



Atlanta Housing Authority

Atlanta Housing Authority

FY 2018

MTW ANNUAL PLAN

For Fiscal Year Beginning July 1, 2017

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Vision

Healthy Mixed-Income Communities; Healthy Self-Sufficient Families

Mission

Provide quality affordable housing in amenity-rich, mixed-income communities for the betterment of the community.

Goals

AHA's business model has positioned it to achieve three goals:

- **Quality Living Environments** – Provide quality affordable housing in healthy mixed-income communities with access to excellent quality-of-life amenities.
- **Self-Sufficiency** – (a) Facilitate opportunities for families and individuals to build economic capacity and stability that will reduce their dependency on subsidy and help them, ultimately, to become financially independent; (b) facilitate and support initiatives and strategies to support great educational outcomes for children; and (c) facilitate and support initiatives that enable the 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.



Our Motto

Opening Doors to Quality Living

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Atlanta Housing Authority
FY 2018 MTW Annual Plan
For Fiscal Year Beginning July 1, 2017

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Background on Moving to Work

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 (a) facilitating and providing quality affordable housing opportunities in their localities; (b) facilitating opportunities for family success and self-sufficiency; and (c) achieving greater efficiency and effectiveness. 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 Moving to Work Agreement, effective as of January 16, 2009. AHA's MTW Agreement, as amended and restated is referred herein as the “MTW Agreement.” The Second Amendment (a) reinstates and expands AHA's ability to invest MTW Funds in certain types of real estate transactions, and (b) reaffirms that AHA's MTW Funds may be used for MTW Eligible Activities (as defined in the Restated MTW Agreement) and for low-income housing purposes beyond the limitations of Section 8 and Section 9 of the U.S. Housing Act of 1937, as amended (1937 Act). If the MTW Demonstration Program is extended, the MTW Agreement may be automatically extended for additional ten-year periods, subject to HUD's approval and AHA meeting certain agreed-upon conditions. In December 2015, Congress mandated the extension of the MTW Demonstration Program to June 30, 2028 under the same terms and conditions of AHA's current agreement. HUD confirmed this extension to AHA in writing on April 14, 2016.

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 (“MTW Single Fund” or “MTW Funds”), which are expended on MTW Eligible Activities as set forth in AHA's MTW Agreement.

The MTW Agreement provides substantial statutory and regulatory relief under the 1937 Act and reaffirms, extends, and expands the 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 and as amended from time to time. The statutory goals set forth by Congress are the following:

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.



In 2004, AHA submitted to HUD its first long-term strategic business plan, using its new statutory and regulatory framework. AHA's business plan and its subsequent MTW annual plans on a cumulative basis outline AHA's priority projects, activities, and initiatives to be conducted during each fiscal year. Fiscal Year 2018 represents AHA's fifteenth year of participation in the MTW Demonstration. AHA has developed VISION 2022 to provide strategic guidance for the next five years.

AHA's Communities and Programs

Housing Opportunities				
<i>AHA-Owned Communities</i>	<i>MIXED Communities</i>	<i>HomeFlex (Formerly Project Based Rental Assistance)</i>	<i>HAVEN (Supportive Housing Programs)</i>	<i>Housing Choice Voucher Program</i>
<p>AHA owns 12 public housing assisted residential properties, including 10 senior high-rise communities and two small family communities. Residents of the high-rise communities are elderly (age 62 or older), near elderly (age 55-61), and non-elderly disabled adults.</p> <p>Professional private Property Managers-Developers (PMDs) manage each community comprehensively and in accordance with AHA's goals, policies, and priorities. In addition to day-to-day operations and capital improvements, the PMDs also provide on-site resident services that support AHA's Aging Well strategy to promote independent living. As developers, the PMDs will work with AHA to redevelop and modernize these properties.</p>	<p>AHA works with private-sector real estate developers to create market-rate quality mixed-use, mixed-income communities on the sites of former public housing projects.</p> <p>The Redevelopment Plans for each site envision transformational community-building by:</p> <ul style="list-style-type: none"> • Developing new mixed-income rental and for-sale units – both affordable and market-rate, • Incorporating great recreational facilities and amenities, • Creating green space and parks, • Providing quality retail and commercial activities, and • Being child-centered and supporting the creation of high-performing neighborhood schools (pre-K to high school). 	<p>Using MTW flexibility, in 2005 AHA created and implemented the Project Based Rental Assistance Program (now called HomeFlex) – a financial incentive and financing tool to encourage private sector developers and owners of quality multi-family developments to reserve a percentage of their units as affordable. Upon completion of the property, AHA and the owner enter into a HomeFlex agreement for a period up to 15 years to provide rental assistance to eligible residents in the HomeFlex units covered by AHA's commitment. AHA's form of agreement streamlines program activities through site-based administration delivered at the property level.</p> <p>HomeFlex has successfully increased the long-term availability of quality affordable units to low-income families in Atlanta.</p>	<p>The purpose of supportive housing is to provide at-risk populations – who are often homeless or soon-to-be homeless – with a stable housing arrangement that includes intensive, often specialized support services that address individual needs. At-risk populations include homeless individuals and families, persons with physical, mental or developmental disabilities, military veterans, families separated due to the lack of housing, youth aging out of foster care, and other target groups that need quality, affordable housing.</p> <p>For AHA, Supportive Housing holds a meaningful place among the housing opportunities we make available to low-income families and individuals.</p>	<p>AHA's Housing Choice Voucher Program (HCVP) offers families the greatest opportunity to exercise personal responsibility and preference in selecting where they live.</p> <p>Using an AHA voucher, families can identify quality 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. Families may also choose to use their AHA voucher to move outside the city limits of Atlanta.</p> <p>Property owners/landlords of single family homes and apartments manage the properties and enter into landlord/tenant relationships with the families.</p>
Human Development Services				
<p>Through partnerships with non-profit service providers, corporations, foundations, educational institutions and other community stakeholders, AHA facilitates and expands economic, educational and wellness services and other opportunities for its residents including adults, children, youth, seniors and persons with disabilities leading to economic self-sufficiency for families, progression to the mainstream, and healthy aging-in-place for elderly and disabled households.</p>				
Homeownership Down Payment Assistance				
<p>AHA provides eligible first-time homebuyers that earn up to 80 percent of Area Median Income (AMI) with financial assistance to purchase homes within or near AHA's MIXED communities, as well as neighborhoods throughout the city of Atlanta.</p>				

Section I.

Overview of VISION 2022

VISION 2022: **Live. Work. Thrive.** (VISION 2022) is a comprehensive and strategic plan that renews the Atlanta Housing Authority's focus of being the frontrunner of affordable housing in the City of Atlanta.

OUR MOTTO: Opening Doors to Quality Living

True to the vision of our founders, Charles Palmer and John Hope, AHA is opening doors to quality living for all. AHA can accomplish this objective by focusing on innovative ways to increase affordable housing options and developing quality, innovative communities in Atlanta. At the same time, AHA will help create opportunities for advancement of working families, children, seniors and persons with disabilities.

THE CHALLENGE: Preserving Affordable Housing in a Growing Market

The 39th largest city in the United States, Atlanta is growing rapidly. Between 2010 and 2015, Atlanta experienced a 10.4 percent population growth, and today, according to the World Population Review, its population is an estimated 463,878. With a gross domestic product of \$276 billion, Atlanta ranks 10th in the nation economically. Yet, as the city rebounds from the recession, growth remains imbalanced across the city, new real estate development largely focuses on luxury housing, and the income gap is widening.

As a result, the number of available affordable housing units is steadily decreasing, causing an affordable housing shortage in the City of Atlanta.

The City of Atlanta's 2016 Comprehensive Development Plan acknowledges that the number and type of housing units constructed is a major factor affecting population growth. Affordable housing and equity are top priorities for the City of Atlanta. Other high-ranking needs, as identified in the plan, are:

- Work to attract a diverse population at all income levels
- Promotion of growth in areas with slow growth and declining populations
- Meeting the needs of a growing senior population by providing affordable housing options and opportunities to age in place.

