinvestment Act (ARRA) program, AHA, through the professional private management companies which manage AHA-Owned Communities, completed original designs for construction to support the strategic goals of independent living for seniors and disabled persons, with a focus on improved quality of life. AHA also funded demolition of certain QLI properties using ARRA funds.

FY 2010 Overview — continued

AHA, in partnership with a global consulting firm, began its business transformation initiative to further its goals as a high-performing, diversified real estate company, with a public mission and purpose.

AHA's primary annual funding comes from the U.S. Department of Housing and Urban Development (HUD). AHA also generates revenue from rents from families who reside in 13 AHA-Owned Communities; fees and cash flow participation in connection with development activities under its Revitalization Program and as a subcontractor and member of Georgia HAP Administrators, Inc. (Georgia HAP). In FY 2010, combined revenues outpaced expenditures.

The financial impacts of AHA's initiatives and activities are further addressed in the **Financial Analysis** beginning on page 24.

Villages at Carver

Moving to Work (MTW) Agreement

AHA is an MTW agency under HUD's MTW Demonstration Program which provides certain "high-performing" agencies with substantial statutory and regulatory relief under the U.S. Housing Act of 1937, as amended (1937 Act) as reflected in an agreement between the selected agency and HUD. AHA negotiated and entered into its MTW Agreement with HUD on September 25, 2003 which was effective from July 1, 2003 through June 30, 2010. In response to HUD's decision to revise the form of agreement and expand the MTW Demonstration Program, AHA successfully negotiated and executed an Amended and Restated MTW Agreement on November 13, 2008. On January 16, 2009, AHA and HUD executed a further amendment to the Amended and Restated MTW Agreement. AHA's MTW Agreement, as amended and restated, is referred to as the "MTW Agreement." The MTW Agreement incorporates AHA's legacy authorizations from its initial MTW Agreement and

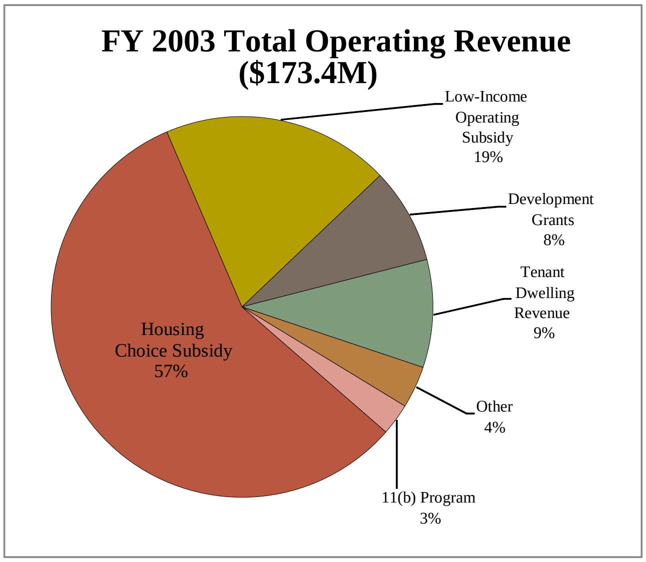
Moving to Work (MTW) Agreement — continued

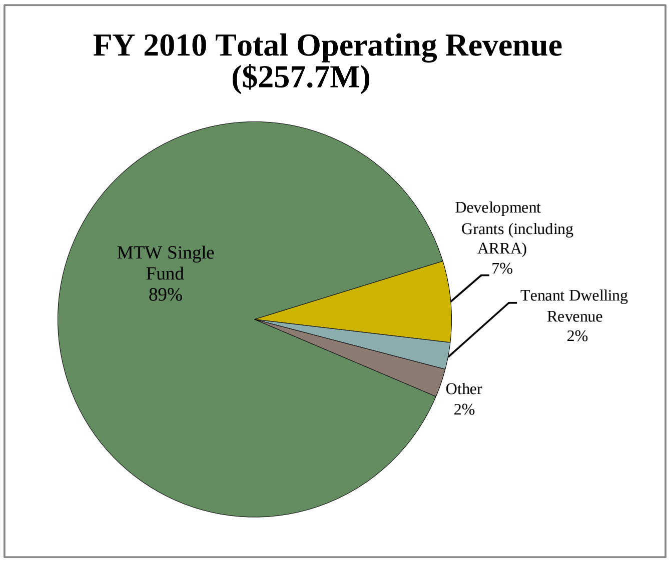
clarifies AHA's ability to use MTW-eligible funds outside of Section 8 and Section 9 of the 1937 Act. The MTW Agreement was extended until June 30, 2018, and may be automatically extended for additional 10-year periods, subject to HUD approval and AHA meeting certain agreed-upon conditions. AHA developed its base Business Plan in FY 2004, which lays out AHA's strategic goals and objectives during the term of its MTW Agreement. Each year, AHA reviews and, if necessary, amends the Business Plan to determine which goals, objectives, activities and priorities will be implemented during the upcoming fiscal year, all of which is laid out in an annual MTW Implementation Plan.

Significance of MTW

Under the MTW Agreement, AHA has combined its Housing Choice voucher funds, low-income operating funds and Capital Fund Program (CFP) grants into a single fund known as the MTW Single Fund which may be used for "MTW-eligible activities" as authorized under the MTW Agreement and set forth in AHA's annual MTW Implementation Plan.

The MTW Agreement has removed regulatory and statutory barriers, and has enabled AHA to align its policies, business processes and practices with the goal of leveraging private sector investment and incenting participation by private real estate developers and owners, as well as investors in long-term public/private partnerships, utilizing private sector real estate business principles in achieving AHA's goals and objectives. Through these public/private partnerships, AHA is able to do more with less to realize better operating efficiency and effectiveness, and to achieve dramatically better outcomes for AHA-assisted families and AHA's real estate investments. The relief provided AHA under the MTW Agreement is essential to AHA's continued success and long-term financial viability.





By comparing total operating revenue received by AHA in FY 2003 (the year prior to the effective date under AHA's MTW Agreement) to FY 2010, the chart illustrates the significance of the

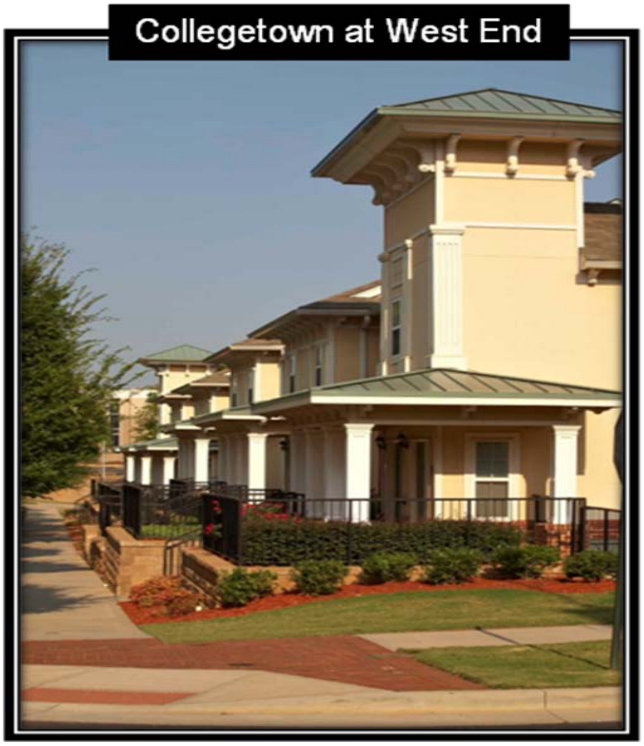
Significance of MTW — continued

MTW Single Fund. The MTW Single Fund enables AHA to operate as a single integrated enterprise focused on achieving agreed-upon outcomes rather than managing multiple federal subsidy and grant programs with disparate conditions and requirements. The MTW Single Fund has allowed AHA to eliminate redundancy and inefficiency. Combining the various operating funds and certain capital grant programs into the MTW Single Fund provides AHA with the flexibility to use best practices and sound business principles in order to be more entrepreneurial and efficient in its decision-making and operations. In FY 2003, before AHA executed its MTW Agreement, AHA's revenue was spread among and subject to various HUD programs and regulations. In FY 2010, approximately 90 percent of AHA's revenue was combined into the MTW Single Fund, subject to AHA's MTW Agreement and guided by AHA's Business Plan.

Creating Model Communities

By continuing to leverage AHA's public housing funds and land with private funds and other resources over the past 16 years, AHA, in partnership with excellent private sector developers, has facilitated and expanded the availability of quality affordable housing opportunities in amenity-rich, mixed-use, mixed-income communities and, in doing so, has made a significant impact on deconcentrating poverty. AHA and its private sector partners have leveraged more than $300 million in HOPE VI and other public housing development funds, producing more than $3 billion in new financial investments and economic impact in once-distressed and economically disinvested neighborhoods. As described in the **Letter of Transmittal**, the FY 2010 strategy was closely aligned around the major priorities and a number of ongoing enterprise initiatives, which continue AHA's evolution as an effective, high-performing, diversified real estate company, with a public mission and purpose.

Collegetown at West End



FY 2010 FINANCIAL HIGHLIGHTS

Net assets increased **$32.6 million** resulting primarily from the use of HUD funds for capitalized expenditures related to modernization and revitalization, HUD funding for QLI properties which exceeded associated expense and other MTW funding in excess of MTW-eligible expense. The **Financial Highlights** for FY 2010 follow, with a year-over-year **Financial Analysis** of the impact of these highlights beginning on page 24.

Business Transformation

- A global consulting firm was engaged to assist AHA in properly aligning its organizational structure, culture, human resources, business processes, information technology and other systems, in order to sustain and elevate its national reputation as a thought leader and innovator in affordable housing.
- AHA's current business model has been reviewed and refined with the goal of evolving AHA into a "best-in-class" diversified real estate company, with a public mission and purpose.
- Reviewing, redesigning and implementing new business processes and systems, including an integrated real estate enterprise resource planning software solution, will continue through FY 2012.

Quality of Life Initiative

- AHA successfully completed the relocation of residents from QLI-affected public housing properties ahead of schedule.
- AHA applied for and was awarded additional Housing Choice voucher funding by HUD to support the relocation of the affected residents. This additional funding was partially offset by reductions in low-income operating subsidy and Capital Funds relating to the demolition of the QLI public housing properties and related rent.
- Housing assistance payments (HAP) to property owners increased significantly as families transitioned from distressed public housing projects to the Housing Choice Voucher Program. The total number of Housing Choice vouchers increased from 10,127 to 10,492 due to these transitions and, to a lesser extent, absorption of port-ins from other public housing authorities. In addition, HAP contracts that had been signed throughout FY 2009 were funded for a full 12 months in FY 2010. While HAP expense increased, the relocation of families allowed AHA to close these obsolete public housing projects which resulted in substantial reductions in operating expense at the vacated QLI properties.
- Demolition of five of the 12 distressed and obsolete public housing projects was completed, with the remaining seven properties scheduled to be completed in FY 2011. AHA continued to receive asset repositioning fees from HUD, based on demolished units, continuing at a declining rate for three years.
- A significant number of families completed the 27 months of human development services during FY 2010.

FINANCIAL HIGHLIGHTS — continued

AHA-Owned Communities

- Completed the architectural designs for transforming the AHA-Owned Communities to market standards.
- Advanced the strategic goal of independent living and improving the quality of life for seniors "aging well" at AHA's 11 remaining senior high-rises.

PBRA as a Development Tool

- PBRA-assisted units in mixed-income, multi-family rental communities increased from 2,800 to 3,424 during FY 2010 under PBRA agreements with private owners.
- Implemented the rent simplification policy using standard deductions.
- Implemented a new utility allowance schedule.
- PBRA housing assistance payments increased, as a result of a combination of the items above.

Sustaining Mixed-Finance, Mixed-Income Communities

- Owner Entities of mixed-income rental communities completed 68 AHA-assisted units, bringing the total number of available units from 2,232 to 2,300.
- PBRA units in mixed-finance, mixed-income communities, included in PBRA above, increased from 367 to 397 under agreements with Owner Entities.
- Implemented the rent simplification policy using standard deductions.
- Implemented a new utility allowance schedule.
- Total housing assistance payments paid to Owner Entities increased as a result of a combination of the items above.

Revitalization Activities

AHA and its private sector development partners continued the implementation of seven mixed-use, mixed-income Master Plans, which are in various stages of development. Significant accomplishments during FY 2010, by Master Plan, follow:

Auburn Pointe — Grady Homes Revitalization

- Substantially completed the demolition and remediation of two senior high-rise buildings, Antoine Graves and Antoine Graves Annex.
- Closed and advanced a construction loan for Phase III (154 multi-family rental units), provided gap financing for Phase VI (98 senior rental units) and closed, but did not provide financing for, Phase VII (102 senior rental units).
- Acquired land to expand mixed-use development pursuant to the Auburn Pointe Master Plan.

Revitalization Activities — continued

- Advanced on-site public improvements and environmental remediation activities.

Capitol Gateway — Capitol Homes Revitalization

- Provided down payment assistance in the form of subordinated loans to 19 homebuyers pursuant to the Owner/Builder Initiative.

CollegeTown at West End — Harris Homes Revitalization

- Closed and advanced construction loan for Phase V (177 multi-family rental units).
- Advanced on-site public improvements and environmental remediation activities.

Mechanicsville — McDaniel Glenn Revitalization

- Completed construction and commenced occupancy related to Phase IV (164 multi-family rental units) and Phase V (164 multi-family rental units).
- Contributed funds toward the construction of the Rosa Burney Park and Dunbar Community Center.
- Acquired land to expand the Mechanicsville Master Plan.

University — University Homes Revitalization

- Substantially completed the demolition and remediation of the former University Homes site.
- Acquired land in an effort to expand mixed-use development pursuant to the University Master Plan.

Villages at Carver — Carver Homes Revitalization

- Advanced on-site public improvements and other site-work activities.

West Highlands at Heman E. Perry Boulevard — Perry Homes Revitalization

- Advanced on-site public improvements and other site-work activities.
- Provided down payment assistance in the form of subordinated loans to seven homebuyers at the West Highlands site.
- Developer continued to construct and sell homes on the West Highlands site.

Other Redevelopment Activities

- Acquired properties in neighborhoods adjacent to Magnolia Park, an AHA-Sponsored, mixed-use, mixed-income community.

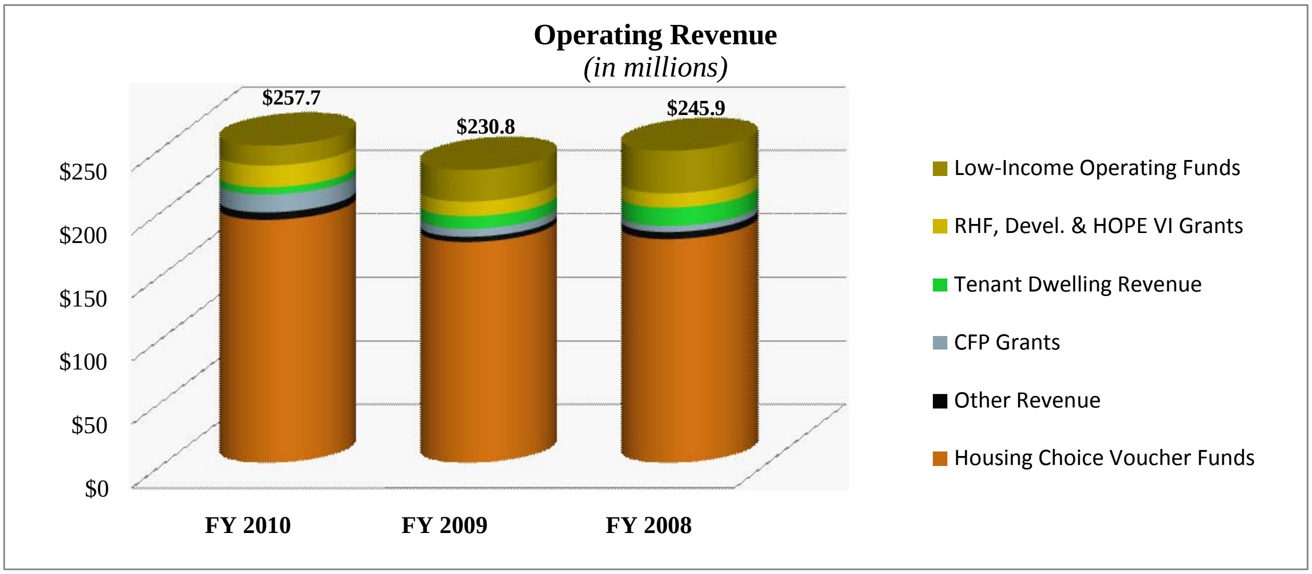
FINANCIAL ANALYSIS

CONDENSED STATEMENTS OF REVENUE, EXPENSE AND CHANGES IN NET ASSETS

(in millions)

	FY 2010	FY 2009	FY 2008	FY 2010 vs. FY 2009 Increase/ (Decrease)	FY 2009 vs. FY 2008 Increase/ (Decrease)
Operating revenue:					
MTW Single Fund and grants used for operations	$246.0	$216.8	$225.8	$29.2	($9.0)
Tenant dwelling revenue	5.7	9.9	14.5	(4.2)	(4.6)
Other revenue (including Georgia HAP)	6.0	4.1	5.6	1.9	(1.5)
Total operating revenue	$257.7	$230.8	$245.9	**$26.9**	**($15.1)**
Operating expense:					
Housing assistance payments (HAP)	$147.3	$123.6	$87.9	$23.7	$35.7
Utilities, maintenance and protective services	13.1	27.3	35.3	(14.2)	(8.0)
Resident and participant services	1.0	1.8	2.6	(0.8)	(0.8)
General and administrative, including direct operating division expense and Georgia HAP	48.7	57.1	68.0	(8.4)	(10.9)
Depreciation and amortization	8.2	7.4	11.6	0.8	(4.2)
Total operating expense	$218.3	$217.2	$205.4	**$1.1**	**$11.8**
Net operating income	$39.4	$13.6	$40.5	$25.8	($26.9)
Non-operating revenue:					
Capital grant revenue	$19.0	$26.9	$26.3	($7.9)	$0.6
Interest and investment income	1.3	1.8	5.4	(0.5)	(3.6)
Gain on sale of land	0.0	-	2.5	0.0	(2.5)
Total non-operating revenue	$20.3	$28.7	$34.2	**($8.4)**	**($5.5)**
Non-operating expense:					
Capital asset write-off	$0.0	$23.8	$28.1	($23.8)	($4.3)
Demolition and remediation expense	14.9	8.8	11.2	6.1	(2.4)
Other revitalization expense	4.1	4.1	5.9	(0.0)	(1.8)
Relocation-related expense	6.9	11.3	7.2	(4.4)	4.1
Accessibility grants to Owner Entities of mixed-income communities	-	0.5	-	(0.5)	0.5
Bad debt expense	-	-	4.0	-	(4.0)
Valuation allowance expense	1.0	3.5	19.9	(2.5)	(16.4)
Interest expense	0.2	0.3	0.9	(0.1)	(0.6)
Total non-operating expense	$27.1	$52.3	$77.2	**($25.2)**	**($24.9)**
Net non-operating revenue/expense	($6.8)	($23.6)	($43.0)	**$16.8**	**$19.4**
Change in net assets	$32.6	($10.0)	($2.5)	**$42.6**	**($7.5)**
Net Assets — beginning of year	$357.5	$367.5	$370.0	**($10.0)**	**($2.5)**
Net Assets — end of year	$390.1	$357.5	$367.5	**$32.6**	**($10.0)**

OPERATING REVENUE



FY 2010 vs. FY 2009

Total operating revenue increased by **$26.9 million**, primarily due to an increase of **$29.2 million** in MTW Single Fund and grants used for operations and an increase of **$1.9 million** in other revenue, partially offset by a **$4.2 million** decrease in tenant dwelling revenue, as described below.