Our VISION 2022 recognizes that Atlanta demographics are changing, market forces are shifting and affordable housing options are increasingly limited. Renters and homeowners also are demanding a lifestyle connected to a diverse community with innovative housing products and housing types that reflect their individual needs and a built environment that supports health, education and economic access, and opportunities for the residents of the complex and the surrounding community.

Place matters to people when choosing a location to live, work and thrive. A healthy place can provide: a commitment to equity in housing; wellness elements integrated into the built environment that offer programming opportunities for partners to provide services; and opportunities for social interaction and connections to the broader community, jobs, quality education, services and amenities.

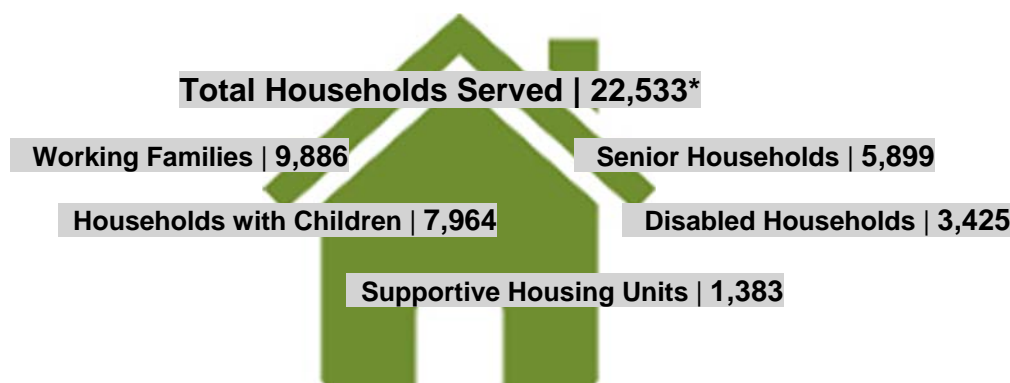
With limited public funding available and in order to continue the development of affordable housing in healthy communities, AHA will leverage partnerships and private dollars to embrace new and integrated models of real estate development that take into account people's values and needs well into the future. This approach will change technology and mobility, and attract new sources of capital and partnership in an effort to stay competitive and relevant.

THE PLAN: Stronger Communities, Brighter Futures

To meet the challenges facing public housing in Atlanta's vigorous market, AHA aims to serve more low-income families in need of affordable housing. Led by the philosophy that all people matter and that quality living should not be an advantage of the privileged, we are motivated to provide better living opportunities for those we serve and empower them through human development services and opportunities that endorse self-reliance. These efforts will create building blocks to stronger communities and foster pathways to brighter futures.

OUR BENEFICIARIES: The People Our Plan Impacts

AHA provides housing opportunities and supports to five general groups. Ninety-five percent of the families are very low-income or extremely low-income and earn less than \$24,300 per year on average for a family of four. In other words, AHA assists the families that need us most, whether due to their income or circumstances. Over the next five years, AHA will focus on opening the doors wider to create more housing opportunities for families, individuals, and special needs populations such as veterans, older adults, and persons with disabilities.



** Preliminary Figures as of December, 2016*

THE STRATEGY: LIVE. WORK. THRIVE.

AHA strongly believes in the potential of the individual. Therefore, VISION 2022 takes a people-centered, holistic approach that creates opportunities for those we serve to live, work and thrive in innovative, safe and healthy communities. These three thrusts are the building blocks of our strategy:

- **Live.** AHA will redefine its approach to affordable housing development to emphasize community development, alongside the creation of innovative live-work-thrive innovation spaces.
- **Work.** AHA will invest agency funding towards the agency's self-sufficiency programs, with a focus on family independence, student achievement, digital literacy/connectivity, health and volunteerism.
- **Thrive.** AHA will streamline its service delivery approach by updating financial policies and protocols, continuing to reduce operational overhead, and identifying areas to preserve and increase quality affordable housing in the city of Atlanta.

AHA believes that people are the heartbeat of a community, not buildings. Thus, as we strive to increase access to quality housing for all, we also consider the needs of those we serve and ways in which we can improve their lives and the surroundings. That is the core of VISION 2022. It is a strategy about people and community— people living well and working toward total self-reliance in communities that thrive. Why is this important? Because better living is the gateway to a better life. And at AHA, we believe *everyone* deserves a chance at a better life.

Section II.

FY 2018 Priorities

AHA holistically operates the entire agency under its MTW authority. Consistent with VISION 2022, AHA will utilize its MTW flexibilities and leverage grants and other sources of funding to implement major initiatives and activities for FY 2018 in the following primary areas.

Strategy		MTW Statutory Goals*		
		1	2	3
1	LIVE: Creating Modern, Distinctive, Quality Communities	*		*
2	WORK: Creating an Entryway to Independence	*	*	*
3	THRIVE: Keeping Our Finances in Check			*

***Legend:**

1. MTW Statutory Goal 1: Increase housing choices for low-income families
2. MTW Statutory 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
3. MTW Statutory Goal 3: Reduce costs and achieve greater cost effectiveness in Federal expenditures

AHA continues to exercise its full MTW flexibility and will continue its focus on implementing major initiatives that further availability of and access to affordable housing and support services. The FY 2018 priority activities are described and aligned with the MTW statutory goals. Other ongoing activities previously approved by HUD and operationalized by AHA are described in Section IV – Appendices C and H. AHA, in its entirety, will focus on these key priorities that align with AHA’s goals and objectives and that are designed to address unique local challenges.

Please Note: Many of these multi-year activities were identified and approved by HUD in previous AHA MTW Annual Plans and constitute “ongoing activities” under its MTW authority. Pursuant to AHA’s MTW Agreement with HUD and unless otherwise noted, AHA is not requesting additional HUD approval of the ongoing activities described in this FY 2018 plan. The progression of activities described herein will be implemented under HUD’s previous approvals and/or do not require HUD’s approval as an MTW activity, e.g., submitting an application for a Choice Neighborhoods Implementation Grant.

To create a forum for meaningful public input and feedback, these priorities are described in greater detail below.

Please Note:

AHA has recently changed the names of its programs. References reflect the following changes:

- AHA’s MTW-approved Project Based Rental Assistance (PBRA) is now **HomeFlex**.
- AHA-Sponsored Mixed Income Communities are now **MIXED Communities**.
- AHA-Owned Residential Communities are now **AHA-Owned Communities**.
- Supportive Housing programs are collectively referred to as **HAVEN**.

STRATEGY 1:

LIVE: Creating Modern, Distinctive, Quality Communities

FY 2018 FOCUS: Expand and diversify our portfolio.

Over the next five years AHA will redefine its approach to affordable housing development to emphasize community development coupled with the creation of innovative live-work-thrive spaces with the following features:

- Amenities (grocery stores, healthcare, and other neighborhood-serving amenities)
- Public infrastructure (public transportation, storm water management systems, Atlanta Beltline)
- Environmental sustainability
- Proximity to commercial centers and jobs
- Public safety
- Quality schools and education
- Parks and greenspace

AHA's Real Estate Development Model and Approach

Under VISION 2022, AHA has designed a real estate development model that considers the type of opportunity, the partnership structure, and an assessment of the returns both economic and for the public good. AHA complements this standardized approach with a set of tools that enable us to monitor and track the progress of each project and viability of the entire portfolio.