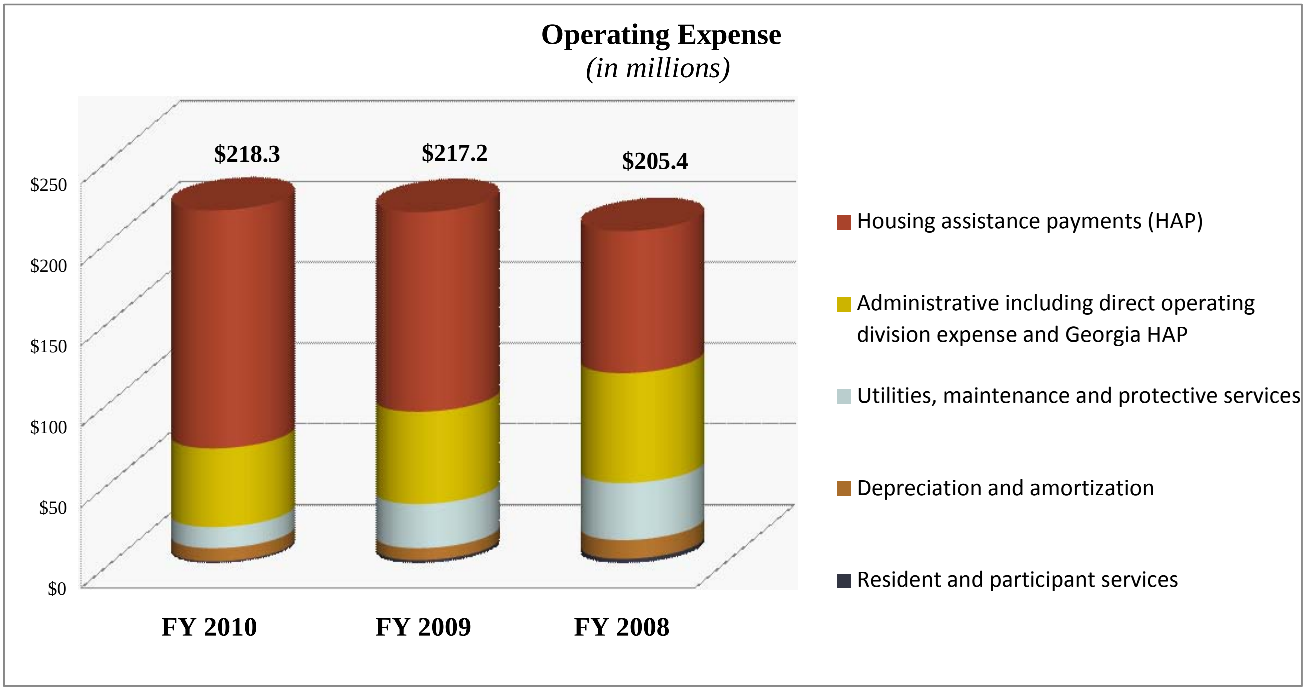
- The ***MTW Single Fund*** and grants used for operations increase of **$29.2 million** includes a **$17.4 million** increase in Housing Choice voucher funds related to 2,158 additional QLI and Opt-Out vouchers, a **$7.8 million** increase in Capital Fund Program grant revenue primarily for the reimbursement of QLI demolition expenditures, a **$4.0 million** increase in development and HOPE VI grant revenue for reimbursement of operating expenditures, and an increase of **$1.7 million** in ARRA grant revenue used primarily for reimbursement of demolition costs, offset by a **$1.6 million** decrease in low-income operating subsidy as a result of reduced funding related to the decrease in the number of the AHA-Owned units under the Revitalization and QLI programs.
- ***Other revenue*** increase of **$1.9 million** is primarily due to a **$2.5 million** increase in developer and transaction fees earned at the financial closing of new phases for Grady III, VI and VII, and Harris V, offset by a net decrease of approximately **$0.6 million** in the other operating revenue line items.
- Increases were partially offset by a **$4.2 million** decrease in ***tenant dwelling revenue*** due to reduced rents received from vacated QLI properties as the relocation process was completed during FY 2010.

Operating Revenue — continued

FY 2009 vs. FY 2008

Total operating revenue decreased by **$15.1 million**, primarily due to decreases in low-income operating funds and tenant dwelling revenue. The decrease in low-income operating funds was a direct result of the ongoing implementation of QLI and the Revitalization Program as 16 properties were in various stages of receiving phase-down subsidy during FY 2009. Tenant dwelling revenue declined as QLI-affected households were relocated from AHA public housing projects.

OPERATING EXPENSE



FY 2010 vs. FY 2009

Total operating expense increased by **$1.1 million,** primarily due to an increase of **$23.7 million** in Housing Assistance Payments, offset by aggregate decreases of **$22.6 million** in the other operating expense line items as described below.

- ***HAP*** increased **$23.7 million** consisting of:

		(in millions)		FY 2010 vs. FY 2009 Increase	FY 2009 vs. FY 2008 Increase
HAP by Program	FY 2010	FY 2009	FY 2008		
Housing Choice Vouchers	$107.2	$90.7	$71.0	$16.5	$19.7
Project Based Rental Assistance (PBRA)	27.0	21.5	11.4	5.5	10.1
MIMF Residential Rental Subsidy	13.1	11.4	5.5	1.7	5.9
Total HAP	$147.3	$123.6	$87.9	**$23.7**	**$35.7**

Operating Expense — continued

  - ***Housing Choice Voucher Payments*** increased **$16.5 million** primarily due to the impact of paying a full year of HAP expense for vouchers that were issued throughout FY 2009, the net increase of 365 relocation vouchers issued in FY 2010 under QLI, implementation of the rent simplification policy, a new utility allowance schedule and declines in tenant contribution due to lower participant income. Housing Choice vouchers under contract at June 30, 2010 and June 30, 2009 were 10,492 and 10,127, respectively.
  - ***PBRA*** payments for units in privately owned multi-family rental communities increased **$5.5 million**. The increase was primarily attributable to a 624-unit increase, implementation of a rent simplification policy, a new utility allowance schedule and declines in tenant contribution due to lower participant income. PBRA units under contract at June 30, 2010 and June 30, 2009 were 3,424 and 2,800, respectively.
  - ***Mixed-finance, Mixed-income Residential Rental Subsidy*** payments, in the form of operating subsidy for public-housing-assisted units in mixed-finance, mixed-income residential communities increased **$1.7 million**. The increase was primarily attributed to retroactive subsidy adjustments for the previous period for a portion of the portfolio, increased operating expense at the properties, implementation of the rent simplification policy and, to a lesser extent, the implementation of a new utility allowance schedule. AHA-subsidized units in mixed-finance, mixed-income residential communities at June 30, 2010 and June 30, 2009 were 2,300 and 2,232 respectively.

- ***Other operating expense*** (consisting of utilities, maintenance and protective services for AHA-Owned properties, and general and administrative expense, including direct operating division expense) decreased by **$22.6 million**, primarily as a result of the following:
  - Decrease of **$14.2 million** in utilities, maintenance and protective services expense, primarily due to QLI properties coming off-line;
  - Decrease of **$8.4 million** in general and administrative expense, primarily attributed to savings realized by streamlining consultant utilization, and reductions in personnel costs for relocations and other operating costs as a result of QLI properties coming off-line.

FY 2009 vs. FY 2008

Total operating expense increased by **$11.8 million,** as described below:

- ***Housing Assistance Payments*** increased **$35.7 million,** primarily due to increases in the Housing Choice Voucher Program (**$19.7 million**), PBRA payments (**$10.1 million**) and operating subsidy for public-housing-assisted units in mixed-finance, mixed-income residential communities (**$5.9 million**), partially offset by:
  - ***General expense***, which decreased **$10.9 million,** due to a $12 million contribution made to AHA's Defined Benefit Plan in FY 2008, as compared to a contribution of $1 million to such Plan in FY 2009;

Operating Expense — continued

- ***Utilities, maintenance and protective services*** decreased **$8.0 million**, resulting from the phasing down and closing of QLI properties and properties undergoing revitalization; and
- ***Depreciation and amortization expense*** decreased **$4.2 million,** primarily due to a reduction in depreciable asset basis over recent years resulting from the write-off of public-housing-assisted properties undergoing repositioning under the Revitalization Program or QLI.

NON-OPERATING REVENUE

FY 2010 vs. FY 2009

Total non-operating revenue decreased by **$8.4 million** as compared to FY 2009, as follows:

- ***Capital Grant revenue*** decreased by **$7.9 million,** primarily due to lower levels of planned activity for acquisitions and construction relating to AHA-Owned Properties undergoing revitalization (**$5.3 million**), delayed planned construction activities at AHA-Owned Properties in order to reposition the architectural design for modernization activity **($1.6 million)** and a decrease in down payment assistance as a result of limited availability to borrowers of first mortgage financing **($1.0 million)**.
- ***Interest and investment incom****e* decreased by **$0.5 million** during FY 2010, primarily due to lower average cash balances and lower interest rates.

FY 2009 vs. FY 2008

Total non-operating revenue decreased by **$5.5 million,** primarily due to significantly lower cash balances and lower net returns on such balances resulting in a **$3.6 million** decrease in interest and investment income, and a **$2.5 million** reduction in gain on sale of land, as there were no land sales during FY 2009.

NON-OPERATING EXPENSE

FY 2010 vs. FY 2009

Total non-operating expense decreased by **$25.2 million,** primarily as described below:

- ***Capital asset write-off*** decreased by **$23.8 million,** primarily due to net book value write-off of QLI properties in FY 2009. There were no write-offs during FY 2010. Consistent with AHA's policies, the net book value of the public housing structures approved by HUD for demolition was written off the books of AHA at the time of such HUD approvals.
- ***Demolition and remediation expense*** increased by **$6.1 million** due to increased demolition activity at QLI properties.

Non-Operating Expense — continued

- ***Relocation-related expense*** decreased by **$4.4 million,** primarily due to the decrease in the number of residents who received relocation-related services and benefits, which included human development services, relocation assistance and leasing incentive fees.
- ***Valuation allowance expense*** reflects a **$2.5 million** decrease. AHA made unsecured loans, capital contributions and investments in partnerships for the purpose of complying with Uniform Federal Accessibility Standards (UFAS). These loans are subject to a full valuation reserve per AHA policy. The majority of these financing arrangements were funded during FY 2009 and therefore resulted in decreased valuation allowance expense for FY 2010.

FY 2009 vs. FY 2008

Total non-operating expense decreased by **$24.9 million** primarily as a result of the following:

- ***Valuation allowance*** decreased by **$16.4 million,** primarily due to **$18.7 million** in allowances recorded in FY 2008 associated with the related-party development loans.
- ***Capital asset write-offs*** decreased by **$4.3 million** due to fewer public-housing-assisted properties for which the net book value was written-off in FY 2009 as compared to FY 2008.
- ***Bad debt expense*** decreased by **$4.0 million** due to the bad debt write-off associated with the Summerdale Commons loans, as compared to no bad debt expense in FY 2009.
- ***Relocation expense*** increased by **$4.1 million** due to the relocation process for QLI properties.
- ***Demolition expense*** decreased by **$2.4 million** due to timing of the demolition projects on the QLI properties.
- ***Other revitalization expense*** decreased by **$1.8 million** due to the timing of revitalization work on the affected properties.

Non-Operating Expense — continued

The *Statements of Net Assets* presents the assets, liabilities and net assets of AHA at the end of each fiscal year as shown below.

CONDENSED STATEMENTS OF NET ASSETS

(in millions)

	FY 2010	FY 2009	FY 2008	FY 2010 vs. FY 2009 Increase/ (Decrease)	FY 2009 vs. FY 2008 Increase/ (Decrease)
ASSETS:					
Current assets	$121.2	$112.6	$151.3	$8.6	($38.7)
Related development loans, receivables and investment in partnerships, net of allowance	150.3	135.3	123.1	15.0	12.2
Capital assets, net of accumulated depreciation	120.7	119.3	130.3	1.4	(11.0)
Other non-current assets	29.7	30.1	27.9	(0.4)	2.2
Total assets	$421.9	$397.3	$432.6	**$24.6**	**($35.3)**
LIABILITIES:					
Current liabilities	$27.0	$34.5	$58.7	($7.5)	($24.2)
Long-term debt, net of current portion	3.2	3.5	4.3	(0.3)	(0.8)
Other non-current liabilities	1.6	1.8	2.1	(0.2)	(0.3)
Total liabilities	$31.8	$39.8	$65.1	**($8.0)**	**($25.3)**
NET ASSETS:					
Invested in capital assets, net of related debt	$117.1	$115.0	$125.3	$2.1	($10.3)
Restricted net assets	206.8	188.1	201.7	18.7	(13.6)
Unrestricted net assets	66.2	54.4	40.5	11.8	13.9
Total net assets	$390.1	$357.5	$367.5	**$32.6**	**($10.0)**
Total liabilities and net assets	$421.9	$397.3	$432.6	**$24.6**	**($35.3)**

CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION

(in millions)

	FY 2010	FY 2009	FY 2008	FY 2010 vs. FY 2009 Increase/ (Decrease)	FY 2009 vs. FY 2008 Increase/ (Decrease)
Land*	$47.8	$44.3	$36.8	$3.5	$7.5
Land improvements	10.7	11.1	10.1	(0.4)	1.0
Buildings and improvements	53.7	57.9	67.4	(4.2)	(9.5)
Equipment	3.4	4.3	4.9	(0.9)	(0.6)
Modernization in process*	5.1	1.7	11.1	3.4	(9.4)
Total capital assets, net of accumulated depreciation	$120.7	$119.3	$130.3	**1.4**	**($11.0)**

**Non-depreciable asset*

TOTAL ASSETS

FY 2010 vs. FY 2009

Total assets increased by **$24.6 million,** primarily due to the following:

- ***Current assets*** increased by **$8.6 million,** primarily due to an increase in MTW Single Fund.
- ***Related development loans, receivables and investment in partnerships, net of allowance*** increased by **$15.0 million,** primarily due to construction draws associated with Carver Phase V, McDaniel Glenn Phase IV and V, Harris Phase V, Grady Phase II and Adamsville Green.
- ***Other non-current assets*** decreased by **$0.4 million**, comprised of these offsetting changes:
  - ***Investments*** decreased by **$4.5 million,** primarily due to a scheduled bond payment related to Carver Phase V.
  - ***Other assets, net of accumulated amortization and allowances,*** increased by **$4.1 million,** primarily due to a reclassification of expenditures into a public improvement receivable, to be funded from the proceeds of the issuance of the Perry Bolton Tax Allocation District (TAD) bonds.

FY 2009 vs. FY 2008

Total assets decreased by **$35.3 million,** primarily due to the following:

- ***Current assets*** decreased by **$38.7 million** due to the planned use of MTW Single Fund and public improvement funds.
- ***Loan activity*** increased by **$12.2 million** associated with the revitalization plan for McDaniel Glenn (Phase IV and V).
- ***Capital assets*** decreased by **$11.0 million** resulting from the write-off of the aggregate book value of demolished QLI properties.
- ***Public improvement receivables*** increased by **$2.2 million** associated with the Perry-Bolton Tax Allocation District (TAD) bonds.

TOTAL LIABILITIES

FY 2010 vs. FY 2009

Total liabilities decreased by **$8.0 million,** primarily due to the following:

- C***urrent liabilities*** decreased by **$7.5 million,** primarily due to the timing of building projects underway at June 30, 2010, resulting in lower construction-related liabilities and reductions in liabilities for public improvement projects.

Total Liabilities — continued

FY 2009 vs. FY 2008

Total liabilities decreased by **$25.3 million,** primarily due to the pay-off of the **$10.9 million** secured line of credit using MTW Single Fund cash, a decrease of **$9.1 million** in the liability for public improvement funds and additional decreases in accounts payable and non-current liabilities.

TOTAL NET ASSETS (EQUITY)

TOTAL NET ASSETS (EQUITY)
(in millions)

	FY 2010	FY 2009	FY 2008	FY 2010 vs. FY 2009 Increase/ (Decrease)	FY 2009 vs. FY 2008 Increase/ (Decrease)
Invested in capital assets, net of related debt	$117.1	$115.0	$125.3	$2.1	($10.3)
Restricted net assets, restricted for:					
HUD-funded programs	50.8	39.4	68.9	11.4	(29.5)
Related development project notes receivable	147.1	140.2	124.0	6.9	16.2
Related development partnership operating reserves	8.9	8.5	8.8	0.4	(0.3)
Unrestricted net assets	66.2	54.4	40.5	11.8	13.9
Total net assets	$390.1	$357.5	$367.5	**$32.6**	**($10.0)**

Total Net Assets (Equity) — continued

FY 2010 vs. FY 2009

Total net assets increased by **$32.6 million** as net operating income of **$39.4 million** exceeded net non-operating expense of **$6.8 million**. The changes are described below:

- ***Invested in capital assets, net of related debt*** is defined as land, buildings, improvements and equipment less the related debt outstanding to acquire those assets. AHA generally uses these assets to provide affordable housing to qualified income-eligible families. In addition, these assets have restricted use covenants tied to AHA's ownership, and cannot be used to liquidate liabilities. These net assets increased by **$2.1 million,** primarily due to land acquisitions related to Grady and McDaniel Glenn revitalizations.

- ***Restricted net assets*** subject to both internal and external constraints are calculated at the carrying value of restricted assets less related liabilities. Restricted net assets include restrictions for HUD-funded programs, related development and other loans, and partnership operating reserves made in conjunction with the AHA-sponsored mixed-income development transactions. These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval.

  Changes in restricted net assets include:

  - ***HUD-funded programs*** represent assets accumulated over previous years within the MTW Single Fund that can be used as working capital to implement strategies as prescribed under AHA's MTW Agreement. These assets increased by **$11.4 million** due to lower use of the MTW Single Fund to fund operating and other expense in FY 2010.
  - ***Related development project notes receivable*** represent predevelopment, construction and permanent loans related to the development of mixed-finance, mixed-income communities and to certain other communities owned by private property owners with which AHA has entered PBRA agreements for an agreed percentage of the rental units. These assets increased by **$6.9 million** due to increased loan advances (net of allowances) offset by payments received. AHA's related development and other loans receivable are not considered available to satisfy AHA's obligations due to their long-term, contingent nature.
  - ***Related development partnership operating reserves*** represent funds held in AHA escrow accounts for the sole purpose of covering operating subsidy shortfalls (under certain specified conditions) for the AHA-assisted units in the mixed-finance, mixed-income rental communities owned by various Owner Entities. These funds reflect an increase of **$0.4 million.**

- ***Unrestricted net assets*** are not as restricted as the foregoing category but remain subject to varying degrees of restrictions. HUD approval is required, with some limited exceptions, to use or deploy these assets strategically outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's

Total Net Assets (Equity) — continued

assets are subject to the limitations of AHA’s charter and the Housing Authorities Laws of the State of Georgia. Unrestricted net assets increased by **$11.8 million,** primarily due to increases in the collection of developer fees, repayments of predevelopment advances and net income earned from Georgia HAP.

FY 2009 vs. FY 2008

Total net assets decreased by **$10.0 million,** primarily as a result of implementing revitalization and QLI strategies and activities.

Capitol Gateway

ECONOMIC FACTORS

Future HUD Funding — Subsidies and Multi-year Grant Awards

AHA anticipates slightly higher Housing Choice voucher funds in FY 2011 as HUD provides full-year funding for new voucher increments received throughout FY 2010 to support the relocation of affected families related to QLI. Low-income operating funds will continue to decrease as HUD provides decreasing amounts of phase-down subsidy for the three years following demolition. Capital Fund Awards, which include CFP and Replacement Housing Factor (RHF) grants, are tied to the number, type and age of existing public-housing-assisted units. HUD awards CFP grants with respect to public-housing-assisted units until they are demolished and removed from AHA's inventory. After that time, in lieu of CFP grants, AHA is eligible to receive up to 10 years of RHF funds, the use of which is limited to the development of public-housing-assisted units. As the QLI-related properties are removed from HUD's official inventory, CFP funding will fall significantly, with an off-setting increase in RHF funds. RHF funding will be reduced, however, as RHF awards for properties demolished 10 years ago expire.

HUD funding for low-income operating funds, Housing Choice voucher funds and CFP grants remains uncertain since Congress has not yet passed the Federal Fiscal Year (FFY) 2011 Transportation, Housing and Urban Development, and Related Agencies Appropriations Act. Although the appropriations bills passed by the appropriations committees of both Houses of Congress indicate continued funding of HUD public housing programs at substantially the same as recent levels, the federal deficit and competing national priorities may reduce funding in Congress prior to the bill becoming law.

Local Market Issues

Current local market conditions directly affect AHA's families and may impact FY 2011 expense. Atlanta's unemployment rate is hovering around 10 percent, exceeding the national average, with many AHA-assisted families facing company downsizing and layoffs. Because participants contribute 30 percent of their adjusted income toward rent and utilities, a drop in participant income would result in an increase in the HAP payments made by AHA for Housing Choice vouchers, PBRA-assisted units and AHA-assisted units in mixed-finance, mixed-income communities.

The mortgage foreclosure rate in the Atlanta metropolitan area continues to be among the highest in the nation. This has an adverse effect on AHA's Housing Choice voucher holders as tenants are forced to relocate from homes undergoing foreclosure. AHA has refined its due diligence process and implemented programs to mitigate the exposure relating to such foreclosures.

AHA expects that continued weakness in financial and real estate market conditions will affect the development schedule for AHA's Revitalization Program into FY 2011. Syndicators continue to be very selective with projects and are demanding substantially higher returns on investments. The impact on tax credit pricing has been significant, with pricing on federal credits falling dramatically in the current market. Despite such weakness in the financial and credit markets, AHA and its private sector development partners have been able to continue to implement AHA's strategic Revitalization Plans by successfully competing for various Stimulus Funds administered by the Georgia Department of Community Affairs, including the Tax Credit Assistance Program (TCAP) funds and the Tax Credit Exchange Program. Market conditions will continue to influence the timing of the development of various components and phases of AHA-Sponsored mixed-use, mixed-income communities.

CONTACTING AHA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of AHA's financial position 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 404-817-7374.

BASIC FINANCIAL STATEMENTS

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF NET ASSETS

As of June 30, 2010 and 2009

	2010	2009
ASSETS		
CURRENT ASSETS		
Cash		
Unrestricted	$ 50,431,348	$ 47,290,674
Restricted	48,977,807	47,398,508
Total cash	99,409,155	94,689,182
Receivables, net of allowance of $3,194 and $1,827 in 2010 and 2009, respectively	21,391,452	17,462,336
Prepaid expenses	356,960	383,408
Total current assets	121,157,567	112,534,926
NON-CURRENT ASSETS		
Related development and other loans, investments in partnerships, and development receivables, net of allowances of $34,038,027 and $33,549,725 in 2010 and 2009, respectively	150,313,997	135,322,659
Capital assets, net of accumulated depreciation of $101,984,296 and $93,840,365 in 2010 and 2009, respectively	120,680,756	119,322,667
Investments, restricted	8,949,472	13,395,241
Other assets, net of accumulated amortization and allowance of $2,540,323 and $1,999,028 in 2010 and 2009, respectively	20,751,299	16,686,461
Total non-current assets	300,695,524	284,727,028
TOTAL ASSETS	$ 421,853,091	$ 397,261,954

The accompanying Notes are an integral part of these statements.

	2010	2009
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	$ 7,123,992	$ 6,103,198
Accrued liabilities	10,973,995	15,721,265
Other current liabilities	8,528,341	11,878,466
Current portion of long-term debt	317,148	756,981
Total current liabilities	26,943,476	34,459,910
NON-CURRENT LIABILITIES		
Long-term debt, net of current portion	3,236,703	3,553,851
Other non-current liabilities	1,538,609	1,752,213
Total non-current liabilities	4,775,312	5,306,064
TOTAL LIABILITIES	31,718,788	39,765,974
NET ASSETS		
Invested in capital assets, net of related debt	117,126,905	115,011,835
Restricted for:		
HUD-funded programs	50,769,422	39,406,307
Related development and other loans	147,123,466	140,163,736
Related development operating reserves	8,949,472	8,507,228
Unrestricted	66,165,038	54,406,874
Total net assets	390,134,303	357,495,980
TOTAL LIABILITIES AND NET ASSETS	$ 421,853,091	$ 397,261,954

The accompanying Notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF REVENUE, EXPENSE AND CHANGES IN NET ASSETS

For the Years Ended June 30, 2010 and 2009

	2010	2009
Operating revenue:		
MTW Single Fund used for operations	$ 228,895,356	$ 205,294,340
ARRA grant	1,654,300	-
Tenant dwelling revenue	5,679,841	9,946,947
Development and HOPE VI grants	15,467,194	11,514,248
Fees earned from Georgia HAP Administrators, Inc.	1,823,883	1,827,643
Other operating revenue	4,144,092	2,290,441
Total operating revenue	257,664,666	230,873,619
Operating expense:		
Housing assistance payments	147,254,397	123,618,931
Administrative including direct operating division expense	43,529,497	51,193,471
Utilities, maintenance and protective services	13,076,757	27,294,444
Resident and participant services	1,023,137	1,849,462
General expense	4,603,610	5,251,842
Expense related to Georgia HAP Administrators, Inc.	582,641	614,700
Depreciation and amortization	8,152,155	7,435,239
Total operating expense	218,222,194	217,258,089
Net operating income	39,442,472	13,615,530
Non-operating revenue/(expense):		
Interest and investment income	1,275,967	1,814,301
Capital asset write-off	-	(23,779,910)
Demolition and remediation expense	(14,843,453)	(8,773,739)
Other revitalization expense	(4,126,847)	(4,098,581)
Relocation-related expense	(6,939,322)	(11,304,341)
Grants to Owner Entities of mixed-income communities (UFAS)	(27,616)	(484,914)
Valuation allowance expense	(985,601)	(3,548,831)
Interest expense	(175,851)	(331,821)
Net non-operating revenue/(expense)	(25,822,723)	(50,507,836)
Capital grant revenue — modernization of AHA-Owned Communities	3,362,297	4,948,674
Capital grant revenue — revitalization related	15,656,277	21,981,189
Change in net assets	32,638,323	(9,962,443)
Net assets — beginning of year	357,495,980	367,458,423
Net assets — end of year	$ 390,134,303	$ 357,495,980

The accompanying Notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF CASH FLOWS

For the Years Ended June 30, 2010 and 2009

	2010	2009
Increase (decrease) in Cash		
Cash flows from operating activities		
Operating subsidies	$ 243,652,393	$ 218,181,837
Receipts from residents	5,548,920	9,567,908
Payments to landlords	(147,254,397)	(123,618,931)
Payments to suppliers	(48,951,161)	(75,807,119)
Payments for employees	(21,254,018)	(24,021,186)
Other (payments) receipts	(4,150)	(3,794,795)
Net cash provided by operating activities	31,737,587	507,714
Cash flows from non-capital financing activities		
Repayments of amounts loaned/(borrowed)	619,336	(10,906,077)
Net cash (used by) provided by non-capital financing activities	619,336	(10,906,077)
Cash flows from capital and related financing activities		
Capital grant revenue	16,822,881	26,859,467
Proceeds from sale of land	-	-
Acquisition and modernization of capital assets	(9,506,249)	(20,126,220)
Demolition and remediation expense	(14,843,453)	(8,773,739)
Other revitalization expense	(4,126,847)	(4,098,581)
Grants to Owner Entities of mixed-income communities (UFAS)	(27,616)	(484,914)
Related development loans, investment in partnerships and development-related receivables	(16,293,688)	(2,923,578)
Payments under capital debt	(937,945)	(1,519,598)
Net cash used by capital and related financing activities	(28,912,917)	(11,067,163)
Cash flows from investing activities		
Interest, investment income and dividends	1,275,967	1,814,301
Net cash provided by investing activities	1,275,967	1,814,301
Net increase (decrease) in cash	4,719,973	(19,651,225)
Cash — beginning of the year	94,689,182	114,340,407
Cash — end of the year	$ 99,409,155	$ 94,689,182

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

For the Years Ended June 30, 2010 and 2009

	2010	2009
Reconciliation of net operating income to net cash provided by operating activities		
Net operating income	$ 39,442,472	$ 13,615,530
Adjustments to reconcile net operating income to net cash used in operating activities		
Depreciation and amortization expense	8,152,155	7,435,239
Provision for operating bad debts	52,150	92,353
Relocation-related expense	(6,939,322)	(11,304,341)
Changes in assets and liabilities		
(Increase) Decrease in receivables	(1,079,739)	1,801,549
Decrease in prepaid expense	26,448	1,394,205
(Decrease) in accounts payable and accrued liabilties	(5,050,528)	(3,019,704)
(Decrease) in deferred revenue and public improvements	(2,652,444)	(9,126,159)
(Decrease) in other non-current liabilities	(213,604)	(380,958)
	(7,704,884)	(13,107,816)
Net cash provided by operating activities	$ 31,737,587	$ 507,714

The accompanying Notes are an integral part of these statements.

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS

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, and is a diversified real estate company, with a public mission and purpose. The primary purpose of AHA is to facilitate affordable housing opportunities for low-income, elderly and disabled persons in the City of Atlanta (City). AHA has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and renovate housing, invest and lend money, create for-profit and not-for-profit entities, administer Housing Choice vouchers, issue bonds for affordable housing purposes and develop commercial, retail and market-rate properties that benefit affordable housing.

The governing body of AHA is its Board of Commissioners (Board) which is comprised of seven members appointed by the Mayor of the City of Atlanta. Two resident members serve one-year terms and five members serve five-year staggered terms. The Board appoints the President and Chief Executive Officer to operate the business of AHA. The Board provides strategic guidance and oversight of AHA's operations; AHA is not considered a component unit of the City and is not included in the City's financial statements.

2. *Moving to Work (MTW) Agreement*

MTW is a demonstration program established in 1996 by Congress and administered by the U.S. Department of Housing and Urban Development (HUD), giving certain "high-performing" public housing agencies the flexibility to design and test various approaches for facilitating and providing quality affordable housing opportunities in their localities. AHA received its MTW designation in 2001 and executed its MTW Agreement with HUD on September 23, 2003, the initial period of which was effective from July 1, 2003 through June 30, 2010. In response to HUD's decision to expand and extend the demonstration period until June 30, 2018, AHA and HUD negotiated and executed an Amended and Restated MTW Agreement, effective as of November 13, 2008, and further amended by that certain Second Amendment to the MTW Agreement, effective as of January 16, 2009. AHA's MTW Agreement, as amended and restated is referred herein as the "MTW Agreement." The MTW Agreement may be extended beyond June 30, 2018, for additional 10-year periods subject to HUD approval and AHA meeting certain agreed conditions.

The MTW Agreement provides substantial statutory and regulatory relief under the 1937 Act, and reaffirms, extends and expands the statutory and regulatory relief provided under AHA's original MTW Agreement. The MTW Agreement forms the statutory and regulatory framework for AHA to carry out its work during the term of the MTW Agreement, as it may be extended, as set forth in AHA's Business Plan, and as amended from time to time. In 2004, AHA submitted to HUD its base Business Plan, using this new statutory and regulatory framework (herein referred to as the "Business Plan"). AHA's Business Plan and its subsequent Annual MTW Implementation Plans on a cumulative basis outline AHA's priority projects, activities and initiatives to accomplish during each fiscal year.

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS — continued

Pursuant to the authority in AHA's MTW Agreement, AHA has combined its low-income operating funds, Housing Choice voucher funds and certain capital funds into a single fund (referred herein as "MTW Single Fund" or "MTW Funds") which may be expended on MTW-eligible activities as set forth in its Business Plan. AHA receives full funding, subject to HUD proration, for all MTW-eligible Housing Choice vouchers. Under AHA's MTW Agreement, MTW Housing Choice voucher funding is based on the number of HUD authorized MTW vouchers and is not subject to annual reconciliation or funding reduction based on the actual number of Housing Choice vouchers utilized. HUD monitors AHA's work for consistency and compliance with its Restated MTW Agreement, Business Plan and AHA's Annual MTW Implementation Plans.

3. *Affiliate Entities*

To manage its business and financial affairs more effectively, AHA has created affiliate entities to support its various housing opportunity ventures. While AHA, the parent entity, manages federal programs, the affiliate entities support the various functions necessary to meet AHA's mission of providing quality affordable housing. In determining how to define the reporting entity, management has considered all potential component units of AHA. 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 require the entity to consider factors such as: a) manifestation of financial responsibility and financial accountability; b) appointment of a voting majority of the Board; c) imposition of will; d) financial benefit to or burden on a primary organization; e) financial accountability as a result of fiscal dependency; f) potential for dual inclusion; and g) organizations included in the reporting entity although the primary organization is not financially accountable. All of the following component units included in the reporting entity were determined to be blended component units versus discretely presented units after it was determined that criteria a) through g) apply to each of the component units blended into the accompanying financial statements.

a. Atlanta Housing Development Corporation (AHDC) is a Georgia not-for-profit organization, organized solely to serve as an "instrumentality" of AHA for the purpose of issuing tax-exempt bonds for construction, acquisition and rehabilitation of low-income housing pursuant to Section 11(b) of the Housing Act of 1937, as amended (42 U.S.C. Section 1437i).

b. Atlanta Affordable Housing for the Future, Inc. (AAHFI) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to facilitate the revitalization of AHA-Owned distressed public housing projects. AAHFI participates in the revitalization of AHA-Sponsored communities by holding limited partnership interests in either the related development project partnership (Owner Entity) or an interest in the general partner of the related development project partnership of the various public/private partnerships that own the mixed-income rental communities.

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS — continued

c. Special Housing and Homeownership, Inc. (SHHI) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to develop, maintain and implement programs to assist income-eligible individuals in achieving the goal of homeownership.

d. 230 John Wesley Dobbs Boulevard Ventures, Inc. (JWD) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board 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 improvements to government agencies and tax-exempt organizations at cost.

e. Renaissance Affordable Housing, Inc. (RAH) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order for AHA to participate in the acquisition and development of certain properties to support the overall revitalization program at or near AHA communities or other appropriate locations in metropolitan-Atlanta.

f. 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 in order for AHA to participate in the acquisition and development of certain properties to support the overall revitalization program at or near AHA communities or other appropriate locations in metropolitan-Atlanta.

g. Strategic Resource Development Corporation, Inc. (SRDC) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board to solicit and accept charitable donations to fund AHA initiatives.

h. Atlanta Housing Investment Company, Inc. (AHICI) is a for-profit corporation created at the direction of the AHA Board in order to assist AHA in its revitalization efforts at or near AHA communities or other appropriate locations in metropolitan-Atlanta. AHICI participates in the revitalization of AHA-Sponsored communities by holding partnership and financial interests in various transactions.

AHA has one affiliate, Atlanta Housing Opportunity, Inc. (AHOI) that is not a component unit. It is, however, considered a related entity. AHOI is a Georgia not-for-profit corporation created at the direction of the AHA Board in order to facilitate the Housing Opportunity Bond Program established by the City of Atlanta. The activities of the nonprofit corporation are limited to participation in the Housing Opportunity Bond Program. Since the City of Atlanta is financially accountable and responsible for the debt of AHOI, the financial activity of AHOI is included in the City's financial statements (see further disclosure in Note T).

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. *Basis of Presentation and Accounting*

   The financial statements represent the consolidated results of AHA and have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) of the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. AHA and its blended component units maintain their accounts substantially 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.

   AHA accounts for its operations in a single enterprise fund. Enterprise funds account for those operations financed and operated in a manner similar to private business or where AHA has decided that determination of revenue earned, costs incurred and net revenue over expense 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 Pronouncement No. 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.

2. *Inter-company and Inter-fund Receivables and Payables*

   Inter-company and inter-fund receivables and payables are the result of the use of a central fund as the common paymaster for shared costs of AHA. All inter-company and inter-fund balances net to zero in consolidation and, hence, are eliminated for financial statement presentation. All programs aggregate into one single enterprise fund. Cash settlements are made periodically.

3. *Fair Value of Financial Instruments*

   The carrying amount of AHA’s financial instruments at June 30, 2010 and 2009, including cash, investments, accounts receivable, accounts payable and other current liabilities approximates fair value due to the relatively short maturity of these instruments.

   Investments of HUD funds are made in financial instruments that are consistent with HUD regulations. AHA requires uninsured funds on deposit be collateralized in accordance with HUD requirements and in AHA’s name, if held by a third party.

4. *Inventories*

   AHA maintains no inventory. All supplies are expensed when purchased. Supplies on hand are nominal.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

5. *Prepaid Expense*

Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid expense. Prepaid expense at June 30, 2010 and 2009 consists primarily of prepaid insurance premiums and service contracts.

6. *Restricted Assets*

Certain assets may be classified as restricted assets on the statement of net assets because their use is restricted by time or specific purpose.

7. *Related Development and Other Loans and Valuation Allowance*

AHA makes subordinated loans to the private sector owners in conjunction with financing arrangements related to the development of the AHA-Sponsored mixed-income rental communities. These subordinated loans are fully obligated to the Owner Entities at the financial closing and represent AHA’s share of the development budget for AHA-assisted ACC units. Such loans are typically funded on a draw-down reimbursement basis using development grants, HOPE VI grants or RHF funds. The loans are amortized over periods up to 55 years at interest rates ranging from zero percent to 7.99 percent, as agreed to by AHA and individual Owner Entities and approved by HUD. The respective loan agreements provide that these loans will be repaid by the Owner Entity to AHA from net cash flow, net project proceeds and/or condemnation proceeds for such phases, to the extent such amounts are available. For most of these development projects, AHA owns the land and enters into a long-term ground lease with the Owner Entity.

Related development loans are evaluated by management in accordance with FASB No. 118, “Accounting by Creditors for Impairment of a Loan — Income Recognition and Disclosures” (an amendment of FASB No. 114). AHA adjusts the valuation allowance when appropriate. All homeownership mortgage down payment assistance notes are fully reserved and classified as non-current assets (see further disclosure in Note E, Note H, Note P and in Other Supplementary Information).

8. *Allowance for Doubtful Accounts*

AHA establishes an allowance for doubtful accounts for all unpaid balances from tenants for properties vacated or tenant accounts receivable older than 60 days. There are two types of loans that AHA fully reserves upon funding: homeownership mortgage down payment assistance; and loans to Owner Entities for the purpose of complying with Uniform Federal Accessibility Standards (UFAS). Accordingly, these loans have been fully reserved. A general allowance has also been established for certain other accounts receivable.

9. *Capital Assets*

Capital assets include land, land improvements, buildings, equipment and modernization in process for improvements to land and buildings. Capital assets are defined by AHA as assets with an initial cost of more than $2,500 and an estimated useful life of greater than one year.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

Such assets are recorded at cost or fair value at the time of purchase or donation, respectively. Improvements and other capital activities are recorded as modernization in process until they are completed and placed in service.

The costs of normal and extraordinary maintenance and repairs that do not add value to the asset or extend the useful life of the asset are expensed as incurred to operations. Generally, demolition costs, land preparation, soil remediation and other site improvement costs that do not add value are expensed as non-operating items.

Depreciation is calculated using the straight-line method assuming the following useful lives:

Buildings	20–40 years
Building improvements	10–30 years
Building equipment	10–15 years
Land improvements	15 years
Equipment	5–10 years

Long-lived assets are reviewed annually for impairment under the provisions and in accordance with GASB No. 42, “Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries.”

AHA owns several paintings of historical significance which are being preserved for future educational and exhibition purposes. These works of art, commissioned in the 1940s at minimal cost, have an estimated value of more than $550,000 but have not been recorded on AHA’s books.

10. Income and Property Taxes

Income received or generated by AHA is not generally subject to federal income tax, pursuant to Section 115 of the Internal Revenue Service Code. Although exempt from state and local property taxes, AHA makes payments in lieu of taxes (PILOT), pursuant to an agreement with the City of Atlanta and DeKalb and Fulton counties.

11. Accrued Compensated Absences

A liability for compensated absences (vacation) is accrued as employees earn the right to receive the benefit. The current portion represents the amount estimated to be taken in the ensuing year.

12. Fee and Interest Income Recognition on Related Development and Other Loans

In connection with its Revitalization Program, AHA earns developer and other fees in its role as co-developer of the mixed-income rental communities. Developer fees are typically recorded at the financial closing and are generally tied to equity payments from the tax credit investor. Other fees are recorded as earned. Any portions of the fees that are solely contingent on cash flow or where the owner is not otherwise required to pay by a certain date may

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

be deferred. Under these circumstances, fees are not recorded until received or when reasonably expected to be received. If a guarantee of payment exists on a date certain in a future year, the receivable is discounted and recorded at its net present value.

Because interest on the related development loans is subordinated and contingent on cash flow from the property, recognition of interest income does not occur until payments are received or are reasonably expected to be received.

13. Revenue and Expense

Proprietary funds distinguish operating revenue and expense from non-operating items. Operating revenue and expense generally result from providing services or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. AHA defines its operating revenue as income derived from operating funds received from HUD, tenant dwelling revenue and other operating revenue. When grant funds are used for operations, AHA recognizes operating revenue at the time such costs are incurred, pursuant to a draw-down process on a reimbursement basis. Operating expense for proprietary funds includes the cost of providing services, administrative expense and depreciation on capital assets.

When AHA completes capital work to be paid with grants, AHA's right to be reimbursed by HUD is perfected and AHA records the asset and corresponding capital grant revenue as the work progresses. The unexpended portions of the grants held by HUD for AHA's account remain available for AHA's use, subject to the terms of the grant agreements and other agreements with HUD. The unexpended portions of the grants held by HUD are not reflected in AHA's financial statements.

Non-operating revenue includes interest and investment income, reimbursements for capitalized expenditures under capital grants received from HUD for modernization, revitalization and other development activities and gain from the sale of land. Non-operating expense includes interest, demolition and remediation, relocation, bad debt expense and capital asset write-off and adjustments to valuation allowances.

14. Self-insurance and Litigation Losses

AHA recognizes estimated losses related to self-insured workers' compensation claims and litigation claims in the period in which the occasion giving rise to the loss occurred when the loss is probable and reasonably estimable (see further disclosure in Note N).

15. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that may affect the reported amounts. Accounting estimates for such items as depreciation, valuation of related development and other loans, other operating receivables, operating expense accruals and contingent liabilities are all reflected in AHA's financial statements and disclosed in the notes thereto.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

16. Budgets

Annually, AHA submits a Comprehensive Operating and Capital budget to the Board of Commissioners for approval. Throughout the fiscal year, the budget is used as a management tool to plan, control and evaluate proprietary fund spending for each major program. Budgets are not required for financial statement presentation.

17. Risk Management

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 disasters. AHA carries commercial insurance and certain reserves deemed sufficient to meet current requirements.

18. Change in Presentation

Certain reclassifications have been made to the prior year's financial statements to conform to the current year's presentation. These reclassifications had no effect on total net assets.

NOTE C — CASH AND INVESTMENTS

Cash and investments are stated at cost, which approximates fair value, and consist primarily of cash in checking accounts and/or money market accounts and other investments. All funds on deposit are FDIC insured or are fully collateralized in accordance with guidance recommended by HUD. HUD recommends housing authorities invest excess HUD funds in obligations of the United States, certificates of deposit or any other federally insured investments.

At June 30, 2010 and 2009, cash and investments consisted of deposits with financial institutions either fully insured by FDIC insurance or collateralized by securities held by a third party in AHA's name and in government securities. The FDIC coverage limits of $100,000 per institution were temporarily increased to $250,000 effective October 3, 2008 to December 31, 2013.

Cash and investments are classified as "Unrestricted" and "Restricted" for financial presentation purposes based on HUD guidance:

Cash — Unrestricted includes cash and cash equivalents that are available for program purposes including current operations. Because the funds are not tied to a certain program or property, they are classified as unrestricted. They remain subject, however, to varying degrees of restrictions. For example, HUD approval is required, with some limited exceptions, to use or deploy these funds strategically outside of the ordinary course of AHA's business under the MTW Agreement. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia.

Cash — Restricted includes cash and cash equivalents that are only to be expended for specific purposes based on the source of the money. AHA's restricted cash generally includes: proceeds from the sale of property acquired with grant or development funds; program income from specific grants; income generated from development activities; partnership operating reserves; and public improvement funds.

NOTE C — CASH AND INVESTMENTS — continued

Investments

Investments held for the short term (less than one year) that can be readily liquidated as needed. AHA holds Investments inside of its Authority Reserves for mixed-finance, mixed-income properties. These reserves are restricted in accordance with agreements entered into in conjunction with the development of these properties.

Cash and investments at June 30, 2010 consisted of the following:

	Fair value	Collateral held by third party	U.S.-backed securities and treasury obligations
Unrestricted cash			
MTW cash	$ 30,001,222		
MTW program income	8,564,489		
Georgia HAP	6,595,179		
Other	5,270,458		
	$ 50,431,348		
Restricted cash			
Development-related program income	$ 21,668,515		
Perry program income	5,755,901		
Proceeds from disposition activity	8,911,702		
Harris HOPE VI funds	2,375,484		
Public improvement funds	8,582,868		
Other	1,683,337		
	$ 48,977,807		
Total cash	$ 99,409,155	$ 117,792,556	$ -
Investments, restricted (current)	-	-	-
Investments, restricted (non-current)	8,949,472	-	8,949,472
Total in banks	$ 108,358,627	$ 117,792,556	$ 8,949,472

NOTE C — CASH AND INVESTMENTS — continued

Cash and investments at June 30, 2009 consisted of the following:

	Fair value	Collateral held by third party	US backed securities and treasury obligations
Unrestricted cash			
MTW cash	28,092,542		
MTW program income	8,104,980		
Georgia HAP	5,515,213		
Other	5,577,939		
	47,290,674		
Restricted cash			
Development related program income	19,022,174		
Perry program income	3,445,912		
Proceeds from disposition activity	8,457,142		
Harris HOPE VI funds	3,121,852		
Public Improvement funds	10,811,913		
Other	2,539,515		
	47,398,508		
Total cash	$ 94,689,182	$ 110,038,280	$ -
Investments, restricted (current)	-	-	-
Investments, restricted (non-current)	13,395,241	-	13,395,241
Total in banks	$ 108,084,423	$ 110,038,280	$ 13,395,241

NOTE D — RECEIVABLES

Current receivables at June 30, 2010 and 2009 consisted of the following:

	2010	**2009**
HUD receivables	$ 18,633,443	$ 12,748,125
Predevelopment loans	131,420	1,611,215
Development and other fees receivable	2,008,371	1,650,612
Tenant dwelling rents (net of allowance of $3,194 and $1,827 in 2010 and 2009, respectively)	13,016	15,992
Other receivables	451,653	663,507
Public improvement advances	153,549	772,885
	$ 21,391,452	$ 17,462,336

NOTE E — RELATED DEVELOPMENT LOANS, INVESTMENT IN PARTNERSHIPS AND RECEIVABLES

GAAP defines related parties as those parties that can significantly influence the management or operating policies of the transacting parties or that have an ownership interest in one of the transacting parties. The non-current portion of the related development and other loans, investment in partnerships, development receivables and predevelopment loans at June 30, 2010 and 2009 consisted of the following:

	2010	2009
Development loans (net of allowance of $29,994,112 and $30,262,101 in 2010 and 2009, respectively)	$ 141,069,195	$ 127,296,357
Other loans (net of allowance of $2,650,928 and $1,894,637 in 2010 and 2009, respectively)	7,443,471	6,418,811
Investment in Partnerships (net of allowance of $414,493 in 2010 and 2009)	-	-
Development and other fees receivable (net of allowance of $978,494 in 2010 and 2009)	1,752,460	1,550,152
Predevelopment loans	48,871	57,339
	$ 150,313,997	$ 135,322,659

Development loans

AHA enters into subordinated development (construction and permanent) loans with the Owner Entities of the mixed-income rental communities in conjunction with financing arrangements related to the development projects, as described in Note B.7. Principal and interest payments from the mixed-income properties are generally made from net cash flow, to the extent available, and in accordance with the respective agreements. During FY 2010, subordinated construction loans to Owner Entities increased by $13,772,838.

Other loans

AHA may provide gap financing to facilitate the construction and revitalization of properties for which there is a 10-year renewable PBRA agreement with the private owners. During FY 2010, loan draws of $1,299,757 were advanced under such loans.

AHA and HUD are parties to a Voluntary Compliance Agreement (VCA). With respect to the mixed-income communities, the VCA requires that AHA ensure that the site, common areas and at least five percent of AHA-assisted units meet UFAS and other federal statutory requirements. AHA (or its affiliate) agreed to make loans, grants or capital contributions to the Owner Entities of the mixed-income communities to achieve UFAS compliance with the VCA. During FY 2010, AHA made unsecured loans of $848,131 and provided grants of $27,616 to the Owner Entities to make improvements so that AHA-assisted units and common areas and amenities would comply with UFAS standards.

NOTE E — RELATED DEVELOPMENT LOANS, INVESTMENT IN PARTNERSHIPS AND RECEIVABLES — continued

Development and other fees receivable

AHA earns development and other fees associated with the construction and revitalization activities at the mixed-income rental communities and from certain properties with PBRA agreements. To the extent that any portion of the fee is solely contingent on cash flow, revenue recognition does not occur until such fee is received or reasonably expected to be received. If payment is guaranteed on a date certain in future years, the receivable is discounted and recorded at its net present value. Fees expected to be collected within one year are classified as current. See further disclosure in Note B.12 and Note D.

Predevelopment loans

AHA makes predevelopment loans to its development partners (typically an affiliate of the Owner Entity) prior to the financial closing to facilitate development of the site, including the purchase of building materials, permits and architectural/design services. Predevelopment loans are repaid upon closing the financial instruments that support the construction of the project, including AHA's subordinated construction loan. Loans expected to be paid within one year are classified as current. See further disclosure in Note D.

Valuation allowance

Management evaluates its loans in accordance with FASB No. 118, "Accounting by Creditors for Impairment of a Loan — Income Recognition and Disclosures" (an amendment of FASB No. 114), as applicable. An increase of $488,302 in the valuation allowance represents the amount of fully reserved developer-related fees and unsecured loans made during FY 2010.

Related-party development income and expense for the years ended June 30, 2010 and 2009, consisted of the following:

Type of income/(expense):	**2010**	**2009**
Interest income	$ 1,055,276	$ 1,172,611
Developer and other fee income	3,046,032	571,099
Grants to Owner Entities of mixed-income communities (UFAS)	(27,616)	(484,914)
Housing assistance payments to Owner Entities of the mixed-income communities	(13,130,872)	(11,411,384)
Housing assistance payments to private owners where AHA has a PBRA agreement and has advanced loans	$ (9,478,780)	$ (6,537,267)

Generally, Owner Entity financial statements are audited by independent accounting firms hired by each respective Owner Entity. See further disclosure in Note B.12 and in the Other Supplementary Information.

NOTE F — OTHER RELATED-PARTY TRANSACTIONS

Georgia HAP Administrators, Inc.

AHA is one of the 11 founding members of Georgia HAP Administrators, Inc. (Georgia HAP), a Georgia 501(c)(4) not-for-profit corporation that performs contract administration services for HUD's project-based Section 8 and FHA-insured portfolio in the states of Georgia and Illinois. Georgia HAP subcontracts with its members and pays incentive fees and makes distributions for work performed. AHA earned unrestricted fees of $1,823,883 and $1,827,643 in FY 2010 and FY 2009, respectively, from Georgia HAP activities.

NOTE G — CAPITAL ASSETS

Changes in capital assets for the year ended June 30, 2010:

	Balance at June 30, 2009	Additions and reclasses	Deletions and reclasses	Balance at June 30, 2010
Land*	$ 44,285,782	$ 3,602,607	$ (68,981)	$ 47,819,408
Land improvements	17,866,192	2,237,457	(1,487,469)	18,616,180
Buildings and improvements	134,730,450	737,141		135,467,591
Equipment	14,627,771	1,056,476		15,684,247
Modernization in process*	1,652,837	6,495,943	(3,071,156)	5,077,624
	213,163,032	14,129,624	(4,627,606)	222,665,050
Less accumulated depreciation				
Land improvements	(6,738,034)	(1,171,740)	24,792	(7,884,982)
Buildings and improvements	(76,804,925)	(5,038,637)	19,198	(81,824,364)
Equipment	(10,297,406)	(1,981,042)	3,500	(12,274,948)
	(93,840,365)	(8,191,419)	47,490	(101,984,294)
Total capital assets, net	$ 119,322,667	$ 5,938,205	$ (4,580,116)	$ 120,680,756

* *Non-depreciable assets*

NOTE G — CAPITAL ASSETS — continued

Changes in capital assets for the year ended June 30, 2009:

	Balance at June 30, 2008	Additions and reclasses	Deletions and reclasses	Balance at June 30, 2009
Land*	$ 36,809,231	$ 7,476,551	$ -	$ 44,285,782
Land improvements	16,116,811	2,869,320	(1,119,939)	17,866,192
Buildings and improvements	188,067,337	17,632,820	(70,969,707)	134,730,450
Equipment	15,421,844	1,683,370	(2,477,443)	14,627,771
Modernization in process*	11,171,524	20,670,362	(30,189,049)	1,652,837
	267,586,747	50,332,423	(104,756,138)	213,163,032
Less accumulated depreciation				
Land improvements	(6,045,727)	(981,091)	288,784	(6,738,034)
Buildings and improvements	(120,649,142)	(4,749,287)	48,593,504	(76,804,925)
Equipment	(10,557,013)	(1,663,960)	1,923,567	(10,297,406)
	(137,251,882)	(7,394,338)	50,805,855	(93,840,365)
Total capital assets, net	$ 130,334,865	$ 42,938,085	$ (53,950,283)	$ 119,322,667

* *Non-depreciable assets*

AHA's Revitalization Program and QLI resulted in a reduction in capital assets in FY 2009, as the net book value of the public housing projects were written-off upon HUD's approval of the demolition applications related to such projects. In addition during FY 2009, AHA and its affiliates acquired a total of 23.6 acres in support of AHA's various revitalization plans.

NOTE H — OTHER NON-CURRENT ASSETS

Other non-current assets at June 30, 2010 and 2009 consisted of the following:

	2010	**2009**
Public improvement funds receivable from the City of Atlanta and related entities	$ 20,721,957	$ 16,650,860
Homeownership down payment assistance notes (net of allowance of $2,351,612 and $1,814,312 in 2010 and 2009)	-	-
Loan costs (net of accumulated loan amortization of $188,711 and $184,716 in 2010 and 2009)	16,642	20,636
Other	12,700	14,965
	$ 20,751,299	$ 16,686,461

NOTE I — ACCOUNTS PAYABLE

Accounts payable at June 30, 2010 and 2009 consisted of the following:

	2010	2009
Accounts payable, trade	$ 3,562,214	$ 3,669,095
Contract retention	3,193,205	2,057,980
Other	368,573	376,123
	$ 7,123,992	$ 6,103,198

NOTE J — ACCRUED LIABILITIES

Accrued liabilities at June 30, 2010 and 2009 consisted of the following:

	2010	2009
Accrued expense	$ 6,774,934	$ 11,217,175
HUD payable	2,697,358	2,564,833
Compensated absences	695,856	799,373
Wages payable	562,727	825,645
Contingencies and uncertainties (Note O)	200,000	200,000
Workers' compensation claims (Note N)	30,000	100,000
Interest payable	13,120	14,239
	$ 10,973,995	$ 15,721,265

Compensated absences at June 30, 2010 consisted of the following:

	Balance at June 30, 2009	Additions	Reductions	Balance at June 30, 2010	Non-current	Current
Compensated absences	$ 1,417,498	$705,328	$ (799,373)	$ 1,323,453	$627,597	$695,856

See further disclosure in Note M.

NOTE K — OTHER CURRENT LIABILITIES

Other current liabilities at June 30, 2010 and 2009 consisted of the following:

	2010	2009
Public improvement funds received from the City of Atlanta and related entities	$ 7,706,405	$ 9,771,089
Prepaid construction loan interest	11,956	709,636
Other	809,980	1,397,741
	$ 8,528,341	$ 11,878,466

NOTE L — LONG-TERM DEBT

Long-term debt at June 30, 2010 consisted of the following:

	Balance at July 1, 2009	Additions	Reductions	Balance at June 30, 2010	Non-current	Current
EPC capital lease	$ 453,737	$ -	$ (453,737)	$ -	$ -	$ -
J.W. Dobbs note payable	3,857,095	-	(303,244)	3,553,851	3,236,703	317,148
	$ 4,310,832	$ -	$ (756,981)	$ 3,553,851	$ 3,236,703	$ 317,148

Long-term debt at June 30, 2009 consisted of the following:

	Balance at July 1, 2008	Additions	Reductions	Balance at June 30, 2009	Non-current	Current
EPC capital lease	$ 892,075	$ -	$ (438,338)	$ 453,737	$ -	$ 453,737
J.W. Dobbs note payable	4,147,045	-	(289,950)	3,857,095	3,553,851	303,244
	$ 5,039,120	$ -	$ (728,288)	$ 4,310,832	$ 3,553,851	$ 756,981

EPC capital lease

AHA's Energy Performance Contract (EPC) is part of a HUD-sponsored program designed to incent local housing authorities to undertake energy-saving improvements at their properties. HUD allows such agencies to freeze the consumption base used to determine their utility funding at an agreed pre-constructed level for up to 20 years, so that the savings from such improvements can be used to finance the cost of water and energy conservation improvements. AHA's EPC capital lease, which consisted of a 12-year equipment lease and option agreement, had an original balance of $4,623,000.

NOTE L — LONG-TERM DEBT — continued

Generally, improvements under an EPC result in lower energy consumption that generates savings in utility expense. The EPC capital lease was refinanced effective September 19, 2003 with quarterly debt service payments of approximately $115,910, based on a fixed interest rate of 3.42 percent. Final payment was made on June 30, 2010.

J.W. Dobbs note payable

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 debt service payments of $39,193, based on a fixed interest 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, which had a net book value of $13,322,382 and $13,870,081 at June 30, 2010 and 2009, respectively.

Aggregate long-term debt by year

Aggregate long-term debt service payments scheduled for the next five fiscal years (including a final balloon payment in fiscal 2015) are as follows:

	Principal	Interest	Total
2011	$ 317,148	$ 153,163	$ 470,311
2012	331,315	138,997	470,312
2013	346,881	123,430	470,311
2014	362,786	107,525	470,311
2015	2,195,721	24,503	2,220,224
	$ 3,553,851	$ 547,618	$ 4,101,469

NOTE M — OTHER NON-CURRENT LIABILITIES

Other non-current liabilities at June 30, 2010 and 2009 consisted of the following:

	2010	2009
Resident security deposits	$ 325,323	$ 407,070
Deferred rooftop satellite lease revenue	494,671	562,126
Compensated absences (Note J)	627,597	618,125
Other	91,018	164,892
	$ 1,538,609	$ 1,752,213

NOTE N — INSURANCE AND CLAIMS

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 disasters.

Self-insurance plan — workers' compensation

AHA is self-insured for workers' compensation claims and obtains an actuarial study as needed. The last study completed was as of June 30, 2010. Settled claims have not exceeded the self-insured retention in any part of the past five years. There was no reduction in insurance limits in the current fiscal year. AHA has purchased excess insurance for its workers' compensation self-insurance plan, which limits AHA's liability to $400,000 per accident. Benefit payments under the plan up to $400,000 are administered by AHA. AHA has recorded estimated liabilities of $30,000 and $100,000 as of June 30, 2010 and 2009, respectively.

Litigation and claims

AHA is party to 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, potential liabilities in excess of insurance coverage may not be 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 estimates of probable liabilities in the amount of $200,000 as of June 30, 2010 and 2009, respectively.

NOTE O — CONTINGENCIES AND UNCERTAINTIES

Easements, liens and other contractual obligations

Generally, real property owned by AHA under the public housing program or purchased using public housing development funds is subject to a HUD declaration of trust and most have various customary easements (e.g., utility rights-of-way). From time to time, mechanics' liens or other such liens may be recorded against AHA-Owned property. Notwithstanding any such liens, under Georgia law, all real property of AHA is exempt from levy and sale by virtue of execution, other judicial process or judgment. Additionally, real property owned by AHA affiliate entities and leasehold interests in AHA real property that is ground leased to Owner Entities in connection with mixed-income communities may also be subject to mortgage liens and other contractual obligations.

Valuation of related development loans

The multi-family rental housing market is affected by a number of factors such as mortgage interest rates, supply and demand, changes in neighborhood demography and growth of the metropolitan-Atlanta area. Because related development loans to Owner Entities of the mixed-income, multi-family rental communities are payable from net cash flows, local market conditions could impact the value of those receivables as reflected on AHA's books. AHA's strategy is to monitor local market conditions annually and perform a valuation study every two years by an expert third-party financial consultant. A valuation study based on a representative sample was performed as of June 30, 2010 and it was determined that no increase in valuation reserve was indicated (see further disclosure by Owner Entity in Other Supplementary Information).

NOTE O — CONTINGENCIES AND UNCERTAINTIES — continued

Loan commitments

AHA has entered into loan agreements with private developers of mixed-income rental communities and with select communities with a PBRA component. The agreements relating to AHA-Sponsored mixed-income rental communities may require AHA to provide loans and/or contributions from certain of its HUD funds to Owner Entities to pay for the cost of construction (up to HUD's total development cost limits) of AHA-assisted units. The loans made to private owners, where AHA has made a commitment to provide a PBRA agreement, provide gap funding in an amount and on terms agreed by AHA and the owner. Total loan commitments outstanding as of June 30, 2010, for mixed-income and PBRA communities were $14,539,420 and $1,213,378 respectively.

NOTE P — DEFINED BENEFIT PENSION PLAN

Plan description

AHA's Retirement Plan (the Plan) is a single-employer, non-contributory defined benefit pension plan under a group annuity contract with Massachusetts Mutual Life Insurance Company, an insurance carrier, which maintains custody of Plan assets, administers the Plan in a commingled trust and invests all funds through a pooled trust. AHA is not required to provide a separate audited GAAP-basis pension plan report. Assets of the Plan represent less than one percent of the insurance carrier's total assets. None of the Plan's investments are the property of AHA. The Plan provides retirement, disability and death benefits to the participants and their beneficiaries.