Defining the Opportunity

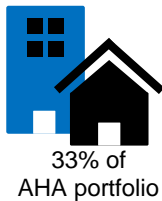
AHA has the opportunity to develop 400+ acres of AHA-owned land in the City of Atlanta. The portfolio is comprised of 60 percent (or 240 acres) vacant land with no developer and 40 percent (or 160 acres) vacant land with a development partner selected. Development opportunities can be characterized as market-driven, catalytic or revitalization:



Market-Driven Opportunity

Development opportunity is characterized by high land values and healthy and appreciating real estate market conditions where private sector investors are able to easily secure private financing. A market competitive return on investment is possible short and long term.

Example: Development of the former Herndon Homes public housing site that is located near Georgia Tech, the World Congress Center, and mid-town Atlanta will drive the creation of an Innovation District that offers jobs, services and amenities to retain existing residents and attract an economically diverse population.



Catalytic Opportunity

Development opportunity is characterized by stabilized real estate market conditions with low-to-moderate land values and limited short-term growth opportunities where private sector investors are able to secure private financing contingent upon public sector partnerships that mitigate developer risk and provide gap financing. A competitive market return on investment is possible long term.

Example: Development of the former Englewood Manor public housing site where a vision and strategy for collaborative investments and place-based community revitalization based on proximity to the Atlanta BeltLine and Grant Park will drive the creation of an innovative transit-oriented development that will catalyze neighborhood revitalization over time by creating jobs, services and amenities to retain existing residents and attract an economically diverse population.



Revitalization Opportunity

Development opportunity is characterized by destabilized real estate market conditions with low land values and minimal growth opportunities where private sector investors are limited in their ability to secure private financing without public sector investments that mitigate developer risk and provide significant financing with deferred returns. There is limited potential for a competitive, market-driven return on investment both short and long term.

Example: Development of the former University Homes (Scholars Landing) as part of the place-based Choice Neighborhood Atlanta initiative. A vision and strategy for collaborative investments for the redevelopment of University Homes and the revitalization of three communities (Vine City, Ashview Heights and Atlanta University Center) was implemented due to the award of a \$30 million HUD Choice Neighborhoods Implementation Grant that generated a commitment of over \$395 million from the city and other public/private partners. This funding will drive the creation of an innovative development that will catalyze neighborhood revitalization over time by creating jobs, services and amenities to attract an economically diverse population.

Structuring Partnerships and Capital

To realize its vision and take advantage of various opportunities and sources of capital, AHA will continue to seek partners in the public, private and non-profit sectors. AHA will continue to work collaboratively with other housing agencies including but not limited to the City of Atlanta, Invest Atlanta, the Atlanta BeltLine Inc., Atlanta Public Schools and the Emerald Corridor Foundation. With common goals that provide benefit to low-income families, AHA and its partners will advance the development of affordable housing and further AHA's revitalization activities; support City-driven public-use purposes, community development or neighborhood revitalization initiatives; provide jobs and economic development for low-income families; and/or support place-based strategies that create sustainable quality living environments and offer opportunities for self-sufficiency for low-income residents.

In addition to its current long-term real estate development partnerships, AHA has developed a framework for new partnerships in which each partner shares in the opportunity, risks and reward. This **co-investment framework** is described in greater detail under Strategy 3: THRIVE. Also, AHA will seek to develop new sources of capital through vehicles such as bonds, loan funds, preferred capital funds and grant programs. AHA will explore the creation of a development affiliate to engage in self-development of real estate opportunities to further AHA's mission and benefit low-income families. Further discussion of these topics can be found in Strategy 3: THRIVE.

Tools for Monitoring Our Success

To monitor and track the progress of each project and viability of the entire portfolio, AHA has developed a series of tools: **Real Estate Investment Scorecard** and the **New Paradigm**.

Each type of development opportunity (market-driven, catalytic or revitalization) can be segmented by factors which contribute to its return on investment (ROI). AHA will assess potential returns using a **Real Estate Investment Scorecard**. Community-specific factors considered in the scoring include the following:

- Market Feasibility
- Affordable Housing Levels
- Financial Impact
- Environmental Sustainability
- Measureable Socioeconomic Benefit
- Self-Sufficiency Opportunities
- Social Services/Amenities

The Real Estate Investment Scorecard will be used initially to assess the feasibility of individual real estate investment opportunities. As AHA pursues new projects, AHA will continue to use the scorecard to evaluate and monitor the performance of each project and development partner to promote a fiscally and socially responsible portfolio.

Under the **New Paradigm**, AHA has created financial models and deal terms with threshold requirements and parameters by which we will assess each project and development deal. Depending on the type of opportunity and partnership structure, the New Paradigm will ensure that AHA leverages its resources to further the mission of affordable housing. The New Paradigm is described in greater detail under Strategy 3: THRIVE.

During FY 2018, AHA reserves the right to engage in the following activities for all real estate holdings:


- AHA may engage or participate in land transactions (including acquisitions, sale, dispositions, and swaps) to support the future revitalization of AHA-owned vacant land, neighborhood stabilization, aligned community development goals, or administration.
- Where AHA-owned land is not suitable for residential development, AHA may consider a land swap or disposition of land where proceeds shall be used for the benefit of low-income families.
- AHA will work collaboratively with public and private sector partners to implement real estate activities under an aligned co-investment framework that supports major City redevelopment initiatives and benefits low-income families. Work may include the swap, disposition and acquisition of land; the formation of affiliates for the development of real estate; and the investment in real estate development and operations.
- AHA will explore alternative funding options for the ongoing revitalization activities including, as appropriate, any sites of former public housing (as listed in Appendix D, Table 6 of this Plan). These options may include, but are not limited to, a variety of public sources such as MTW funds, Replacement Housing Factor funds, and Choice Neighborhoods Planning and/or Implementation grants, as well as other public and private equity.
- AHA will explore strategies to mitigate community displacement, as well as including site-based waiting list preferences for affected residents.



- AHA will explore the option of issuing Requests for Qualifications and Proposals for private sector development partners for other AHA-owned former public housing sites, subject to market demand, financial feasibility, funding availability, and conditions in the financial and real estate markets. AHA reserves the right to use its own AHA affiliate for self-development, outside the solicitation process, to lead the redevelopment of AHA-owned or acquired land.




A. New Development Opportunities: AHA-Owned Vacant Land


In FY 2018, AHA will continue to expand housing opportunities using its various real estate initiatives, and by leveraging its land assets and MTW flexibility in public/private partnerships with the goal to create and preserve modern, distinctive, and quality communities. AHA will initiate new mixed-income, mixed-use development opportunities on AHA-owned land utilizing private sector development partners or an AHA-owned affiliate (See Table 1) and will continue to build-out and invest in its 16 master-planned mixed-use, mixed-income communities (i.e. “further leverage”) consistent with approved redevelopment plans (See Table 2).

Table 1: Real Estate Development Activities Planned in FY 2018 – Vacant Sites

Legend for Type of Opportunity: Market-Driven  ; Catalytic  ; Revitalization 

Vacant Site	FY 2018 Plans
Herndon Homes 	<ul style="list-style-type: none"> • In collaboration with the procured private sector development partner, creation of a collaborative redevelopment plan with area stakeholders, and implementation of activities associated with the creation of an Innovation District and the redevelopment of Herndon Homes as outlined in the Revitalization Agreement between AHA and the Developer. • In order to advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the master plan area. • In support of the first phase of mixed-use, multi-family housing development and the phase of senior housing development, explore activities associated with public improvements, submission of a Low Income Housing Tax Credit or tax-exempt bond application(s), development and disposition of AHA-owned land and land acquired by AHA or its affiliate(s). • With the potential for community resident displacement as a result of the new development, AHA will support community retention efforts. AHA will also explore the expansion of the site-based waiting list to include an eligibility preference for affected residents. • Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.
Englewood Manor 	<ul style="list-style-type: none"> • Procure a private sector development partner(s) through the issuance of a Request for Qualifications (RFQ) / Request for Proposals (RFP) to develop AHA-owned land and land acquired or to be acquired by AHA or its affiliate(s) associated with the revitalization of Englewood Manor. AHA may use its own AHA affiliate, outside the solicitation process, to lead the redevelopment. • In collaboration with the procured private sector development partner, development of a collaborative redevelopment plan with area stakeholders, and implementation of activities associated with the creation of an innovative transit-oriented development for the redevelopment of Englewood Manor as outlined in the Revitalization Agreement between AHA and the Developer. • Explore the option to enter into a cooperation or partnership agreement with the Atlanta BeltLine and other key area landowners to align redevelopment planning, investment and development opportunities in order to catalyze the neighborhood revitalization with activities that could include land transactions and co-investments. Such land transactions may include