The AHA Board froze the Plan as of December 31, 2007. No employees hired or rehired on or after January 1, 2008, may be added to or accrue additional benefits under the Plan. The Board also froze benefit accruals under the Plan for all current participants, except certain vested employees whose age plus years of service equals 60 and who elected to continue accruals under the Plan (grandfathered employees). In FY 2009, AHA offered and made lump sum cash payments to those plan participants who are no longer employed with AHA, had vested in a retirement benefit but who had not retired nor been certificated by the Plan administrator. In August 2009, $6,306,469 was paid from the Plan to the 304 participants who elected to take the lump sum. AHA is no longer liable to fund future retirement benefits for those participants who elected to take their retirement benefit under the lump sum option.

Funding policy

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, 2010, 2009 and 2008. 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 net pension obligation (see multi-year pension trend information presented in the Schedule of Pension Funding Progress immediately following the Notes to the Basic Financial Statements).

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

Annual pension costs and annual required contribution

For the fiscal years ended June 30, 2010, 2009 and 2008, AHA-funded pension payments of $0, $1,000,000 and $12,000,000, respectively, were greater than or equal to AHA's annual required contributions, calculated as of January 1, 2010, 2009 and 2008, of $0 using the projected unit credit cost method. The Plan's unfunded actuarial accrued liability is being amortized as a level percentage of projected payrolls on an open basis. The remaining amortization period at January 1, 2010 is 18 years.

	January 1, 2010	January 1, 2009	January 1, 2008
Net assets available for benefits expressed as a percentage of actuarial accrued liability	100%	107%	85%
Unfunded actuarial accrued liability expressed as a percentage of covered payroll	0%	0%	50%
Actual employer contributions expressed as a percentage of required contribution	100%	100%	100%
Net pension obligation	0%	0%	0%

	January 1, 2010		January 1, 2009		January 1, 2008	
Market value of assets	$42,249,247		$49,447,193		$38,728,718	
Accumulated net pension obligations	42,121,920	*	46,407,109	**	45,673,452	**
Percentage funded	100%		107%		85%	
Overfunded (Unfunded) net pension obligation	127,327	*	3,040,084	**	(6,944,734)	**
Annual required contribution	-		-		-	
Employer contributions	-		1,000,000		12,000,000	
Overfunded (Unfunded) net pension obligations after employer contributions	127,327		4,040,084		5,055,266	
Annual covered payroll	12,695,948		13,877,719		13,822,948	
Overfunded (Unfunded) obligation as percentage of covered payroll	1%		29%		37%	
Annual required contribution as percentage of covered payroll	0%		0%		0%	
Net pension obligation	-		-		-	
Accrued pension liability	-		-		-	

* Based on 5.25% interest rate.

** Based on 6.00% interest rate.

NOTE Q — DEFERRED COMPENSATION AND DEFINED CONTRIBUTION PLANS

AHA offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457 (the 457 Plan). The 457 Plan is available to all full-time eligible employees and permits participants to defer a portion of their salary until future years. Effective February 1, 2008, all eligible employees had the option to participate in the 457 Plan with a deferral rate of two percent. Employees may change their deferral rates at any time. Employee contributions of $616,626 and $614,180 were made in the Plan years 2009 and 2008, respectively.

In conjunction with changes made to the Defined Benefit Plan, effective February 1, 2008, AHA's Board also approved the creation of the new Defined Contribution Plan under Internal Revenue Code Section 401(a) (the 401(a) Plan) for all eligible employees. The 401(a) Plan provides an employer matching contribution on amounts that employees defer into the 457 Plan, equal to 100 percent of the first two percent deferred by the participant. Additional matching contributions are made based on the participant's years of service with AHA. In addition, further contributions can be made at the discretion of management. The employer contribution to the 401(a) Plan was $561,407 and $477,657 during FY 2010 and FY 2009, respectively. Amounts from these plans are available to participants at the time of termination, retirement, death or 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 of the plans. Accordingly, the plans' assets are not reported in AHA's financial statements.

NOTE R — POST-EMPLOYMENT BENEFITS

AHA offered early retirement programs in FY 1995 and FY 2004. AHA employees, who elected early retirement under prescribed "open windows" in these years, were permitted 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 costs were $28,680 for FY 2010 and FY 2009. As of June 30, 2010, seven employees were receiving these benefits; four from FY 1995 and three from FY 2004.

NOTE S — LEASES

AHA is party to lease agreements as lessor whereby it receives revenue for tenant dwellings leased in AHA-Owned public-housing-assisted residential properties. These leases are for a one-year period (which may or may not be renewed depending upon tenant eligibility and desire) and are considered operating leases for accounting purposes.

AHA is also a party to lease agreements as lessor whereby it receives revenue for leasing office and retail spaces to various businesses. These leases are considered operating leases for accounting purposes. Revenue derived from these leases is nominal.

AHA is the ground lessor to Owner Entities of most of the mixed-income communities, as discussed further in Note B.7. Revenue derived from these leases is nominal.

NOTE S — LEASES — continued

AHA is party to operating lease agreements as lessee for office equipment used in the normal course of business. Estimated calendar year disbursements over the remaining life are as follows:

Year	Amount
2011	$240,368
2012	209,912
2013	107,416
2014	22,525
Total	$580,221

NOTE T — CONDUIT DEBT

Taxable mortgage revenue refunding bonds

Taxable mortgage revenue refunding bonds were issued by AHA, as the conduit issuer, on September 25, 1995, related to the properties shown below. The bonds do not represent a debt or pledge of the full faith and credit of AHA and, accordingly, have not been reported in the accompanying financial statements.

Property	December 31, 2009	December 31, 2008
Oakland City	$ 2,193,501	$ 2,193,501
Bedford Pines	1,214,321	1,266,480
Bedford Towers	2,859,724	3,091,448
Grant Park	2,855,559	3,508,828
Capital Towers	1,285,355	1,288,796
Capital Avenue	1,471,813	1,496,597
	$ 11,880,273	$ 12,845,650

Taxable revenue bonds (Housing Opportunity Program)

Atlanta Housing Opportunity, Inc. (AHOI) is a Georgia not-for-profit corporation created at the direction of the AHA Board for the sole purpose of facilitating the Housing Opportunity Program for the City of Atlanta. AHOI has no other programs or purpose (see further disclosure in Note A.3).

The Urban Residential Finance Authority of the City of Atlanta, Georgia (URFA) is authorized to issue Housing Opportunity Bonds (conduit debt) and loan the proceeds to AHOI, up to a maximum principal amount not to exceed $75 million. URFA issued the first bond series of $35 million Series

NOTE T — CONDUIT DEBT — continued

2007 A bonds and loaned the proceeds to AHOI in FY 2007. The City of Atlanta has the absolute and unconditional obligation to make the debt payments. In addition to the debt payments, the City pays the administrative and corporate governance costs of AHOI. URFA serves as the program administrator for the Housing Opportunity Program. The City's program oversight role includes establishing the program, directing the activities, and establishing or revising the budget for the Housing Opportunity Program. As such, AHOI is considered a component unit of the City of Atlanta.

Multi-family housing revenue bonds

In order to provide a portion of the funds for the construction of three AHA-Sponsored mixed-income communities, multi-family housing revenue bonds were issued by AHA, as the conduit issuer, on May 1, 1999, July 1, 1999, and December 7, 2006, respectively. These bonds do not represent a debt or pledge of the full faith and credit of AHA and, accordingly, have not been reported in the accompanying financial statements.

Related development project	December 31, 2009	December 31, 2008
John Hope Community Partnership II, L.P.	$ 10,789,586	$ 10,964,955
Carver Redevelopment Partnership V, L.P.	3,425,000	8,100,000
East Lake Redevelopment II, L.P.	11,440,000	11,840,000
	$ 25,654,586	$ 30,904,955

NOTE U — NET ASSETS

Net assets (Assets less Liabilities) are comprised of three components: 1) capital assets, net of related debt; 2) restricted net assets; and 3) unrestricted net assets. Restricted net assets can be restricted by time and/or purpose, and can be temporarily or permanently restricted.

Capital assets, net of related debt represents the net book value of capital assets, net of outstanding debt used to acquire those assets.

Restricted net assets, subject to both internal and external constraints, are calculated at the carrying value of restricted assets less related liabilities. Restricted net assets include restrictions for HUD-funded programs, related development and other loans, and partnership operating reserves made in conjunction with the AHA-Sponsored mixed-income development transactions. These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval. In addition, the related development and other loans are not available to satisfy AHA's obligations due to the long-term, contingent nature of the underlying notes (see further disclosure in Note E, Note O and Other Supplementary Information).

NOTE U — NET ASSETS — continued

Unrestricted net assets are not as restricted as the foregoing category but remain subject to varying degrees of restrictions. HUD approval is required, with some limited exceptions, to use or deploy these assets strategically outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia.

NOTE V — SUBSEQUENT EVENTS

Management and the Board of Commissioners have evaluated subsequent events for potential recognition and/or disclosure in the June 30, 2010 financial statements through February 23, 2011, the date the financial statements were available to be issued, and no items were noted that require disclosure.

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REQUIRED SUPPLEMENTARY INFORMATION

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SCHEDULE OF PENSION FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	(Underfunded) Overfunded AAL	Funded Ratio	Covered Payroll	AAL as a % of Covered Payroll
January 1, 2001	$34,742,104	$32,681,685	$2,060,419	106.30%	$15,425,579	13.36
January 1, 2002	$33,912,491	$29,317,632	$4,594,859	115.67%	$17,043,407	26.96
January 1, 2003	$32,258,280	$29,594,674	$2,663,606	109.00%	$14,592,516	18.25
January 1, 2004	$33,491,848	$30,407,288	$3,084,560	110.14%	$15,699,710	19.65
January 1, 2005	$34,586,113	$34,195,565	$390,548	101.14%	$14,243,999	2.74
January 1, 2006	$36,301,044	$43,272,475	($6,971,431)	83.89%	$13,150,498	(53.01)
January 1, 2007	$39,878,195	$44,672,523	($4,794,328)	89.27%	$11,253,960	(42.60)
January 1, 2008	$38,728,718	$45,673,452	($6,944,734)	84.79%	$13,822,948	(50.24)
January 1, 2009	$49,447,193	$45,866,203	$3,580,990	107.81%	$13,877,719	25.80
January 1, 2010	$42,249,247	$42,121,920	$127,327	100.30%	$12,695,948	1.00

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OTHER SUPPLEMENTARY INFORMATION

The Housing Authority of the City of Atlanta, Georgia

FINANCIAL DATA SCHEDULE OF COMBINING BALANCE SHEET ACCOUNTS

As of June 30, 2010

	MTW	HOPE VI Developments	AHA Corporate	11(b) Program
ASSETS				
CURRENT ASSETS				
Cash				
Unrestricted	$ 30,001,222	$ -	$ 893,180	$ 816,101
Restricted	83,448	10,728,525	502,770	-
Total cash	30,084,670	10,728,525	1,395,950	816,101
Receivables, net of allowance	2,575,474	16,237,278	91,509	-
Prepaid expense	129,131	-	220,508	-
Interprogram — due from	9,927,005	6,250	2,008,916	-
Total current assets	42,716,280	26,972,053	3,716,883	816,101
NON-CURRENT ASSETS				
Related development project notes and receivables, net of valuation allowance		-	-	-
Investments, restricted		-	-	-
Other assets, net of accumulated amortization and allowances	12,700	20,721,957	-	-
Capital assets, net of accumulated depreciation	82,649,339	33,548	554,253	-
Total non-current assets	82,662,039	20,755,505	554,253	-
TOTAL ASSETS	$ 125,378,319	$ 47,727,558	$ 4,271,136	$ 816,101
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
Accounts payable	$ 2,521,551	$ 3,188,606	$ 1,207,576	$ -
Accrued liabilities	4,348,125	4,542,883	1,863,735	-
Other current liabilities	169,875	8,116,681	-	-
Current portion of long-term debt		-	-	-
Interprogram — due to	3,109,375	12,536,042	-	-
Total current liabilities	10,148,926	28,384,212	3,071,311	-
NON-CURRENT LIABILITIES				
Long-term debt, net of current portion		-	-	-
Other non-current liabilities	940,137	-	594,900	-
Total non-current liabilities	940,137	-	594,900	-
TOTAL LIABILITIES	11,089,063	28,384,212	3,666,211	-
NET ASSETS				
Invested in capital assets, net of related debt	82,649,339	33,548	554,253	-
Restricted for:				
HUD-funded programs	31,639,917	19,129,505	-	-
Related development and other loans		180,293	-	-
Related development operating reserves		-	-	-
Unrestricted		-	50,672	816,101
TOTAL NET ASSETS	114,289,256	19,343,346	604,925	816,101
TOTAL LIABILITIES AND NET ASSETS	$ 125,378,319	$ 47,727,558	$ 4,271,136	$ 816,101

Business Activities	State/Local Program	Component Units	Total Pre-Eliminations	Eliminations	Total Post-Eliminations
$ 15,160,591	$ -	$ 3,560,254	50,431,348	$ -	$ 50,431,348
36,342,253	229,829	1,090,982	48,977,807	-	48,977,807
51,502,844	229,829	4,651,236	99,409,155	-	99,409,155
2,487,191	-	-	21,391,452	-	21,391,452
-	-	7,321	356,960	-	356,960
4,517,020	708	415,877	16,875,776	(16,875,776)	-
58,507,055	230,537	5,074,434	138,033,343	(16,875,776)	121,157,567
151,422,432	-	154,565	151,576,997	(1,263,000)	150,313,997
8,949,472	-	-	8,949,472	-	8,949,472
-	-	16,642	20,751,299	-	20,751,299
36,109	-	38,465,487	121,738,736	(1,057,980)	120,680,756
160,408,013	-	38,636,694	303,016,504	(2,320,980)	300,695,524
$ 218,915,068	$ 230,537	$ 43,711,128	$ 441,049,847	$ (19,196,756)	$ 421,853,091
$ 37,263	$ -	$ 168,996	$ 7,123,992	$ -	$ 7,123,992
203,803	-	15,449	10,973,995	-	10,973,995
11,956	229,829	-	8,528,341	-	8,528,341
-	-	317,148	317,148	-	317,148
1,218,275	-	12,084	16,875,776	(16,875,776)	-
1,471,297	229,829	513,677	43,819,252	(16,875,776)	26,943,476
-	-	4,499,703	4,499,703	(1,263,000)	3,236,703
3,572	-	-	1,538,609	-	1,538,609
3,572	-	4,499,703	6,038,312	(1,263,000)	4,775,312
1,474,869	229,829	5,013,380	49,857,564	(18,138,776)	31,718,788
36,109	-	33,648,636	116,921,885	205,020	117,126,905
-			-	-	-
-	-	-	50,769,422	-	50,769,422
148,098,173	-	108,000	148,386,466	(1,263,000)	147,123,466
8,949,472	-	-	8,949,472	-	8,949,472
60,356,445	708	4,941,112	66,165,038	-	66,165,038
217,440,199	708	38,697,748	391,192,283	(1,057,980)	390,134,303
$ 218,915,068	$ 230,537	$ 43,711,128	$ 441,049,847	$ (19,196,756)	$ 421,853,091

The Housing Authority of the City of Atlanta, Georgia

FINANCIAL DATA SCHEDULE OF COMBINING BALANCE SHEET ACCOUNTS

As of June 30, 2009

	MTW	HOPE VI Developments	AHA Corporate	11(b) Program
ASSETS				
CURRENT ASSETS				
Cash				
Unrestricted	$ 28,092,542	$ -	$ 1,899,203	$ 813,998
Restricted	164,892	13,624,649	501,474	-
Total cash	28,257,434	13,624,649	2,400,677	813,998
Receivables, net of allowance	531,852	14,946,965	30,526	-
Prepaid expense	126,389	-	250,956	-
Interprogram — due from	7,378,714	1,588,601	869,710	-
Total current assets	36,294,389	30,160,215	3,551,869	813,998
NON-CURRENT ASSETS				
Related development project notes and receivables, net of valuation allowance	-	57,339	-	-
Investments, restricted	-	-	-	-
Other assets, net of accumulated amortization and allowances	14,965	16,650,860	-	-
Capital assets, net of accumulated depreciation	81,741,812	-	959,933	-
Total non-current assets	81,756,777	16,708,199	959,933	-
TOTAL ASSETS	$ 118,051,166	$ 46,868,414	$ 4,511,802	$ 813,998
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
Accounts payable	$ 2,992,404	$ 1,995,957	$ 1,056,644	$ -
Accrued liabilities	7,305,289	5,064,019	2,214,859	-
Other current liabilities	76,994	10,740,383	2,690	-
Current portion of long-term debt	453,737	-	-	-
Interprogram — due to	5,362,341	7,405,899	-	-
Total current liabilities	16,190,765	25,206,258	3,274,193	-
NON-CURRENT LIABILITIES				
Long-term debt, net of current portion	-	-	-	-
Other non-current liabilities	1,159,624	-	591,092	-
Total non-current liabilities	1,159,624	-	591,092	-
TOTAL LIABILITIES	17,350,389	25,206,258	3,865,285	-
NET ASSETS				
Invested in capital assets, net of related debt	81,288,075	-	959,932	-
Restricted for:				
HUD-funded programs	19,412,702	19,993,602	-	-
Related development and other loans	-	1,668,554	-	-
Related development operating reserves	-	-	-	-
Unrestricted	-	-	(313,415)	813,998
TOTAL NET ASSETS	100,700,777	21,662,156	646,517	813,998
TOTAL LIABILITIES AND NET ASSETS	$ 118,051,166	$ 46,868,414	$ 4,511,802	$ 813,998

Business Activities	State/Local Program	Component Units	Total Pre-Eliminations	Eliminations	Total Post-Eliminations
$ 12,816,199	$ -	$ 3,668,732	$ 47,290,674	$ -	$ 47,290,674
31,726,288	309,116	1,072,089	47,398,508	-	47,398,508
44,542,487	309,116	4,740,821	94,689,182	-	94,689,182
1,952,992	-	-	17,462,336	-	17,462,336
-	-	6,062	383,408	-	383,408
3,973,715	708	370,512	14,181,960	(14,181,960)	-
50,469,194	309,824	5,117,395	126,716,886	(14,181,960)	112,534,926
136,373,755	-	154,565	136,585,659	(1,263,000)	135,322,659
13,395,241	-	-	13,395,241	-	13,395,241
-	-	20,636	16,686,461	-	16,686,461
2,500	-	37,676,401	120,380,647	(1,057,980)	119,322,667
149,771,496	-	37,851,602	287,048,008	(2,320,980)	284,727,028
$ 200,240,690	$ 309,824	$ 42,968,997	$ 413,764,894	$ (16,502,940)	$ 397,261,954
$ 28,511	$ -	$ 29,680	$ 6,103,198	$ -	$ 6,103,198
877,880	-	259,219	15,721,265	-	15,721,265
709,636	309,116	39,647	11,878,466	-	11,878,466
-	-	303,244	756,981	-	756,981
1,413,721	-	-	14,181,960	(14,181,960)	-
3,029,748	309,116	631,790	48,641,870	(14,181,960)	34,459,910
-	-	4,816,851	4,816,851	(1,263,000)	3,553,851
1,498	-	-	1,752,213	-	1,752,213
1,498	-	4,816,851	6,569,064	(1,263,000)	5,306,064
3,031,246	309,116	5,448,641	55,210,934	(15,444,960)	39,765,974
2,498	-	32,556,305	114,806,815	205,020	115,011,835
-			-	-	-
-	-	-	39,406,307	-	39,406,307
139,758,182	-	-	141,426,736	(1,263,000)	140,163,736
8,507,228	-	-	8,507,228	-	8,507,228
48,941,536	708	4,964,051	54,406,874	-	54,406,874
197,209,444	708	37,520,360	358,553,960	(1,057,980)	357,495,980
$ 200,240,690	$ 309,824	$ 42,969,001	$ 413,764,894	$ (16,502,940)	$ 397,261,954

The Housing Authority of the City of Atlanta, Georgia

FINANCIAL DATA SCHEDULE OF COMBINING PROGRAM REVENUE, EXPENSE AND CHANGES IN NET ASSET ACCOUNTS

For the Year Ended June 30, 2010

	Public Housing	Housing Choice	HOPE VI Developments	AHA Corporate
Operating revenue:				
MTW Single Fund used for operations	$ 37,418,907	$ 191,476,449	$ -	$ -
ARRA grant	1,654,300	-	-	-
Tenant dwelling revenue	5,679,841	-	-	-
Development and HOPE VI grants	-	-	15,467,194	-
Fees earned from Georgia HAP Administrators, Inc.	-	-	-	-
Other operating revenue	403,221	501,303	-	29,658,583
Total operating revenue	45,156,269	191,977,752	15,467,194	29,658,583
Operating expense:				
Housing assistance payments	13,130,872	134,123,525	-	-
Administrative including direct operating division expense	7,593,046	34,674,851	4,126,439	28,158,284
Utilities, maintenance and protective services	11,725,263	-	-	197,711
Resident and participant services	875,329	146,814	-	994
General expense	754,822	2,166,843	-	1,662,080
Expense related to Georgia HAP Administrators, Inc.	-	-	-	-
Depreciation and amortization	5,988,940	419,898	-	361,031
Total operating expense	40,068,272	171,531,931	4,126,439	30,380,100
Net operating income/(loss)	5,087,997	20,445,821	11,340,755	(721,517)
Non-operating revenue/(expense):				
Interest and investment income	17,993	61,378	-	8,031
Demolition and remediation expense	(8,607,016)	-	(6,236,437)	-
Other revitalization expense	-	-	(4,086,847)	-
Relocation-related expense	(4,417,048)	(11,847)	(2,510,427)	-
Accessibility grants to Owner Entities of mixed-income communities	(13,701)	-	-	-
Valuation allowance	-	-	-	-
Interest expense	(9,903)	-	-	-
Net non-operating revenue/(expense)	(13,029,675)	49,531	(12,833,711)	8,031
Capital grant revenue:				
Modernization of AHA-Owned Communities	3,362,297	-	-	-
Revitalization related	-	-	15,656,277	-
Other financing sources (uses)				
Transfers, net	5,546,795	(7,874,288)	(16,482,131)	671,895
Change in net assets	967,415	12,621,064	(2,318,810)	(41,592)
Net assets — beginning of year	$ 81,459,156	$ 19,241,621	$ 21,662,156	$ 646,517
Net assets — end of year	$ 82,426,571	$ 31,862,685	$ 19,343,346	$ 604,925

11(b) Program	Business Activities	State/Local Program	Component Units	Total Pre-Eliminations	Eliminations	Total Post-Eliminations
$ -	$ -	$ -	$ -	$ 228,895,356	$ -	$ 228,895,356
-	-	-	-	1,654,300	-	1,654,300
-	-	-	-	5,679,841	-	5,679,841
-	-	-	-	15,467,194	-	15,467,194
-	1,823,883	-	-	1,823,883	-	1,823,883
-	3,159,680	-	2,095,615	35,818,402	(31,674,310)	4,144,092
-	4,983,563	-	2,095,615	289,338,976	(31,674,310)	257,664,666
-	-	-	-	147,254,397	-	147,254,397
-	283,708	-	367,479	75,203,807	(31,674,310)	43,529,497
-	-	-	1,153,783	13,076,757	-	13,076,757
-	-	-	-	1,023,137	-	1,023,137
-	-	-	19,865	4,603,610	-	4,603,610
-	582,641	-	-	582,641	-	582,641
-	-	-	1,382,286	8,152,155	-	8,152,155
-	866,349	-	2,923,413	249,896,504	(31,674,310)	218,222,194
-	4,117,214	-	(827,798)	39,442,472	-	39,442,472
2,103	1,174,065	-	12,397	1,275,967	-	1,275,967
-	-	-	-	(14,843,453)	-	(14,843,453)
-	(40,000)	-	-	(4,126,847)	-	(4,126,847)
-	-	-	-	(6,939,322)	-	(6,939,322)
-	-	-	(13,915)	(27,616)	-	(27,616)
-	(985,601)	-	-	(985,601)	-	(985,601)
-	-	-	(165,948)	(175,851)	-	(175,851)
2,103	148,464 -	-	(167,466)	(25,822,723)	-	(25,822,723)
-	-	-	-	3,362,297	-	3,362,297
-	-	-	-	15,656,277	-	15,656,277
-	15,965,077	-	2,172,652	(0)	-	-
2,103	20,230,755	-	1,177,388	32,638,323	-	32,638,323
$ 813,998	$ 197,209,444	$ 708	$ 37,520,360	358,553,960	(1,057,980)	357,495,980
$ 816,101	$ 217,440,199	$ 708	$ 38,697,748	$ 391,192,283	$ (1,057,980)	$ 390,134,303

The Housing Authority of the City of Atlanta, Georgia

FINANCIAL DATA SCHEDULE OF COMBINING PROGRAM REVENUE, EXPENSE AND CHANGES IN NET ASSET ACCOUNTS

For the Year Ended June 30, 2009

	Public Housing	Housing Choice	HOPE VI Developments	AHA Corporate
Operating revenue:				
MTW Single Fund used for operations	$ 31,254,871	$ 174,039,469	$ -	$ -
Tenant dwelling revenue	9,946,947	-	-	-
Development and HOPE VI grants	-	-	11,514,248	-
Fees earned from Georgia HAP Administrators, Inc.	-	-	-	-
Other operating revenue	660,623	793,206	-	36,048,590
Total operating revenue	41,862,441	174,832,675	11,514,248	36,048,590
Operating expense:				
Housing assistance payments	11,411,385	112,207,545	-	-
Administrative including direct operating division expense	6,513,086	46,294,856	2,646,070	35,505,298
Utilities, maintenance and protective services	25,691,889	932	-	384,566
Resident and participant services	1,662,862	158,437	-	5,121
General expense	1,210,116	1,755,040	-	1,774,222
Expense related to Georgia HAP Administrators, Inc.	-	-	-	-
Depreciation and amortization	5,749,686	181,317	-	425,446
Total operating expense	52,239,024	160,598,127	2,646,070	38,094,653
Net operating income/(loss)	(10,376,583)	14,234,548	8,868,178	(2,046,063)
Non-operating revenue/(expense):				
Interest and investment income	(77,467)	280,036	-	14,515
Capital asset write-off	(23,779,910)	-	-	-
Demolition and remediation expense	(4,711,095)	-	(4,062,644)	-
Other revitalization expense	-	-	(4,098,581)	-
Relocation-related expense	(8,137,593)	(13,873)	(3,152,875)	-
Accessibility grants to Owner Entities of mixed-income communities	(484,914)	-	-	-
Bad debt expense	-	-	-	-
Valuation allowance	-	-	-	-
Interest expense	(25,301)	-	-	-
Net non-operating revenue/(expense)	(37,216,280)	266,163	(11,314,100)	14,515
Capital grant revenue:				
Modernization of AHA-Owned Communities	4,948,674	-	-	-
Revitalization related	-	-	21,981,189	-
Other financing sources (uses)				
Transfers, net	23,652,217	(49,367,920)	(15,229,328)	3,481,106
Change in net assets	(18,991,968)	(34,867,209)	4,305,938	1,449,558
Net assets — beginning of year	100,451,124	54,108,830	17,356,218	(803,041)
Net assets — end of year	$ 81,459,156	$ 19,241,621	$ 21,662,156	$ 646,517

11(b) Program	Business Activities	State/Local Program	Component Units	Total Pre-Eliminations	Eliminations	Total Post-Eliminations
$ -	$ -	$ -	$ -	$ 205,294,340	$ -	$ 205,294,340
-	-	-	-	9,946,947	-	9,946,947
-	-	-	-	11,514,248	-	11,514,248
-	1,827,643	-	-	1,827,643	-	1,827,643
-	789,599	13,333	4,637,946	42,943,298	(40,652,857)	2,290,441
-	2,617,242	13,333	4,637,946	271,526,476	(40,652,857)	230,873,619
-	-	-	-	123,618,931	-	123,618,931
-	171,833	3,333	711,851	91,846,328	(40,652,857)	51,193,471
-	-	-	1,217,059	27,294,444	-	27,294,444
-	-	23,042	-	1,849,462	-	1,849,462
-	346,333	-	166,131	5,251,842	-	5,251,842
-	614,700	-	-	614,700	-	614,700
-	73,938	-	1,004,852	7,435,239	-	7,435,239
-	1,206,804	26,375	3,099,893	257,910,946	(40,652,857)	217,258,089
-	1,410,438	(13,042)	1,538,053	13,615,530	-	13,615,530
4,802	1,566,680	-	25,735	1,814,301	-	1,814,301
-	-	-	-	(23,779,910)	-	(23,779,910)
-	-	-	-	(8,773,739)	-	(8,773,739)
-	-	-	-	(4,098,581)	-	(4,098,581)
-	-	-	-	(11,304,341)	-	(11,304,341)
-	-	-	-	(484,914)	-	(484,914)
-	-	-	-	-	-	-
-	(3,134,338)	-	(414,494)	(3,548,831)	-	(3,548,831)
-	(127,228)	-	(179,291)	(331,821)	-	(331,821)
4,802	(1,694,886) -	-	(568,050)	(50,507,836)	-	(50,507,836)
-	-	-	-	4,948,674	-	4,948,674
-	-	-	-	21,981,189	-	21,981,189
-	25,808,298	-	11,655,627	-	-	-
4,802	25,523,850	(13,042)	12,625,630	(9,962,443)	-	(9,962,443)
809,196	171,685,594	13,750	24,894,730	368,516,403	(1,057,980)	367,458,423
$ 813,998	$ 197,209,444	$ 708	$ 37,520,360	$ 358,553,960	$ (1,057,980)	$ 357,495,980

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY BALANCES

As of June 30, 2010

Owner Entity:	Development Loans	Other Loans	Investment In Partnerships	Valuation Allowance
Pre-development loans:				
Harris Redevelopment, LLC	$ -	$ -	$ -	$ -
Grady Multifamily II, L.P.	-	-	-	-
Grady Redevelopment, LLC	-	-	-	-
Grady Senior Partnership III, L.P.	-	-	-	-
Construction financing loans:				
Carver Redevelopment Partnership V, L.P.	6,240,000	-	-	-
Grady Redevelopment Partnership I, L.P.	3,000,000	-	-	-
Grady Redevelopment Partnership II, L.P.	3,167,196	-	-	-
Grady Senior Partnership II, LP	789,474	-	-	-
Harris Redevelopment Partnership Phase V, LP	4,201,369	-	-	(333,557)
Mechanicsville Apartments Phase 3, L.P.	5,864,913	-	-	-
Mechanicsville Apartments Phase 4, L.P.	5,351,582	-	-	-
Mercy Housing Georgia VI, L.P.	5,600,000	-	-	-
Permanent financing loans				
Campbell Stone, L.P.	-	1,500,000	-	-
Capitol Gateway Partnership I, L.P.	10,084,861	181,236	-	(181,236)
Capitol Gateway Partnership II, L.P.	4,000,000	-	-	-
Carver Redevelopment Partnership I, L.P.	9,074,250	225,792	-	(1,472,042)
Carver Redevelopment Partnership II, L.P.	740,000	-	-	-
Carver Redevelopment Partnership III, L.P.	8,430,000	111,500	-	(111,091)
Carver Senior Building, L.P.	-	-	-	-
CCH John Eagan I Homes, L.P.	5,896,000	-	-	(5,896,000)
CCH John Eagan II Homes, L.P.	4,536,000	-	-	(4,536,000)
Centennial Park North, LLC	108,000	-	-	-
Columbia at Mechanicsville Apartments, L.P.	5,115,000	-	-	-
Columbia Commons, L.P.	3,425,221	-	82,580	(707,801)
Columbia Creste, L.P.	5,246,290	148,009	-	(494,299)
Columbia Estates, L.P.	4,566,413	168,791	-	(985,204)
Columbia Grove, L.P.	4,466,669	227,999	-	(390,772)
Columbia Park Citi Residences, L.P.	4,828,164	117,687	-	(370,851)
Columbia Senior Residences at Edgewood, L.P.	-	1,163,800	-	-
Columbia Senior Residences at Mechanicsville, L.P.	4,455,000	-	-	-
Columbia Village, L.P.	2,250,000	-	111,914	(2,361,914)
East Lake Redevelopment II, L.P.	11,903,505	204,793	-	(8,263,973)
East Lake Redevelopment, L.P.	5,824,000	149,199	-	(6,009,052)
Gates Park Crossing HFOP Apartments, L.P.	-	756,531	-	-
Gates Park Crossing HFS Apartments, L.P.	-	854,023	-	-
Harris Redevelopment Partnership I, L.P.	7,925,000	351,060	-	(115,047)
Harris Redevelopment Partnership VI, L.P.	-	-	220,000	(220,000)
Harris Redevelopment Partnership II, L.P.	-	97,544	-	-
John Hope Community Partnership I, L.P.	4,620,000	-	-	-
John Hope Community Partnership II, L.P.	7,980,000	-	-	-
Kimberly Associates I, L.P.	2,605,000	152,484	-	(152,484)
Kimberly Associates II, L.P.	1,507,000	70,335	-	(70,335)
Kimberly Associates III, L.P.	1,305,000	22,080	-	(22,080)
Legacy Partnership I, L.P.	3,520,000	-	-	-
Legacy Partnership II, L.P.	3,445,000	-	-	-
Legacy Partnership III, L.P.	3,774,000	-	-	-
Legacy Partnership IV, L.P.	3,920,000	-	-	-
West End Phase III Redevelopment Partnership, L.P.	1,298,400	97,805	-	(365,795)
Other				
178 Elm Street, LLC	-	539,996	-	-
940 Cunningham Place, LLC	-	1,629,978	-	-
Adamsville Green	-	1,299,757	-	-
Columbia Heritage	-	-	-	-
Brock Built Homes, LLC	-	24,000	-	-
Development fees and other receivables — general allowance	-	-	-	-
	$ 171,063,307	**$ 10,094,399**	**$ 414,494**	**$ (33,059,533)**

Developer Fees and Other Fees Long-term	Developer Fees and Other Fees Allowance	Predevelopment Loans Long-term	Predevelopment Loans Current	Developer Fees and Other Fees Current	Prepaid Interest (Deferred)	Accrued Interest (Not Recorded)
$ -	$ -	$ -	$ 8,468	$ -	$ -	$ -
-	-	48,871	-	-	-	-
-	-	-	7,841	-	-	-
-	-	-	115,113	-	10,490	-
44,631	-	-	-	-	10,207	45,025
-	-	-	-	-	13,233	-
297,563	-	-	-	250,488	29,297	-
196,429	-	-	-	78,079	-	-
308,721	-	-	-	261,364	39,460	-
46,676	-	-	-	397,475	11,956	-
91,242	-	-	-	365,960	-	-
-	-	-	-	7,081	-	391
-	-	-	-	-	-	193,613
-	-	-	-	-	-	182,045
-	-	-	-	-	-	61,716
-	-	-	-	-	-	503,271
62,654	-	-	-	-	-	207,934
-	-	-	-	-	-	309,780
201,976	(201,976)	-	-	-	-	-
-	-	-	-	-	-	353,760
-	-	-	-	-	-	230,693
-	-	-	-	-	-	-
30,330	-	-	-	395,092	-	-
-	-	-	-	-	-	591,896
25,499	-	-	-	-	-	835,865
26,525	-	-	-	-	-	789,871
19,842	-	-	-	-	-	410,100
25,275	-	-	-	-	-	1,013,156
-	-	-	-	-	-	3,588
-	-	-	-	29,827	-	-
-	-	-	-	-	-	1,897,736
-	-	-	-	14,550	-	833
-	-	-	-	-	-	595
269,875	-	-	-	-	-	100,437
212,375	-	-	-	-	-	101,417
68,831	-	-	-	-	-	357,780
-	-	-	-	19,311	-	-
-	-	-	-	-	-	470
-	-	-	-	174,763	-	327,250
-	-	-	-	-	-	645,050
-	-	-	-	-	-	1,556,515
7,833	-	-	-	-	-	641,423
91,241	(91,241)	-	-	-	-	477,561
-	-	-	-	-	-	3,514,821
-	-	-	-	-	-	3,427,563
-	-	-	-	-	-	2,634,640
-	-	-	-	-	-	2,066,665
-	-	-	-	-	-	624,590
-	-	-	-	-	-	-
-	-	-	-	-	-	-
203,259	-	-	-	14,381	-	17,091
259,335	-	-	-	-	-	-
-	-	-	-	-	-	-
-	(685,277)	-	-	-	-	-
$ 2,490,112	**$ (978,494)**	**$ 48,871**	**$ 131,421**	**$ 2,008,371**	**$ 114,643**	**$ 24,125,142**

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED PARTY BALANCES

As of June 30, 2009

Owner Entity:	Development Loans	Other Loans	Investment In Partnerships	Valuation Allowance
Pre-development loans:				
Grady Multifamily I, L.P.	$ -	$ -	$ -	$ -
Grady Multifamily II, L.P.	-	-	-	-
Grady Redevelopment, LLC	-	-	-	-
Grady Senior Partnership II, L.P.	-	-	-	-
Grady Senior Partnership III, L.P.	-	-	-	-
Harris Redevelopment, LLC	-	-	-	-
Construction financing loans:				
Carver Redevelopment Partnership V, L.P.	1,565,000	-	-	-
Grady Redevelopment Partnership I, L.P.	2,958,499	-	-	-
Mechanicsville Apartments Phase 3, L.P.	5,360,672	-	-	-
Mechanicsville Apartments Phase 4, L.P.	5,249,358	-	-	-
Mercy Housing Georgia VI, L.P.	5,576,156	-	-	-
Permanent financing loans				
Campbell Stone, L.P.	-	1,500,000	-	-
Capitol Gateway Partnership I, L.P.	10,084,861	181,236	-	(181,236)
Capitol Gateway Partnership II, L.P.	4,000,000	-	-	-
Carver Redevelopment Partnership I, L.P.	9,074,250	225,792	-	(1,472,042)
Carver Redevelopment Partnership II, L.P.	740,000	-	-	-
Carver Redevelopment Partnership III, L.P.	8,430,000	117,582	-	(117,582)
Carver Senior Building, L.P.	-	-	-	-
CCH John Eagan I Homes, L.P.	5,896,000	-	-	(5,896,000)
CCH John Eagan II Homes, L.P.	4,536,000	-	-	(4,536,000)
Centennial Park North, LLC	108,000	-	-	-
Columbia at Mechanicsville Apartments, L.P.	5,115,000	-	-	-
Columbia Commons, L.P.	3,425,221	-	82,579	(707,800)
Columbia Creste, L.P.	5,246,290	-	-	(346,290)
Columbia Estates, L.P.	4,566,413	168,791	-	(985,204)
Columbia Grove, L.P.	4,466,669	-	-	(162,773)
Columbia Park Citi Residences, L.P.	4,828,164	-	-	(253,164)
Columbia Senior Residences at Edgewood, L.P.		1,174,490	-	-
Columbia Senior Residences at Mechanicsville, L.P.	4,455,000	-	-	-
Columbia Village, L.P.	2,250,000	-	111,914	(2,361,914)
East Lake Redevelopment, L.P.	5,824,000	185,052	-	(6,009,052)
East Lake Redevelopment II, L.P.	11,903,505	225,320	-	(8,263,320)
Gates Park Crossing HFOP Apartments, L.P.		756,531	-	-
Gates Park Crossing HFS Apartments, L.P.		854,023	-	-
Harris Redevelopment Partnership I, L.P.	7,925,000	351,060	-	(351,060)
Harris Redevelopment Partnership VI, L.P.	-	-	220,000	(220,000)
John Hope Community Partnership I, L.P.	4,620,000	-	-	-
John Hope Community Partnership II, L.P.	7,980,000	-	-	-
Kimberly Associates I, L.P.	2,605,000	152,484	-	(152,484)
Kimberly Associates II, L.P.	1,507,000	70,335	-	(70,335)
Kimberly Associates III, L.P.	1,305,000	21,636	-	(21,636)
Legacy Partnership I, L.P.	3,520,000	-	-	-
Legacy Partnership II, L.P.	3,445,000	-	-	-
Legacy Partnership III, L.P.	3,774,000	-	-	-
Legacy Partnership IV, L.P.	3,920,000	-	-	-
West End Phase III Redevelopment Partnership, L.P.	1,298,400	97,805	-	(365,795)
Other				
178 Elm Street, LLC		539,995	-	-
940 Cunningham Place, LLC		1,593,772	-	-
Harris Redevelopment Partnership II, L.P.		97,544	-	(97,544)
The Integral Partnership of Atlanta	-	-	-	-
Development fees and other receivables — general allowance	-	-	-	-
	$ 157,558,458	**$ 8,313,448**	**$ 414,493**	**$ (32,571,231)**