Vacant Site	FY 2018 Plans
	<p>a swap with the City of Atlanta for current or former park land adjacent to AHA-owned property, and a swap for city-owned property adjacent to AHA-owned property in exchange for a portion of the former Jonesboro Road public housing community.</p> <ul style="list-style-type: none"> • In order to advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities to implement the redevelopment plan. • In support of the first phase of mixed-use, multi-family housing development, explore activities associated with public improvements, submission of a Low Income Housing Tax Credit or tax-exempt bond application(s), development and disposition of AHA-owned land and land acquired or to be acquired by AHA or its affiliate(s). • Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.
<p>U-Rescue Villa / 311 North Avenue</p> 	<ul style="list-style-type: none"> • Procure a private sector development partner(s) through the issuance of a Request for Qualifications (RFQ) / Request for Proposals (RFP) to develop AHA-owned land and land acquired by AHA or its affiliate(s) associated with the revitalization of U-Rescue Villa and 311 North Avenue. AHA may use its own AHA affiliate, outside the solicitation process, to lead the redevelopment. • Conduct redevelopment planning with adjacent land owners, which may result in a potential land swap with neighboring property owners and partnerships in furtherance of the redevelopment plan, which may include a disposition of land. • Explore activities associated with public improvements, submission of a Low Income Housing Tax Credit or tax-exempt bond application, development and disposition of AHA-owned land and land acquired by AHA or its affiliate(s) in support of the first phase of development and redevelopment plan. • In order to advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the redevelopment plan area. • Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.
<p>Palmer House</p> 	<ul style="list-style-type: none"> • Procure a private sector development partner(s) through the issuance of a Request for Qualifications (RFQ) / Request for Proposals (RFP) to develop AHA-owned land and land acquired by AHA or its affiliate(s) associated with the revitalization of Palmer House. Issue a Request for Qualifications (RFQ) for a private sector development partner to redevelop the approximate one-acre site. AHA may use its own AHA affiliate, outside the solicitation process, to lead the redevelopment. • Conduct redevelopment planning with adjacent land owners, which may result in exploring a potential land swap with neighboring property owners and partnerships in furtherance of the redevelopment plan, which may include a disposition of land. • Explore activities associated with public improvements, submission of a Low Income Housing Tax Credit or tax-exempt bond application, development and disposition of AHA-owned land and land acquired by AHA or its affiliate(s) in support of the development and redevelopment plan. • In order to advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the redevelopment plan area. • Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.
<p>Other Vacant sites</p> 	<p>Bankhead Homes, Bowen Homes, Gilbert Gardens Annex, Hollywood Courts, Jonesboro North and South, Leila Valley, and Thomasville Heights</p> <ul style="list-style-type: none"> • At this time, these former public housing sites known as the Quality Living Initiative sites ("QLI") are not currently planned for redevelopment and may require disposition actions to implement short-term options until such time as it is financially feasible to redevelop the properties. These

Vacant Site	FY 2018 Plans
	<p>short-term uses include community gardens, urban farming, and uses in support of public purposes by the City of Atlanta, Atlanta Public Schools, Atlanta BeltLine and community stakeholders. Long-term options include land swaps or sales. AHA will continue to explore acquisitions and other opportunities within the area to further long-term development opportunities.</p> <ul style="list-style-type: none"> AHA will partner with the City of Atlanta and Enterprise Community Partners to launch an innovative affordable housing-focused design competition for the Bowen Homes site that will spotlight thought leadership about and awareness of high quality affordable housing and offer innovative solutions to the development of affordable housing addressing issues of inequity in the built environment. If funding is identified, AHA may advance the redevelopment planning efforts of Bankhead Homes, Bowen Homes, Hollywood Courts, and Thomasville Heights with redevelopment planning activities and stakeholder and community outreach and development.
Vacant Scattered Sites 	<p>AHA will explore disposition of land through ground lease for community purposes such as urban gardens and/or fee simple sale to include but not be limited to the following properties in the 30315 zip code area: 951 Boulevard; 865 Grant Terrace, 0 Fern Avenue; and in the 30331 zip code area: 658 Plainville Drive.</p>

B. MIXED Communities: Amenity-Rich Environments

Since 1995 on land owned by AHA, AHA and its private sector partners have successfully created quality, mixed-use, mixed-income communities incorporating over 4,000 affordable housing units with an economic impact exceeding \$2 billion. AHA's MIXED Communities are rich in amenities with access to good schools, quality shopping and more. Based on the market conditions and the strength of the real estate and financial markets, AHA and its development partners will continue to engage in real estate activities and advance the community sustainability aspects of the redevelopment plans. These strategies are intended to ensure the long-term sustainability and stability of the communities, and the families' progress toward self-sufficiency. Most of these additional aspects will be developed using non-HUD funds.

MIXED Communities

(by phase)

- Ashley Auburn Pointe I
- Ashley Auburn Pointe II
- Ashley CollegeTown I
- Ashley CollegeTown II
- Ashley Courts at Cascade I
- Ashley Courts at Cascade II
- Ashley Courts at Cascade III
- Ashley Terrace at West End
- Atrium at CollegeTown
- Capitol Gateway I
- Capitol Gateway II
- Centennial Place I
- Centennial Place II
- Centennial Place III
- Centennial Place IV
- Columbia Commons
- Columbia Creste
- Columbia Estates
- Columbia Grove
- Columbia Park Citi
- Columbia Heritage
- Columbia High Point (Senior)
- Columbia Mechanicsville Apartments
- Columbia Senior Residences at MLK
- Columbia Tower at MLK Village
- Columbia Village
- Gardens at CollegeTown
- Juniper & Tenth Highrise
- Magnolia Park I
- Magnolia Park II
- Mechanicsville Crossing
- Mechanicsville Station
- Parkside at Mechanicsville
- Veranda at Auburn Pointe
- Veranda at Auburn Pointe II
- Veranda at Auburn Pointe III
- Veranda at Carver
- Villages at Castleberry Hill I
- Villages at Castleberry Hill II
- Villages of East Lake I
- Villages of East Lake II
- Veranda at CollegeTown
- Veranda at Scholars Landing
- Villages at Carver I
- Villages at Carver II
- Villages at Carver III

- Columbia Senior Residences at Mechanicsville
- Villages at Carver V

Subject to funding availability and in furtherance of the community redevelopment plans and long-term community sustainability, AHA will continue to engage in acquisition and disposition activity during FY 2018. In addition to property acquisitions, AHA may be engaged in negotiations of land transactions with a number of entities to further support its revitalization efforts at the communities listed below in Table 2 and in Sections 1B and 1C (A complete listing of properties owned by AHA is included in Appendix D, Table 6.).

Elements of the Community redevelopment plans and HUD-approved Revitalization Plans will be advanced during FY 2018 subject to market demand, financial feasibility, funding availability, and conditions in the financial and real estate markets. The revitalization activities planned for implementation during FY 2018 are described below in Table 2.