Developer Fees and Other Fees Long-term	Developer Fees and Other Fees Allowance	Predevelopment Loans Long-term	Predevelopment Loans Current	Developer Fees and Other Fees Current	Prepaid Interest (Deferred)	Accrued Interest (Not Recorded)
$ -	$ -	$ -	$ 512,813	$ -	$ -	$ -
-	-	48,871	-	-	-	-
-	-	-	15,580	-	-	-
-	-	-	331,536	-	-	-
-	-	-	349,355	-	-	-
-	-	8,468	401,931	-	-	-
203,550	-	-	-	-	33,415	-
-	-	-	-	119,690	55,763	-
441,586	-	-	-	1,000	252,596	-
422,504	-	-	-	2,000	220,037	-
55,257	-	-	-	141,176	70,948	-
-	-	-	-	-	-	116,210
-	-	-	-	-	-	80,290
-	-	-	-	-	76,877	37,791
-	-	-	-	-	-	370,012
62,654	-	-	-	-	-	205,643
-	-	-	-	-	-	274,082
192,976	(192,976)	-	-	75,042	-	-
42,658	(42,658)	-	-	-	-	294,800
151,619	(151,619)	-	-	-	-	185,333
-	-	-	-	-	-	-
-	-	-	-	402,587	-	-
-	-	-	-	-	-	400,240
-	-	-	-	386,733	-	534,324
-	-	-	-	-	-	533,590
-	-	-	-	258,501	-	194,985
-	-	-	-	-	-	723,670
-	-	-	-	-	-	17,953
114,361	-	-	-	192,972	-	-
-	-	-	-	-	-	1,644,441
-	-	-	-	-	-	-
-	-	-	-	-	-	-
254,875	-	-	-	-	-	60,415
197,375	-	-	-	-	-	56,727
68,831	-	-	-	-	-	276,827
-	-	-	-	19,311	-	-
174,763	-	-	-	-	-	281,050
-	-	-	-	51,600	-	565,250
-	-	-	-	-	-	1,302,993
7,833	-	-	-	-	-	620,157
91,241	(91,241)	-	-	-	-	387,104
-	-	-	-	-	-	3,176,726
-	-	-	-	-	-	3,065,210
-	-	-	-	-	-	2,287,301
-	-	-	-	-	-	1,768,583
-	-	-	-	-	-	511,868
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
46,565	-	-	-	-	-	-
-	(500,000)	-	-	-	-	-
$ 2,528,646	**$ (978,494)**	**$ 57,339**	**$ 1,611,215**	**$ 1,650,612**	**$ 709,636**	**$ 19,973,576**

Atlanta Housing Authority & Component Units

SCHEDULE OF RELATED PARTY TRANSACTIONS

Fiscal year ended June 30, 2010

				Housing Assistance Payments	
Owner Entity:	Current Interest Income on Loans	Development Related Income	Grant Expenditures (UFAS)	Mixed-income Communities	PBRA [1]
Construction financing loans:					
Mercy Housing Georgia VI, L.P.	$ 70,948	$ -	$ -	$ 437,814	$ 972,358
Carver Redevelopment Partnership V, L.P.	33,415	26,246	-	470,613	-
Grady Redevelopment Partnership I, L.P.	55,763	10,195	-	297,976	689,329
Grady Redevelopment Partnership II, L.P.	-	586,159	-	-	-
Mechanicsville Apartments Phase 3, L.P.	240,640	1,565	-	287,560	-
Mechanicsville Apartments Phase 4, L.P.	220,037	32,698	-	380,143	311,084
Harris Redevelopment Partnership V, LP		601,996	-	-	-
Grady Senior Partnership II, LP	-	349,508	-	-	-
Permanent financing loans					
Campbell Stone, L.P.	-	-	-	-	1,533,719
Gates Park Crossing HFOP Apartments, L.P.	-	15,000	-	-	1,174,702
Gates Park Crossing HFS Apartments, L.P.	-	15,000	-		997,551
West End Phase III Redevelopment Partnership, L.P.	-	-	-	163,671	-
Columbia Village, L.P.	-	-	13,915	119,586	-
Columbia Senior Residences @ Edgewood, L.P.	-	74,632	-	-	1,303,365
Kimberly Associates I, L.P.	-	-	-	359,784	-
Kimberly Associates II, L.P.	96,925	-	-	351,389	-
Kimberly Associates III, L.P.	-	-	-	262,911	-
Columbia Estates, L.P.	-	25,275	-	298,494	-
Columbia Creste, L.P.	-	26,525	-	393,756	-
Columbia Grove, L.P.	-	146,341	-	324,792	-
Carver Redevelopment Partnership I, L.P.	-	15,701	-	772,248	-
Carver Redevelopment Partnership II, L.P.	42,715	11,562	-	429,993	-
Carver Redevelopment Partnership III, L.P.	49,151	33,220	-	901,185	-
John Hope Community Partnership I, L.P.	-	-	(3,804)	337,968	-
John Hope Community Partnership II, L.P.	-	25,330	17,505	548,262	-
CCH John Eagan I Homes, L.P.	-	-	-	221,052	-
CCH John Eagan II Homes, L.P.	-	-	-	177,756	-
Harris Redevelopment Partnership I, L.P.	-	38,851	-	315,140	-
East Lake Redevelopment, L.P.	-	-	-	531,198	-
East Lake Redevelopment II, L.P.	-	14,550	-	1,036,674	-
Legacy Partnership I, L.P.	68,396	-	-	459,601	-
Legacy Partnership II, L.P.	69,902	-	-	273,411	-
Legacy Partnership III, L.P.	15,127	-	-	312,769	-
Legacy Partnership IV, L.P.	-	-	-	380,712	-
Capitol Gateway Partnership I, L.P.	-	48,375	-	389,813	-
Capitol Gateway Partnership II, L.P.	76,877	21,157	-	335,621	186,902
Harris Redevelopment Partnership II, L.P.	-	50,226	-	-	648,731
Centennial Park North, LLC	-	-	-	-	-
Columbia Commons, L.P.	-	-	-	299,520	17,099
Columbia Park Citi Residences, L.P.	-	-	-	329,514	-
Columbia at Mechanicsville Apartments, L.P.	-	22,835	-	399,096	350,829
Columbia Senior Residences at Mechanicsville, L.P.	-	69,137	-	331,938	666,159
Carver Senior Building, L.P.	-	17,431	-	-	626,952
Harris Redevelopment LLC	-	-	-	-	-
Other					
Adamsville Green	14,381	303,259	-	-	-
Columbia Heritage	-	284,834	-	-	-
Harris Redevelopment Partnership VI, LP	-	-	-	198,912	-
Brock Built, LLC (West Highlands Homeownership Lot Sales Profit participation)	-	135,796	-	-	-
Grady Redevelopment Partnership III, L.P.	1,000	29,000	-	-	-
Carnegie Library, L.P.	-	13,628	-	-	-
	$ 1,055,276	**$ 3,046,032**	**$ 27,616**	**$ 13,130,872**	**$ 9,478,780**

[1] PBRA payments listed are not all inclusive. Related party only.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED PARTY TRANSACTIONS

For the Year Ended June 30, 2009

				Housing Assistance Payments	
Owner Entity:	Current Interest Income on Loans	Development Related Income	Grant Expenditures (UFAS)	Mixed-income Communities	PBRA [1]
Construction financing loans:					
Carver Redevelopment Partnership V, L.P.	$ 6,958	$ (16,033)	-	$ 212,252	$ 487,444
Grady Redevelopment Partnership I, L.P.	116,780	-	-	131,994	258,909
Mechanicsville Apartments Phase 3, L.P.	86,742	1,986	-	-	-
Mechanicsville Apartments Phase 4, L.P.	118,765	3,747	-	10,579	38,160
Mercy Housing Georgia VI, L.P.	119,827	(15,843)	-	129,295	160,246
Permanent financing loans					
Campbell Stone, L.P.	193,422	-	-	-	1,428,527
Capitol Gateway Partnership I, L.P.	-	57,130	-	393,708	-
Capitol Gateway Partnership II, L.P.	71,553	-	-	253,966	169,492
Carver Redevelopment Partnership I, L.P.	-	-	-	479,255	-
Carver Redevelopment Partnership II, L.P.	-	(34,646)	12,637	365,870	-
Carver Redevelopment Partnership III, L.P.	-	-	-	656,563	-
Carver Senior Building, L.P.	-	-	-	-	-
CCH John Eagan I Homes, L.P.	-	-	260,679	221,048	-
CCH John Eagan II Homes, L.P.	-	-	211,598	177,751	-
Centennial Park North, LLC	-	-	-	-	-
Columbia at Mechanicsville Apartments, L.P.	47,648	323	-	233,129	324,017
Columbia Commons, L.P.	-	-	-	384,962	22,771
Columbia Creste, L.P.	-	17,250	-	604,079	-
Columbia Estates, L.P.	-	-	-	500,204	-
Columbia Grove, L.P.	162,773	(80,487)	-	540,020	-
Columbia Park Citi Residences, L.P.	-	-	-	398,342	-
Columbia Senior Residences at Edgewood, L.P.	35,713	51,118	-	-	1,277,977
Columbia Senior Residences at Mechanicsville, L.P.	103,306	2,353	-	221,875	324,017
Columbia Village, L.P.	-	-	-	193,124	-
East Lake Redevelopment, L.P.	-	-	-	651,543	-
East Lake Redevelopment II, L.P.	-	15,050	-	1,496,749	-
Gates Park Crossing HFOP Apartments, L.P.	-	268,343	-	-	743,967
Gates Park Crossing HFS Apartments, L.P.	-	209,883	-	-	701,418
Harris Redevelopment LLC	-	57,932	-	48,308	600,322
Harris Redevelopment Partnership I, L.P.	-	(20,805)	-	296,447	-
Harris Redevelopment Partnership II, L.P.	-	23,475	-	-	-
John Hope Community Partnership I, L.P.	-	(73,234)	-	425,711	-
John Hope Community Partnership II, L.P.	-	25,700	-	533,806	-
Kimberly Associates I, L.P.	-	-	-	241,982	-
Kimberly Associates II, L.P.	-	-	-	302,826	-
Kimberly Associates III, L.P.	-	-	-	165,848	-
Legacy Partnership I, L.P.	14,673	54	-	297,704	-
Legacy Partnership II, L.P.	46,336	1,458	-	177,562	-
Legacy Partnership III, L.P.	48,116	717	-	251,435	-
Legacy Partnership IV, L.P.	-	-	-	279,534	-
West End Phase III Redevelopment Partnership, L.P.	-	-	-	133,917	-
Other					
Brock Built, LLC (West Highlands homeownership lot sales profit participation)	-	20,000	-	-	-
Carnegie Library, L.P.	-	13,628	-	-	-
Grady Senior Partnership II, L.P.	-	10,000	-	-	-
Grady Senior Partnership III, L.P.	-	10,000	-	-	-
Harris Redevelopment Partnership VI, L.P.	-	22,000	-	-	-
	$ 1,172,611	**$ 571,099**	**$ 484,914**	**$ 11,411,384**	**$ 6,537,267**

[1] PBRA payments listed are not all inclusive. Related party only.

The Housing Authority of the City of Atlanta, Georgia

NOTES TO FINANCIAL DATA SCHEDULES

June 30, 2010

NOTE A — BASIS OF PRESENTATION

The accompanying Schedule of Combining Program Revenue, Expense and Changes in Net Asset Accounts and Schedule of Combining Balance Sheet Accounts have been prepared using the basis of accounting required by HUD's Real Estate Assessment Center (REAC) and as modified in accordance with the provisions, policies and requirements as contained in the MTW Agreement.

NOTE B — COMBINING SCHEDULE OF BLENDED COMPONENT UNITS

AHA's blended component units are created at the direction of the AHA Board to assist the Authority with development and other acquisition activities in support of affordable housing. Under GASB 14 and 34, these blended component units are presented within the reporting entity of AHA and are identified within the Financial Data Schedule. See Note A.3 of the Notes to the Basic Financial Statements for additional information on AHA's component units. Balances and activity for FY 2010 are as follows:

	Year ended June 30, 2010						
	JWD	**AAHFI**	**SHHI**	**RAH**	**WAH**	**AHICI**	**Total Component Units**
ASSETS							
Current and non-current assets	$ 1,003,307	$ 166,591	$1,090,982	$ 155,033	$ 2,805,114	$ 24,614	$ 5,245,641
Capital assets, net	14,953,194	-	-	-	23,512,293	-	38,465,487
Total assets	$15,956,501	$ 166,591	$1,090,982	$ 155,033	$26,317,407	$ 24,614	$43,711,128
LIABILITIES AND NET ASSETS							-
Current and non-current liabilities	$ 493,264	$ -	$ -	$ -	$ 20,413	$ -	$ 513,677
Long-term debt outstanding	3,236,703	-	-	-	1,263,000	-	4,499,703
Total liabilities	3,729,967	-	-	-	1,283,413		5,013,380
Invested in capital assets, net of debt	11,399,343	-	-	-	22,249,293	-	33,648,636
Restricted	-	-	-	-	108,000	-	108,000
Unrestricted	827,191	166,591	1,090,982	155,033	2,676,701	24,614	4,941,112
Total net assets	12,226,534	166,591	1,090,982	155,033	25,033,994	24,614	38,697,748
Total liabilities and net assets	$15,956,501	$ 166,591	$1,090,982	$ 155,033	$26,317,407	$ 24,614	$43,711,128
REVENUE							
Operating revenue	$ 2,069,039	$ -	$ -	$ -	$ 1,965	$ 24,611	$ 2,095,615
Non-operating revenue	1,986	429	2,811	448	6,721	2	12,397
Total revenue	2,071,025	429	2,811	448	8,686	24,613	2,108,012
EXPENSE							-
Operating and other expense	(2,835,377)	(13,914)	-	-	(253,985)	-	(3,103,276)
Operating transfers in/(out)	-	13,915	16,082	-	2,142,655	-	2,172,652
							-
Change in net assets	(764,352)	430	18,893	449	1,897,354	24,614	1,177,388
							-
Net assets — beginning of year	12,990,886	166,161	1,072,089	154,584	23,136,640	-	37,520,360
Net assets — end of year	$12,226,534	$ 166,591	$1,090,982	$ 155,033	$25,033,994	$ 24,614	$38,697,748

***The following entities do not have any balances or activity: SRDC, AHDC, and AHOI**

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF HUD-FUNDED GRANTS

Year ended June 30, 2010

	Original Grant Award	Grant Drawdown			Expenditures			HUD Receivable/ (Payable)	Remaining Grant Award
Program	Authorized Amount	Cumulative as of June 30, 2009	For the year ended June 30, 2010	Cumulative as of June 30, 2010	Cumulative as of June 30, 2009	For the year ended June 30, 2010	Cumulative as of June 30, 2010	Balance as of June 30, 2010	Unexpended Balance as of June 30, 2010
Capital Fund Recovery Grants:									
3136 CFRG 2009 (ARRA)	$ 26,579,168	$ -	$ 3,671,336	$ 3,671,336	$ -	$ 4,248,289	$ 4,248,289	$ 576,953	$ 22,330,879
Capital Fund Program Grants:									
3130 Capital Fund Program 2007	12,846,548	12,803,783	42,765	12,846,548	12,844,941	1,607	12,846,548	-	-
3133 Capital Fund Program 2008	14,063,331	8,529,188	3,738,242	12,267,430	5,964,356	7,229,190	13,193,546	926,116	869,785
3137 Capital Fund Program 2009	12,535,836	-	7,678,225	7,678,225	-	8,083,339	8,083,339	405,114	4,452,497
Total Capital Fund Program Grants	39,445,715	21,332,971	11,459,232	32,792,203	18,809,297	15,314,136	34,123,433	1,331,230	5,322,282
Development Grants:									
5216 Public Housing Development Program — Clark Howell	8,104,742	7,966,173	138,569	8,104,742	8,104,742	-	8,104,742	-	-
HOPE VI Grants:									
5101 HOPE VI — Carver Revitalization	34,669,400	33,675,832	993,568	34,669,400	34,396,443	272,957	34,669,400	-	-
5102 HOPE VI — Harris Revitalization	35,000,000	24,647,936	10	24,647,946	26,315,065	4,805,861	31,120,926	6,472,980	3,879,074
5104 HOPE VI — Perry Revitalization	20,000,000	20,000,000	-	20,000,000	20,000,000	-	20,000,000	-	-
5108 HOPE VI — Capitol Revitalization	35,000,000	27,642,379	575,317	28,217,696	27,760,432	616,720	28,377,152	159,456	6,622,848
5166 HOPE VI — McDaniel Glenn Revitalization	20,000,000	16,739,595	3,260,405	20,000,000	16,853,472	3,146,528	20,000,000	-	-
5168 HOPE VI — Grady Homes Revitalization	20,000,000	6,294,755	5,283,387	11,578,142	6,940,739	8,185,742	15,126,481	3,548,339	4,873,519
Total HOPE VI Grants	164,669,400	129,000,497	10,112,687	139,113,184	132,266,151	17,027,808	149,293,959	10,180,775	15,375,441
Replacement Housing Factor Grants:									
3117 RHF 2003	3,432,489	3,358,881	73,608	3,432,489	3,358,881	73,608	3,432,489	-	-
3122 RHF 2004-1	4,540,123	2,452,800	1,555,345	4,008,145	3,457,304	982,836	4,440,140	431,995	99,983
3123 RHF 2004-2	3,398,919	1,700,079	1,243,554	2,943,633	2,162,586	562,340	2,724,926	(218,707)	673,993
3125 RHF 2005-1	2,712,327	2,203,427	171,146	2,374,573	2,211,167	349,281	2,560,448	185,875	151,879
3126 RHF 2005-2	5,292,808	3,604,794	1,473,599	5,078,393	3,686,710	1,596,510	5,283,220	204,827	9,588
3128 RHF 2006-1	1,567,427	-	1,038,228	1,038,228	-	1,567,427	1,567,427	529,199	-
3129 RHF 2006-2	5,941,122	1,300,648	2,548,120	3,848,768	1,744,365	3,108,419	4,852,784	1,004,016	1,088,338
3131 RHF 2007-1	1,430,750	560,521	488,844	1,049,365	1,268,564	(418,689)	849,875	(199,490)	580,875
3132 RHF 2007-2	5,388,268	453,539	4,199,411	4,652,950	4,436,886	311,774	4,748,660	95,710	639,608
3134 RHF 2008-1	1,461,675	11,781	436,535	448,316	11,781	578,415	590,196	141,880	871,479
3135 RHF 2008-2	5,472,872	47,557	3,483,674	3,531,231	2,594,199	1,121,367	3,715,566	184,335	1,757,306
3138 RHF 2009-1	3,112,679	-	-	-	-	982,605	982,605	982,605	2,130,074
3139 RHF 2009-2	4,838,507	-	-	-	-	1,571,521	1,571,521	1,571,521	3,266,986
Total Replacement Housing Factor Grants	48,589,966	15,694,027	16,712,064	32,406,091	24,932,443	12,387,414	37,319,857	4,913,766	11,270,109
Total Grants	$ 287,388,991	$ 173,993,668	$ 42,093,888	$ 216,087,556	$ 184,112,633	$ 48,977,647	$ 233,090,280	$ 17,002,724	$ 54,298,711

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RHF PROGRAM COMPLETION COSTS AND ADVANCES PROGRAM CERTIFICATION

Contract completed during the year ending June 30, 2010

GRANT NAME		RHF 2003
PROJECT NAME		Grady
PROJECT NUMBER		GA06R006501-03
GRANT AWARD EFFECTIVE DATE*		December 30, 2007
CONTRACT COMPLETION DATE		June 30, 2010
BUDGET	$	3,432,489
ADVANCES	$	3,432,489
COSTS		3,432,489
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$	-
AMOUNT TO BE RECAPTURED BY HUD	$	-

*Represents the LOCCS effective date.

The actual RHF 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-means) 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.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF CAPITAL FUND PROGRAM COMPLETION COSTS AND ADVANCES PROGRAM CERTIFICATION

Contract completed during the year ending June 30, 2010

GRANT NAME	Capital Fund Program Year 2007
PROJECT NAME	Affordable Housing
PROJECT NUMBER	GA06P006501-07
GRANT AWARD EFFECTIVE DATE*	September 19, 2007
CONTRACT COMPLETION DATE	June 30, 2010
BUDGET	$ 12,846,548
ADVANCES	$ 12,846,548
COSTS	12,846,548
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$ -
AMOUNT TO BE RECAPTURED BY HUD	$ -

*Represents the LOCCS effective date.

The actual Capital Fund 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-means) 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.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF HOPE VI PROGRAM COMPLETION COSTS AND ADVANCES PROGRAM CERTIFICATION

Contract completed during the year ending June 30, 2010

GRANT NAME	Carver Homes Revitalization Grant
PROJECT NAME	Carver Homes
PROJECT NUMBER	GA06URD006I198
GRANT AWARD EFFECTIVE DATE*	January 15, 1999
CONTRACT COMPLETION DATE	June 30, 2010
BUDGET	$ 34,669,400
ADVANCES	$ 34,669,400
COSTS	34,669,400
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$ -
AMOUNT TO BE RECAPTURED BY HUD	$ -

*Represents the LOCCS effective date.