Table 2: Real Estate Development Activities Planned in FY 2018 – Existing MIXED Communities

Auburn Pointe (Grady Homes Revitalization)
<ul style="list-style-type: none"> • Support the disposition and/or redevelopment of the properties acquired by AHA or its affiliate(s) (15 Hilliard Street), 380 Decatur Street and 0 William Holmes Border, Sr. Drive) that furthers the Auburn Pointe redevelopment plan and stabilizes the community. • Explore the adaptive re-use of the historic structure at 20 Hilliard Street. AHA may dispose of the property for revitalization purposes or community benefits. • Initiate the potential disposition of AHA or affiliate-owned land for development opportunities to the procured development partner or an affiliate thereof in furtherance of Revitalization Agreement. Activities may include the installation of public improvements, and the development of additional phases of mixed-use, mixed-income rental and/or for-sale housing that may include office and/or retail. • Update the redevelopment plan and, as required, update the HUD Revitalization Plan. • In order to further advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the redevelopment plan area. • Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.
Capitol Gateway (Capitol Homes Revitalization)
<ul style="list-style-type: none"> • Initiate the potential disposition of AHA or affiliate-owned land for development opportunities to the procured development partner or an affiliate thereof in furtherance of the Revitalization Agreement. Activities may include the installation of public improvements, and the development of additional phases of mixed-use rental and/or for-sale housing that may include office, commercial and/or retail. • Update the redevelopment plan and, as required, update the HUD Revitalization Plan. • Support the redevelopment of property acquired by AHA or its affiliate(s) (333 Auburn Avenue and the Oakland/Memorial Drive assemblage) through the disposition of land for redevelopment that furthers the Auburn Pointe redevelopment plan and stabilizes the community. • Investigate a potential land swap or sale of a portion of the Capitol Gateway footprint to the City of Atlanta to support the development of a linear park. • In order to further advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the redevelopment plan area. • Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.

The Villages at Carver (Carver Homes Revitalization)

- Initiate the potential disposition of AHA or affiliate-owned land for development opportunities to the procured development partner or an affiliate thereof in furtherance of the Revitalization Agreement. Activities may include the installation of public improvements, and the development of additional phases of mixed-use, mixed-income rental and/or for-sale housing.
- Resume activities including land disposition associated with the redevelopment of the for-sale housing phase if supported by market conditions.
- Update the redevelopment plan and, as required, update the HUD Revitalization Plan.
- In order to further advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the redevelopment plan area, including for the purpose of retail opportunities.
- Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.

Centennial Place (Techwood/Clark Howell Revitalization)

- Explore the issuance of an RFQ/RFP for a development partner, land and structure disposition, redevelopment and adaptive re-use of the historic Cupola Building for housing development and other mix of uses.
- Initiate the installation of public improvements in support of mixed-use housing and that would include a phase of development for seniors on the Centennial Place North II parcel.
- Update the redevelopment plan and, as required, update the HUD Revitalization Plan.
- Continue activities associated with the Reformulation Demonstration. Utilizing an allocation of Low Income Housing Tax Credits (LIHTC), continue the rehabilitation of Phases III and IV.
- Continue support of Centennial Academy, a premier K-8 grade STEAM (Science, Technology, Engineering, Arts, and Mathematics) school supported by a top-rated Cradle-K program.

CollegeTown at West End (Harris Homes Revitalization, includes John O. Chiles main building and John O. Chiles Annex)

- Initiate the potential disposition of AHA or affiliate-owned land for development opportunities to the procured development partner or an affiliate thereof in furtherance of the Revitalization Agreement. Activities may include the development of additional phases of mixed-use, mixed-use rental and/or for-sale housing that may include office, commercial and/or retail.
- Update the redevelopment plan and, as required, update the HUD Revitalization Plan.
- Explore potential disposition of approximately 3 acres of AHA-owned land for development of an urban garden with an educational center and access to healthy food to benefit the community and low-income families of CollegeTown.
- Explore potential disposition of approximately 4 acres of land acquired by AHA or an affiliate thereof in support of the redevelopment of the Boys and Girls Club in support of the neighborhood youth and low-income families of CollegeTown.
- In order to further advance the development, explore potential land swaps, acquisitions, dispositions and other opportunities within the redevelopment plan area, including to Morehouse College for educational-related uses and to the City of Atlanta for public use streets.
- Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents including but not limited to Atlanta Public Schools (M. Agnes Jones Elementary), Boys and Girls Club, YMCA, and other stakeholders.

Mechanicsville (McDaniel Glenn Revitalization)

- Initiate the potential disposition of AHA or affiliate-owned land for development opportunities to the procured development partner or an affiliate thereof in furtherance of the Revitalization Agreement. Activities may include the installation of public improvements, and the development of additional phases of mixed-use rental and/or for-sale housing.
- Update the redevelopment plan and, as required, update the HUD Revitalization Plan.
- In partnership with AHA's procured development partner, continue development of 28 affordable rent-to-own units on land formerly owned by AHA as part of a scattered site neighborhood stabilization, including 26 homes on AHA-owned land that closed in FY 2016. AHA may provide additional rental subsidy and down payment assistance to support affordable operations.
- Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents including but not limited to Atlanta Public Schools, Sheltering Arms, Annie E. Casey Foundation, Center for Work Families and other stakeholders.

West Highlands at Heman E. Perry Boulevard (Perry Homes Revitalization)

- Continue with public improvements and disposition of AHA-owned land to the procured development partner or an affiliate thereof for future development of for-sale homes and neighborhood-serving retail.
- Investigate the disposition of land acquired by AHA or its affiliates(s) for future development in support of the redevelopment plan and HUD approved Revitalization Plan.
- Explore potential disposition of AHA-owned land to the Homeowners Association for non-housing purposes, including (i) the development and operation of a community center and (ii) long-term management of greenspace throughout the West Highlands community and to the City of Atlanta to dedicate the streets for public use.
- Update the redevelopment plan and, as required, update the HUD Revitalization Plan.
- Complete disposition of approximately 7 acres within West Highlands to the Atlanta Public Schools (APS) through a land donation for purposes of a permanent site for the development and operation of the charter school at West Highlands or such other Atlanta Public Schools as may succeed the charter school – in support of the low-income families of West Highlands.
- Investigate a potential land swap or sale of a portion of the land acquired by AHA associated with the revitalization of Perry Homes (West Highlands) with the City of Atlanta to support the development of greenspace.
- Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents including but not limited to Atlanta Public Schools (M. Agnes Jones Elementary), Boys and Girls Club, YMCA, and other stakeholders.

C. CHOICE NEIGHBORHOOD ATLANTA: A Return to Community

On September 28, 2015, AHA and the City of Atlanta were awarded \$30 million from HUD as part of a 2014 Choice Neighborhoods Implementation Grant (CNIG). These funds will be utilized to redevelop the former University Homes public housing site and to revitalize the three surrounding neighborhoods of Ashview Heights, Atlanta University Center Neighborhood, and Vine City, collectively referred to as the University Choice Neighborhood (UCN).

CHOICE NEIGHBORHOOD ATLANTA, funded by the HUD CNIG grant, is a place-based initiative focused on: People, Neighborhood, Housing.



AHA intends to continue all activities associated with the Choice Neighborhoods Implementation Grant related to the redevelopment of University Homes and three surrounding neighborhoods - as awarded by HUD on September 28, 2015, or as may be revised in subsequent agreements with HUD in FY 2018.

AHA intends to initiate activities included in the Choice Neighborhoods Transformation Plan submitted as part of the CNIG and incorporated into the CNIG Agreement with HUD related to the Housing, Neighborhood and People components of the grant or as may be revised in subsequent agreements with HUD in FY 2018. The implementation of these activities may be enhanced by leveraging AHA's MTW flexibility.

AHA will expand the site-based waiting list for all phases of development associated with the Choice Neighborhoods Implementation Grant to include an eligibility preference for former eligible residents of University Homes relocated as a result of the HUD-approved demolition. AHA will explore expanding the site-based waiting list or other strategies for eligible residents from Ashview Heights, Atlanta University Center Neighborhood, Vine City and English Avenue who have experienced displacement as a result of the recent community redevelopment.

In accordance with the grant application and Notice of Funds Availability, AHA intends to expend MTW reserve funds, Replacement Housing Factor Funds, program income and other sources of funds towards the transformation of the University Choice Neighborhood and towards the accomplishment of the housing, people and neighborhood strategies, all in accordance with the expenditure categories and relevant activities called for under the Neighborhood Transformation Plan.

Table 3: University Choice Neighborhood (UCN) Activities Planned in FY 2018

Housing
<p>Continued implementation of the housing component of the UCN Implementation Grant Transformation Plan, AHA will work with its Housing Implementation Entity, MBS Integral UCNI, LLC (members: Integral Development and McCormack Baron Salazar).</p> <ul style="list-style-type: none">• All activities to support the financial closing and development of a multi-family rental Phase II (Ashley I) to be carried out by a member of the Housing Implementation Entity including disposition of AHA-owned and acquired land pre-development work, public improvements, site remediation, vertical construction and lease-up.• All activities to support the financial closing and development of a multi-family rental Phase III (Ashley II) to be carried out by a member of the Housing Implementation Entity including submission of a Low Income Housing Tax Credit, tax-exempt bond or New Market Tax Credit application, predevelopment work, public improvements, disposition of AHA-owned land, and development.• Update the redevelopment plan as required including updates to HUD CN Housing Plan.• Explore activities associated with public improvements and predevelopment associated with Phase IV, Homeownership.• Continue to explore acquisitions, land swaps, dispositions and other opportunities within the UCN plan area to further long-term sustainability.• Investigate a potential land swap or sale of a portion of the former University Homes owned by AHA or land acquired by AHA or an affiliate with the Clark Atlanta University to support the housing development.

Neighborhood

- Issuance of an RFQ/RFP for development partners in partnership with Invest Atlanta and the Westside Future Fund. Disposition of AHA or affiliate-owned land in Vine City at or below fair market value for the construction of affordable rental and for-sale homes.
- Acquisition and disposition of acquired land inside the UCN boundaries for the development of off-site, mixed-use rental and for-sale housing in support of neighborhood stabilization; activities to support the development of one or more sites may be carried out by a member of the Housing Implementation Entity or the procurement of a new development partner in FY 2018 with activities to include potential acquisition or disposition of land and pre-development work, which may include the Magnolia Perimeter properties.
- Continuation of all activities to support the adaptive reuse of the historic Roosevelt Administration Building (Phase V) to be carried out by a member of the Housing Implementation Entity including predevelopment work, disposition of AHA-owned land and structure, and adaptive reuse redevelopment - for use as retail, office and community space.
- Consistent with CN Neighborhood strategies and Critical Community Improvement (CCI) Plan, acquire land and demolish structures by AHA, Invest Atlanta or partners throughout the UCN for future greenspace, mixed-income housing, and neighborhood development; acquisitions may include relocation in accordance with the requirements of the Uniform Relocation Act.
- Consistent with CN Neighborhood strategies and CCI Plan, redevelop new mixed-income rental and for-sale housing by AHA, Invest Atlanta or partners throughout the UCN.
- In partnership with the City of Atlanta Police Department, provision of funding for code enforcement and demolition of vacant structures in support of UCN neighborhood stabilization.
- Submit a Community Development Block Grant application to the City of Atlanta to support code enforcement, demolition of vacant structures, acquisition, owner-occupied rehabilitation and other neighborhood stabilization activities.
- As part of the Critical Community Improvement Plan ("CCI") incorporated into the UCN Transformation Plan, engage in activities including investment of funds to support the development of a community facility to serve the UCN; development of affordable and market-rate housing; addition of greenspace, community gardens and urban farms; establishment of healthy living programs and urban farming demonstration program; measures to enhance and recognize historic and cultural significance of the area; creation of an owner-occupied rehabilitation program; and enhancement of public safety and pedestrian connectivity.
- Submit updates to the CCI plan and to HUD CN Neighborhood Plan as needed.
- In order to further neighborhood stabilization strategies, create and fund a Westside Co-Investment Framework to align planning, investments, acquisitions, dispositions and development with an agreement between AHA, Invest Atlanta, the Westside Future Fund, and other stakeholders as may be identified.

People

- Working with partners, investment in services to leverage resources and support families, including case management, coaching and counseling, health and wellness, job readiness and employment, and education programming to support a quality cradle-to-career education in the UCN and to further the education, health and economic outcomes for former residents of University Homes and residents of the UCN.
- Continuation of activities to support community and stakeholder engagement to build capacity and increase participation in the UCN.
- Submit updates to the CN People Plan as needed.
- Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents

Future Choice Neighborhoods Planning Grant Application Submission: Bowen Homes

In furtherance of redevelopment planning, AHA may explore the feasibility of applying for a Choice Neighborhoods Planning Grant to support the revitalization of Bowen Homes, an approximately 74-acre site demolished as part of AHA's Quality of Life Initiative in 2009. For details and plans, see Table 1.

Future Choice Neighborhoods Planning Grant Application Submission: Thomasville Heights

AHA may explore the feasibility of applying for a Choice Neighborhoods Planning Grant to support the revitalization of Thomasville Heights, an approximately 36-acre site demolished as part of AHA's Quality of Life Initiative in 2009. For details and plans, see Table 1.

Future Choice Neighborhoods Implementation Grant Application: Englewood Manor

If sufficient site and community planning has taken place in FY 2017 – 2018, AHA may explore the feasibility of applying for a Choice Neighborhoods Implementation Grant in FY 2018 to support the revitalization of the Englewood Manor site, which was demolished as part of AHA's Quality of Life Initiative. For further details and plans, see Table 1.

Future Choice Neighborhoods Implementation Grant Application: AHA Quality of Life Initiative Sites

If sufficient site and community planning has taken place in FY 2017 – 2018, AHA may explore the feasibility of applying for a Choice Neighborhoods Implementation Grant in FY 2018 to support the revitalization of the Bowen Homes or Thomasville Heights sites, both of which were demolished as part of AHA's Quality of Life Initiative. For further details and plans, see Table 1.

D. HomeFlex: Conserving Affordable Housing in Atlanta

Utilizing AHA's MTW flexibility and strategic application of MTW funds, AHA designed and implemented its own project based rental assistance program called HomeFlex (formerly known as AHA's MTW Project Based Rental Assistance or PBRA program). Through HomeFlex, partnerships between AHA and private developers increase quality rental options for low-income families. Under HomeFlex, AHA enters into long-term agreements with private-sector owners of multi-family developments to reserve for up to 15 years a portion of their units for eligible residents.

HomeFlex currently supports over 5,135 affordable housing units (on privately-owned land or in privately-owned buildings and MIXED Communities) and is leveraged to create another 1,746 tax credit units. There are three types of programs used to conserve affordability:

- **HomeFlex** – Provided for units in multi-family communities whether AHA-Owned Communities, MIXED Communities or privately owned communities.
- **HomeFlex for Seniors** – Provided for units in buildings or communities serving elderly and near elderly residents. Communities can be 100-percent assisted.
- **HomeFlex for Supportive Housing** – Provided to property owners/developers that agree to operate supportive housing (defined as housing plus case management services) in communities that can be up to 100-percent assisted.

In FY 2018, as it has done in previous years, AHA will issue a Request for Proposals (RFP) for HomeFlex, seeking proposals from qualified owners and developers.

Table 4: New HomeFlex Communities Projected for FY 2018

Community	Type	Number of new HomeFlex units
Ashley I at Scholars Landing	Family	54
Gateway at Capitol View	Senior	162
Phoenix House	Supportive	44
Sterling at Candler Village	Senior	170
The Remington	Senior	160
The Veranda at Groveway	Senior	74
The Villages at Conley	Family	35
TOTAL		699 units

E. Housing Choice Voucher Program: Extending the Power of Choice

The Housing Choice Voucher Program (HCVP) provides over 10,000 families with the means to obtain affordable housing by putting the power of choice in their hands.