The actual HOPE VI 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-means) 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.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF HOPE VI PROGRAM COMPLETION COSTS AND ADVANCES PROGRAM CERTIFICATION

Contract completed during the year ending June 30, 2010

GRANT NAME	McDaniel Glenn Revitalization Grant
PROJECT NAME	McDaniel Glenn
PROJECT NUMBER	GA06URD006I103
GRANT AWARD EFFECTIVE DATE*	September 14, 2004
CONTRACT COMPLETION DATE	June 30, 2010
BUDGET	$ 20,000,000
ADVANCES	$ 20,000,000
COSTS	20,000,000
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$ -
AMOUNT TO BE RECAPTURED BY HUD	$ -

*Represents the LOCCS effective date.

The actual HOPE VI 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-means) 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.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF SERVICE BLOCK GRANT COMPLETION COSTS AND ADVANCES PROGRAM CERTIFICATION

Contract completed during the year ending June 30, 2010

GRANT NAME	ACoRA
PROJECT NAME	Carver Homes
GRANT AWARD EFFECTIVE DATE*	March 15, 2010
CONTRACT COMPLETION DATE	June 30, 2010
BUDGET	$ 1,214,000
ADVANCES	$ 1,214,000
COSTS	1,214,000
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$ -
AMOUNT TO BE RECAPTURED BY HUD	$ -

*Represents the LOCCS effective date.

The actual Service Block Grant 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-means) 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.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF HOPE VI GRANT COMPLETION COSTS AND ADVANCES PROGRAM CERTIFICATION

Contact completed during the year ending June 30, 2010

GRANT NAME	Perry Homes Revitalization Grant
PROJECT NAME	Perry Homes
PROJECT NUMBER	GA06URD006I196
GRANT AWARD EFFECTIVE DATE*	July 3, 1997
CONTRACT COMPLETION DATE	December 31, 2006
BUDGET	$ 20,000,000
ADVANCES	$ 20,000,000
COSTS	20,000,000
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$ -
AMOUNT TO BE RECAPTURED BY HUD	$ -

*Represents the LOCCS effective date.

The actual HOPE VI 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-means) 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.

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STATISTICAL SECTION

(unaudited)

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FINANCIAL TRENDS

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The Housing Authority of the City of Atlanta, Georgia

COMBINED STATEMENTS OF NET ASSETS - unaudited

As of June 30,

	FISCAL YEAR									
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001
ASSETS										
CURRENT ASSETS										
Cash	$ 99,409,155	$ 94,689,182	$ 114,340,407	$ 83,446,899	$ 90,422,944	$ 73,628,517	$ 34,415,971	$ 47,675,997	$ 37,717,711	$ 14,504,657
Receivables, net of allowance	21,391,452	17,462,336	22,107,440	32,506,086	21,957,997	11,541,838	34,979,655	16,022,578	17,865,767	20,548,566
Other current assets	356,960	383,408	14,801,659	15,302,879	14,151,035	382,948	464,657	165,679	5,375,519	25,341,871
Total current assets	121,157,567	112,534,926	151,249,506	131,255,864	126,531,976	85,553,303	69,860,283	63,864,254	60,958,997	60,395,094
NON-CURRENT ASSETS										
Related development and other loans, investments in partnerships, and development receivables, net of allowances	150,313,997	135,322,659	123,102,703	125,644,170	111,739,378	98,586,157	81,524,051	78,986,158	72,523,475	75,593,138
Capital assets, net of accumulated depreciation	120,680,756	119,322,667	130,334,865	144,758,303	151,499,170	164,713,591	188,410,049	196,666,662	183,798,946	178,749,272
Investments, restricted	8,949,472	13,395,241	13,668,312	12,860,328	7,626,315	11,140,359	10,100,501	9,604,853	5,701,719	4,791,113
Other assets, net of accumulated amortization and allowances	20,751,299	16,686,461	14,290,399	2,259,241	324,119	6,912,542	653,004	-	-	1,500,000
Total non-current assets	300,695,524	284,727,028	281,396,279	285,522,042	271,188,982	281,352,649	280,687,605	285,257,673	262,024,140	260,633,523
TOTAL ASSETS	$ 421,853,091	$ 397,261,954	$ 432,645,785	$ 416,777,906	$ 397,720,958	$ 366,905,952	$ 350,547,888	$ 349,121,927	$ 322,983,137	$ 321,028,617
LIABILITIES AND NET ASSETS										
CURRENT LIABILITIES										
Accounts payable	$ 7,123,992	$ 6,103,198	$ 11,912,802	$ 7,462,134	$ 8,206,977	$ 6,942,035	$ 7,979,039	$ 18,340,134	$ 6,038,274	$ 7,319,363
Accrued liabilities	10,973,995	15,721,265	13,486,057	6,876,858	14,118,003	12,348,108	3,563,098	1,930,873	2,005,048	4,767,206
Other current liabilities	8,528,341	11,878,466	21,710,135	13,250,720	15,097,902	10,813,878	11,164,675	9,346,400	16,339,375	12,575,654
Line of credit	-	-	10,906,077	10,906,077	-					
Current portion of long-term debt	317,148	756,981	728,288	700,093	10,474,190	648,695	635,572	785,660	742,561	793,738
Total current liabilities	26,943,476	34,459,910	58,743,359	39,195,882	47,897,072	30,752,716	23,342,384	30,403,067	25,125,258	25,455,961
NON-CURRENT LIABILITIES										
Long-term debt, net of current portion	3,236,703	3,553,851	4,310,832	5,039,120	5,739,213	16,213,414	16,681,345	17,335,501	8,462,920	9,118,913
Other non-current liabilities	1,538,609	1,752,213	2,133,171	2,567,710	3,399,080	3,695,873	3,955,293	3,062,885	2,938,571	2,216,660
Total non-current liabilities	4,775,312	5,306,064	6,444,003	7,606,830	9,138,293	19,909,287	20,636,638	20,398,386	11,401,491	11,335,573
TOTAL LIABILITIES	31,718,788	39,765,974	65,187,362	46,802,712	57,035,365	50,662,003	43,979,022	50,801,453	36,526,749	36,791,534
NET ASSETS										
Invested in capital assets, net of related debt	117,126,905	115,011,835	125,295,746	139,019,090	145,109,703	147,851,482	171,093,132	178,545,501	174,593,465	168,836,621
Restricted	206,842,360	188,077,271	201,672,716	202,084,151	165,869,954	148,468,556	92,852,175	88,666,046	78,288,851	79,061,927
Unrestricted	66,165,038	54,406,874	40,489,961	28,871,953	29,705,936	19,923,911	42,623,559	31,108,927	33,574,072	36,338,535
Total net assets	390,134,303	357,495,980	367,458,423	369,975,194	340,685,593	316,243,949	306,568,866	298,320,474	286,456,388	284,237,083
TOTAL LIABILITIES AND NET ASSETS	$ 421,853,091	$ 397,261,954	$ 432,645,785	$ 416,777,906	$ 397,720,958	$ 366,905,952	$ 350,547,888	$ 349,121,927	$ 322,983,137	$ 321,028,617

The Housing Authority of the City of Atlanta, Georgia

OPERATING AND NON-OPERATING REVENUE AND EXPENSE - unaudited

For the Years Ended June 30,

	FISCAL YEAR									
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001
Operating revenue:										
Operating subsidies				$ 174,261,326	$ 175,078,599	$ 185,380,097	$ 175,552,213	$ 153,332,589	$ 138,152,226	$ 125,541,781
MTW Single Fund used for operations	$ 228,895,356	$ 205,294,340	$ 214,576,452	-	-	-	-	-	-	-
ARRA grant	1,654,300									
Tenant dwelling revenue	5,679,841	9,946,947	14,472,567	17,282,562	18,405,002	17,608,530	17,054,377	15,848,502	16,247,613	16,870,489
Development and HOPE VI grants	15,467,194	11,514,248	11,260,438	-	-	-	-	-	-	-
Fees earned from Georgia HAP Administrators, Inc.	1,823,883	1,827,643	1,833,476	-	-	-	-	-	-	-
Other operating revenue	4,144,092	2,290,441	3,786,412	6,561,773	6,437,735	6,187,147	3,319,634	4,244,383	4,055,653	4,018,108
Total operating revenue	257,664,666	230,873,619	245,929,345	198,105,661	199,921,336	209,175,774	195,926,224	173,425,474	158,455,492	146,430,378
Operating expense:										
Housing assistance payments	147,254,397	123,618,931	87,842,298	84,812,490	96,382,051	104,855,563	104,999,798	97,623,892	83,284,541	66,714,342
Administrative including direct operating division expense	43,529,497	51,193,471	46,151,465	36,427,974	34,113,054	36,436,848	34,507,988	32,762,674	34,009,792	28,394,106
Utilities, maintenance and protective services	13,076,757	27,294,444	35,317,437	-	-	-	-	-	-	-
Utilities	-	-	-	15,367,163	15,675,579	16,572,186	15,529,271	13,046,759	14,321,388	15,270,969
Resident services, including relocation	-	-	-	7,422,976	5,445,229	6,732,464	6,035,585	5,489,328	3,634,498	4,974,991
Resident and participant services	1,023,137	1,849,462	5,644,670	-	-	-	-	-	-	-
Ordinary maintenance and operation		-	-	14,662,047	14,947,511	14,271,361	12,755,308	11,263,215	13,481,964	20,098,430
Protective services	-	-	-	5,916,121	5,589,844	6,823,744	6,567,239	6,231,832	6,877,988	6,480,438
General expense	4,603,610	5,251,842	16,338,822	9,087,882	11,013,021	9,715,232	4,795,527	2,695,283	3,085,337	3,265,176
Expense related to Georgia HAP Administrators, Inc.	582,641	614,700	383,438	-	-	-	-	-	-	-
Depreciation and amortization	8,152,155	7,435,239	11,611,915	13,841,139	13,906,235	15,750,949	13,314,185	12,828,224	13,371,347	10,496,880
Total operating expense	218,222,194	217,258,089	203,290,045	187,537,792	197,072,524	211,158,347	198,504,901	181,941,207	172,066,855	155,695,332
Net operating income	39,442,472	13,615,530	42,639,300	10,567,869	2,848,812	(1,982,573)	(2,578,677)	(8,515,733)	(13,611,363)	(9,264,954)
Non-operating revenue/(expense):										
Interest and investment income	1,275,967	1,814,301	5,356,916	5,722,435	6,197,582	2,089,429	1,528,676	1,620,330	1,559,366	3,548,507
Gain on sale of land	-	-	2,473,956	421,431	1,179,361	2,441,081	-	-	-	-
Capital asset write-off	-	(23,779,910)	(28,089,033)	(5,721,395)	(632,200)	(11,880,879)	(3,095,441)	-	-	-
Demolition and remediation expense	(14,843,453)	(8,773,739)	(11,227,208)							
Other revitalization expense	(4,126,847)	(4,098,581)	(5,862,316)	(4,030,000)	-	-	-	-	-	-
Relocation-related expense	(6,939,322)	(11,304,341)	(9,272,600)							
Extraordinary sitework and maintenance	-	-	-	(5,008,566)	(5,937,887)	(1,794,960)	(5,799,792)	(6,231,432)	(1,863,600)	(2,963,072)
Grants to Owner Entities of mixed-income communities (UFAS)	(27,616)	(484,914)	-	-	-	-	-	-	-	-
Bad debt expense			(3,986,000)							
Valuation allowance	(985,601)	(3,548,831)	(19,952,268)	(2,569,048)	-	-	(6,742,351)	-	(12,554,995)	-
Interest expense	(175,851)	(331,821)	(866,836)	(957,866)	(900,851)	(741,761)	(723,768)	(510,302)	(461,022)	(694,932)
Net non-operating revenue/(expense)	(25,822,723)	(50,507,836)	(71,425,389)	(12,143,009)	(93,995)	(9,887,090)	(14,832,676)	(5,121,404)	(13,320,251)	(109,497)
Capital grant revenue — modernization of AHA-Owned Communities	3,362,297	4,948,674	8,993,544	-	-	-	-	-	-	-
Capital grant revenue — revitalization related	15,656,277	21,981,189	17,275,774	-	-	-	-	-	-	-
Multiyear grants used for capitalized expenditures	-	-	-	30,864,741	21,686,827	21,544,746	25,659,745	25,501,223	29,150,919	38,718,064
Change in net assets	32,638,323	(9,962,443)	(2,516,771)	29,289,601	24,441,644	9,675,083	8,248,392	11,864,086	2,219,305	29,343,613
Prior Period Adjustments										(69,519,099)
Net assets — beginning of year	357,495,980	367,458,423	369,975,194	340,685,593	316,243,949	306,568,866	298,320,474	286,456,388	284,237,083	324,412,569
Net assets — end of year	$ 390,134,303	$ 357,495,980	$ 367,458,423	$ 369,975,194	$ 340,685,593	$ 316,243,949	$ 306,568,866	$ 298,320,474	$ 286,456,388	$ 284,237,083

OPERATING REVENUE CAPACITY

The Housing Authority of the City of Atlanta, Georgia

OPERATING REVENUE (unaudited)

For the Years Ended June 30,

	MTW Single Fund, Development and HOPE VI Grant Revenue		Tenant Dwelling Revenue		Other Revenue		Total Operating Revenue		
Year	**Amount**	**Percent of Total**	**Amount**	**Percent of Total**	**Amount**	**Percent of Total**	**Amount**	**Percent of Total**	**Number of AHA Employees**
2001	$ 125,541,781	85.7%	$ 16,870,489	11.5%	$ 4,018,108	2.7%	$ 146,430,378	100.0%	530
2002	$ 138,152,226	87.2%	$ 16,247,613	10.3%	$ 4,055,653	2.6%	$ 158,455,492	100.0%	313
2003	$ 153,332,589	88.4%	$ 15,848,502	9.1%	$ 4,244,383	2.4%	$ 173,425,474	100.0%	337
2004	$ 175,552,213	89.6%	$ 17,054,377	8.7%	$ 3,319,634	1.7%	$ 195,926,224	100.0%	311
2005	$ 185,380,097	88.6%	$ 17,608,530	8.4%	$ 6,187,147	3.0%	$ 209,175,774	100.0%	224
2006	$ 174,000,129	87.0%	$ 18,405,002	9.2%	$ 7,516,205	3.8%	$ 199,921,336	100.0%	207
2007	$ 174,261,326	88.0%	$ 17,282,562	8.7%	$ 6,561,773	3.3%	$ 198,105,661	100.0%	233
2008	$ 225,836,890	91.8%	$ 14,472,567	5.9%	$ 5,619,888	2.3%	$ 245,929,345	100.0%	287
2009	$ 216,808,588	93.9%	$ 9,946,947	4.3%	$ 4,118,084	1.8%	$ 230,873,619	100.0%	318
2010	$ 246,016,850	95.5%	$ 5,679,841	2.2%	$ 5,967,975	2.3%	$ 257,664,666	100.0%	262

DEBT CAPACITY

The Housing Authority of the City of Atlanta, Georgia

LONG-TERM DEBT (unaudited)

As of June 30,

Year	Mortgage notes	Capital leases	Total long-term debt	Capital assets, net of accumulated depreciation	Ratio of total long-term debt to capital assets, net
2001	$ 720,779	$ 8,398,134	$ 9,118,913	$ 178,749,272	5.1%
2002	$ 616,302	$ 7,846,618	$ 8,462,920	$ 183,798,946	4.6%
2003	$ 14,330,143	$ 3,005,358	$ 17,335,501	$ 196,666,662	8.8%
2004	$ 14,561,602	$ 2,119,743	$ 16,681,345	$ 188,410,049	8.9%
2005	$ 14,488,883	$ 1,724,531	$ 16,213,414	$ 164,713,591	9.8%
2006	$ 4,423,778	$ 1,315,435	$ 5,739,213	$ 151,499,170	3.8%
2007	$ 4,147,045	$ 892,075	$ 5,039,120	$ 144,758,303	3.5%
2008	$ 3,857,095	$ 453,737	$ 4,310,832	$ 130,334,865	3.3%
2009	$ 3,553,851	$ -	$ 3,553,851	$ 119,322,667	3.0%
2010	$ 3,236,703	$ -	$ 3,236,703	$ 120,680,756	2.7%

DEMOGRAPHIC AND ECONOMIC INFORMATION

Metro
Atlanta
Chamber

METRO ATLANTA | KEY ECONOMIC INDICATORS

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Population Estimates[1]	4,142,588	4,281,905	4,432,950	4,555,490	4,673,146	4,802,300	4,947,012	5,119,641	5,267,527	5,385,568	5,475,213
Annual Net Population Gain	136,154	139,317	151,045	122,540	117,656	129,154	144,712	172,629	147,886	118,041	89,645
Annual Growth Rate	3.4%	3.4%	3.5%	2.8%	2.6%	2.8%	3.0%	3.5%	2.9%	2.2%	1.7%
Labor Force[2]	2,283,336	2,377,183	2,422,668	2,449,804	2,452,018	2,497,640	2,590,881	2,661,923	2,720,851	2,746,408	2,700,379
Employment[2]	2,215,775	2,304,515	2,335,175	2,330,487	2,334,092	2,379,513	2,455,192	2,539,635	2,599,056	2,577,453	2,441,723
Unemployment Rate[2]	3.0%	3.1%	3.6%	4.9%	4.8%	4.7%	5.2%	4.5%	4.3%	6.2%	9.6%
Nonagricultural Employment[2]	2,228,000	2,289,200	2,300,900	2,258,200	2,235,700	2,266,000	2,335,700	2,402,700	2,452,400	2,426,400	2,290,300
Annual Net Job Creation	100,200	61,200	11,700	-42,700	-22,500	30,300	69,700	67,000	49,700	-26,000	-136,100
Annual Growth Rate	4.7%	2.7%	0.5%	-1.9%	-1.0%	1.4%	3.1%	2.9%	2.1%	-1.1%	-5.6%
Total Establishments[3]	111,021	113,383	115,170	117,439	122,029	125,986	130,133	134,164	137,758	not released	not released
Gross Domestic Product (billions)[4]	n/a	n/a	$202.8	$207.9	$214.5	$228.6	$243.0	$255.4	$267.3	$269.8	not released
Total Personal Income (billions)[4]	$130.3	$144.5	$150.6	$153.2	$157.6	$166.2	$179.1	$192.5	$203.9	$206.5	not released
Per Capita Personal Income[4]	$31,458	$33,759	$33,967	$33,628	$33,721	$34,616	$36,214	$37,593	$38,721	$38,336	not released
Bank Deposits (billions)[5]	$50.5	$55.9	$58.7	$63.6	$75.7	$80.6	$94.5	$109.3	$113.3	$117.2	$114.6
Total Housing Units Authorized by Building Permits[6]	61,046	64,216	65,268	66,551	66,377	74,007	72,861	68,266	44,770	19,294	6,509
Single Family	48,275	46,747	48,423	50,151	55,033	57,316	61,558	53,927	31,089	11,989	5,397
Multi-Family & Apartments	12,771	17,469	16,845	16,400	11,344	16,691	11,303	14,339	13,681	7,305	1,112
Commercial Real Estate Net Absorption (million SF)[7]											
Office	8.8	9.5	-0.3	1.5	1.8	5.0	5.5	5.3	3.5	0.09	-2.9
Industrial	16.5	17.8	4.1	-0.5	0.9	15.6	13.7	13.6	11.2	-3.3	-5.6
Retail	5.1	5.3	5.5	8.1	5.6	5.3	6.2	7.7	5.8	2.1	-2.4
Hartsfield-Jackson Atlanta International Airport[8]											
Total Operations (takeoffs & landings)	909,911	915,454	890,494	889,966	911,723	965,204	980,386	976,447	994,346	978,824	970,235
Total Passengers	78,092,940	80,162,407	75,858,500	76,876,128	79,086,792	83,605,218	85,907,423	84,846,639	89,379,287	90,039,280	88,032,086
International Passengers	5,055,715	5,808,897	5,606,617	5,715,038	5,501,361	6,204,940	6,734,452	8,073,855	8,897,291	9,180,491	8,832,195
Total Freight (metric tons)	653,596	650,796	593,847	640,697	683,416	768,739	725,448	738,180	715,359	648,704	563,139

Sources:
1: 1999 Bureau of Economic Analysis; 2000-2009 July 1 annual estimates, Census Bureau, released March 23, 2010 (note: the Census 2000 figure was 4,247,981)
2: Bureau of Labor Statistics, not seasonally adjusted, data extracted March 19, 2010
3: A single physical location where business is conducted or where services or industrial operations are performed. Census Bureau, MSA Business Patterns, 2007 released July 2009
4: Bureau of Economic Analysis; GDP released September 24, 2009, Total Personal and Per Capita Income revised April 22, 2010
5: Federal Deposit Insurance Corporation (FDIC), June 30 annual data
6: Census Bureau, Manufacturing & Construction Division
7: Office & Industrial: CoStar Group; Retail: Dorey Publishing 1999, Costar Group 2000-2009
8: Hartsfield-Jackson Atlanta International Airport

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