In response to a tight real estate market, AHA has seen voucher holders struggle to find available, appropriately sized units in Atlanta. AHA has explored several approaches to increase availability of inventory and market the Housing Choice program. These approaches are designed to balance the differences between multi-family properties and single family properties, and the differences between new landlords and tenured, experienced landlords with a reliable track record. AHA has also continued to re-examine operating policies and modify them where appropriate to align with private-sector business practices and expectations of property owners and to eliminate administrative burdens that hamper lease-up times.

AHA will continue to enhance HCVP to ensure that privately owned housing options are available in the city of Atlanta. Initiatives being explored include:

- **Technology Enhancements for Landlords** – AHA has begun and will continue exploring solutions such as self-service landlord portals as well as other technologies that streamline processes to the benefit of landlords and families.
- **Clearer Rent Determination Process** – AHA will explore ways to clarify the rent determination process and to provide up-front rent offers to streamline the contracting process.
- **Landlord Referral Program** – AHA will explore a cash-referral incentive for landlords that refer other qualified property owners.
- **White-Glove Account Management Services** – AHA will establish a relationship management approach for high-volume property owners.
- **Landlord Protections** – AHA will examine ways to attract new landlords by minimizing real and perceived risks of working with AHA.
- **5-Star Tenant Program** – AHA will explore ways to reward participant families that maintain reliable rental histories and to promote greater transparency with potential landlords.
- **Energy Efficiency Incentives** – AHA will explore additional energy efficiency incentives for property owners that make upgrades that also the benefit families seeking to control utility expenses.

During FY 2017, AHA opened its HCVP waiting list and created a new waiting list with a local residency preference. During the opening of its HCVP waiting list, AHA received 83,484 pre-applications, of which 30,000 registrants were selected through a randomized process and in accordance with the local residency preference to form the new 2017 waiting list. During FY 2018, AHA will continue to streamline its internal business processes and systems with the goal of ensuring successful lease-ups and stabilizing families. AHA will also continue to collaborate with its Landlord Advisory Group, the City of Atlanta, Invest Atlanta, the Atlanta Apartment Association, and the Atlanta Real Estate Collaborative to engage more property owners throughout the city.

F. HAVEN: Helping People Get on Their Feet

Farther along the housing continuum, AHA continues to expand its role in addressing the needs of families that are homeless or at risk of homelessness. For at-risk populations, the need for housing is amplified because of the need for supportive services to stabilize families. As the income gap increases and the cost of housing increases, more families face housing instability. The needs are further complicated by co-occurring factors such as mental or developmental disabilities, health challenges, and long-term, chronic homelessness.

Through its various programs and communities, collectively called HAVEN, AHA supports 1,400 families (See sidebar at right) by leveraging its housing funds with public and private funding sources for support services.

AHA will continue to use its MTW flexibility and funds to explore various rent reforms and additional homelessness initiatives and pilots in FY 2018:

- **HomeFlex for Supportive Housing** – AHA will actively promote HomeFlex to property developers and owners interested in supportive housing.
- **Veterans** – During FY 2018, AHA may seek additional VASH vouchers, if available and offered by HUD, which can also be project-based under AHA's HomeFlex program. AHA may also create other voucher-based or HomeFlex veterans programs.
- **Homeless Management Information System (HMIS)** – In FY 2014, AHA became the first housing authority to utilize HMIS which is now managed by the State of Georgia's Department of Community Affairs. In FY 2018, AHA will expand its use of the newly implemented HMIS for AHA's other supportive housing programs and in alignment with the City of Atlanta's Continuum of Care (CoC) coordinated assessment system.
- **FLOW (Pilot)** – AHA will continue implementing with the City of Atlanta's CoC the tenant-based supportive housing pilot referred to as "FLOW." AHA has committed to provide up to 100 additional vouchers for individuals and families that successfully "graduate" from a permanent supportive housing or transitional housing community into stable housing with light-touch supportive services.
- **Home Again (Pilot)** – Working with the United Way of Greater Atlanta, AHA will continue piloting a Short-Term Housing Assistance program to prevent homelessness and to support rapid re-housing of families dealing with temporary setbacks.
- **Georgia Housing Voucher Program Conversion** – Working with the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) for its Georgia Housing Voucher Program (GHVP), AHA will continue to support the State of Georgia's fulfillment of the *Olmstead* settlement agreement by converting housing assistance from GHVP to

HAVEN Programs & Communities

- Family Unification Program
- Veterans Affairs Supportive Housing
- FLOW (Pilot)
- Home Again (Pilot)
- Georgia Housing Voucher Program Conversion

HomeFlex for Supportive Housing units in the following properties:

- Adamsville Green
 - Park Commons
 - Pavilion Place
 - Columbia at Sylvan Hills
 - Commons at Imperial Hotel
 - Columbia Tower at MLK Village
 - Gardens at CollegeTown
 - First Step / Donnelly Courts
 - Oasis at Scholars Landing
 - Odyssey Villas
 - O'Hern House
 - Quest Village III
 - Seven Courts
 - Summit Trail
 - Villas of H.O.P.E.
 - Welcome House
-

Housing Choice vouchers. AHA may also explore expansion of this program to other populations and areas.

- **Youth and Foster Care Homelessness** – AHA will explore continued implementation of the Next Step Youth Self-Sufficiency Program by partnering with state agencies, service providers and the education system to develop term-limited solutions that support youth development and economic self-sufficiency.

In support of citywide and nationwide efforts to reduce and prevent homelessness, AHA will also continue to collaborate with the United Way of Greater Atlanta, the City of Atlanta Continuum of Care (CoC), the U.S. Department of Veterans Affairs, HUD, Georgia Division of Family and Children Services, and various state and local entities to address the housing needs of various at-risk populations.

G. AHA-Owned Communities: Supporting Those with Specific Needs

Utilizing its MTW funds, AHA is preserving nearly 1,800 rental units in its AHA-Owned Communities – 12 public housing-assisted residential communities, including 10 high-rises and two small family communities. Residents living in the high-rise communities are primarily ages 55 and older or disabled adults.

As financing tools change and public funding becomes increasing limited, AHA will seek to leverage programs to complete the necessary rehabilitation work at AHA-Owned Communities and public housing units in MIXED Communities. During FY 2018, AHA will continue with its implementation of the MTW-approved Reformulation program at Centennial Place. AHA will also continue exploring conversion strategies such as HUD's Rental Assistance Demonstration (RAD) Program and third-party funding (LIHTCs, municipal bonds, new affordable housing tools and private mortgage financing) to improve long-term financial sustainability and preserve public and private investments in its other 15 mixed-income rental communities. AHA's various conversion strategies and approaches were anticipated in and are pursuant to AHA's MTW Agreement with HUD.

In FY 2017, AHA worked with its development partners to begin conversion of 149 units from public housing to HomeFlex at Juniper and Tenth Highrise. In FY 2018, AHA plans on converting Piedmont Road Highrise to HomeFlex (received CHAP from HUD in FY 2017) and begin renovations. AHA's partner received a 9-percent tax credit award for the Village at Castleberry Hill I, and AHA plans to convert the public housing units and renovate the property in this MIXED Community in FY 2018.

AHA-Owned Communities

- Barge Road Highrise
- Cheshire Bridge Road Highrise
- Cosby Spear Highrise
- East Lake Highrise
- Georgia Avenue Highrise
- Hightower Manor Highrise
- Marian Road Highrise
- Marietta Road Highrise
- Martin Street Plaza
- Peachtree Road Highrise
- Piedmont Road Highrise
- Westminster

Table 5: Communities Planned for RAD Conversions in FY 2018

Community	Type	Number of Units Converted
Juniper & Tenth Highrise*	Senior	149
Piedmont Road Highrise*	Senior	208
Hightower Manor Highrise	Senior	129
Peachtree Road Highrise	Senior	196
Village at Castleberry Hill I	Family	66

* Rental Assistance Demonstration (RAD) conversions have been approved by HUD.

In order to be placed on the waiting list in the event that Congress lifts the unit cap on RAD conversions, AHA has submitted a letter of interest for RAD conversions at all remaining AHA-Owned Communities and for public housing units in MIXED Communities. (Note: As per HUD guidelines, AHA submitted required details for RAD applications in its FY 2017 MTW Annual Plan and with this plan has amended the information to include all MIXED and AHA-Owned Communities with public housing units. See Appendix E.). The plan for completing the conversion and rehabilitation of additional AHA-Owned and MIXED Communities will depend on when these properties are selected from the RAD waiting list. AHA would like to complete 8 to 12 conversions in the next two years. If HUD does not have enough RAD capacity, then AHA may initiate activities needed to begin conversions under AHA's MTW-approved Reformulation approach, which utilizes HUD's voluntary conversion and disposition processes.

H. Down Payment Assistance: Making the American Dream a Reality

Down payment assistance serves as a good approach to allow potential homebuyers to enter a recovering Atlanta real estate market at a time when mortgage interest rates are at historic lows, thus increasing affordable homeownership opportunities.

Through the Down Payment Assistance (DPA) Homeownership Program, AHA has provided over 500 eligible first-time homebuyers that earn up to 80 percent of Area Median Income (AMI) with financial assistance to purchase homes within or near AHA's HOPE VI-funded MIXED communities as well as throughout the city of Atlanta. While some buyers were previously assisted under one of AHA's rental programs, many buyers are other eligible, low-income families. AHA provides a preference for professionals and para-professionals in education and healthcare, veterans, and first responders/public safety officers.

To leverage other state and local down payment assistance programs and available funds, AHA has expanded and will continue to expand its down payment assistance programs throughout the city of Atlanta, as funds are available. During FY 2018, AHA will also continue to provide down payment assistance at West Highlands and other MIXED Communities, as funds are available.

STRATEGY 2:

WORK: Creating an entryway to independence

FY 2018 FOCUS: Expand economic, educational and wellness opportunities through community partnerships and support services.

A vital component of VISION 2022, the WORK strategy recognizes the pervasiveness of income inequality in Atlanta. To stabilize families and foster growth and advancement, affordable housing assistance must be coupled with incentives and economic, educational and wellness opportunities. AHA plays a strategic role in breaking the cycle of inter-generational poverty and helping children and families realize their potential. Through cradle-to-college education strategies, workforce development and entrepreneurship initiatives, AHA facilitates families' progress towards self-reliance. Through wellness opportunities and digital connectivity, AHA supports elderly and disabled residents in leading active and healthy lives.

Through its existing operations and through one of its non-profit affiliates, AHA will further advance its human development and partnership efforts. This goal will be accomplished by concentrating on the following five focus areas:

1. Family independence and economic advancement
2. Student achievement
3. Digital literacy and connectivity
4. Health and wellness
5. Volunteerism

1. Family Independence and Economic Advancement

A hallmark of AHA's success has been the implementation of AHA's work/program requirement, which applies to all non-elderly and non-disabled adults in all AHA programs. AHA continues to believe strongly in the value, dignity, and economic independence that work provides.

Because the primary paths to family independence and economic advancement are work and education, AHA will focus on creating and implementing innovative policy incentives and strategies that facilitate engagement, capacity-building and advancement of residents. To bolster compliance rates, AHA will strengthen its enforcement as well as develop a progressive graduation program to support families in their pursuit and readiness to advance off housing assistance.

During FY 2018, AHA will explore partnerships to support families in areas such as:

- o **Wealth-Building** – Job training and placement services, entrepreneurial training and coaching, access to financial services, financial literacy & budgeting, free bank accounts, banking and investing, Earned Income Tax Credit assistance and tax preparation services, public benefits, access to small business memberships and resources, access to on-the-job trainings and living-wage employment opportunities through AHA partners.

Work/Program Requirement

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.**

- **Basic Needs** – Assistance with transportation, childcare, clothing, furniture, emergencies, expungement, child support assistance, utility management education, family unification and parenting, safety, support/affinity groups, and civic engagement.

AHA's human development strategy will leverage partnerships with non-profit organizations, corporations, foundations, educational institutions and other community stakeholders.

2. Student Achievement

Since 2004, AHA has awarded over \$500,000 in scholarships to 137 deserving students through the Atlanta Community Scholars Award (ACSA) and the University Choice Neighborhood Scholarship (UCNS). AHA will increase its investments in student achievement through the following activities:

- Additional scholarship investments including ACSA and UCNS.
- Development of an internship program for high school and college students from AHA-assisted households and University Choice Neighborhood.
- Targeted partnerships with Atlanta Public Schools and other education partners.
- Innovative early-learning, after-school, tutoring and summer transitional programs, which may include developing a tuition assistance plan for parents utilizing supplemental educational programs for their children.

During FY 2018, AHA will explore partnerships to support families in areas such as tutoring, early childhood development, early learning, afterschool, summer transitional programs, educational and extracurricular scholarships, expeditionary learning opportunities, parenting, GED and lifelong learning.

3. Digital Literacy and Connectivity

As technology advances at warp speed, nearly every aspect of living in today's technology-centric world requires agility and an understanding of web-based interfaces. Digital literacy and high-speed Internet connectivity are necessary tools to make significant steps toward self-sufficiency – particularly for very low- and low-income families.

In July 2015, Atlanta was selected by HUD as one of 28 communities to promote a joint initiative between HUD and the White House called ConnectHome. This public-private collaboration narrows the digital divide for families with school-age children who live in HUD-assisted housing.

AHA is a proud participant in HUD's ConnectHome program and will expand efforts to prepare and equip all AHA-assisted families for the technology age. AHA will enter into strategic partnerships to provide:

- Basic digital literacy training programs for youth, adults *and* seniors
- No- and low-cost Internet connectivity programs
- Free Science, Technology, Engineering, Arts and Math (S.T.E.A.M.) programs for school-age children

4. Health and Wellness

For the last several years, AHA's signature Aging Well program has been successfully used to encourage and empower older adults to actively age in place and control decisions that affect their lives and the aging process. Designed to address the *7 Dimensions of Whole-Person Wellness*, the program in the AHA-Owned Communities offers social engagement opportunities, enhances connections to family, friends, and the broader community, and promotes physical and mental wellness. Combined with over \$20 million in investments in green spaces, community gardens, exercise rooms, computer labs, and other common spaces, the Aging Well program offers a model and lessons for AHA's health and wellness program for all AHA families.



Source: International Council on Active Aging

In FY 2018, AHA will expand the health and wellness program to all AHA-assisted families in order to promote a healthy lifestyle through the physical environment, activities and events, and support services for ALL ages. AHA will explore partnerships to support families in areas such as fitness center/YMCA memberships, affordable health care and medical home connections, nutrition education and access to food, behavioral health, credit counseling and repair, and prenatal health care.

5. Volunteerism

In FY 2018, AHA will further develop AHA CARES, an organized, volunteer program that allows AHA staff, family and friends to participate in AHA-sponsored volunteer projects. AHA CARES projects will create opportunities for co-workers to network while making a positive difference. AHA will visibly support entities such as schools, non-profits and community development organizations and will seek to measure its collective impact on the community.



STRATEGY 3:

THRIVE: Keeping Our Finances in Check

FY 2018 FOCUS: Streamline service delivery approaches and financial protocols.

Keeping our finances in check is just good business.

As an MTW agency, AHA is uniquely positioned to use innovative strategies to ensure long-term financial sustainability. AHA's financial management practices enable use of its MTW Single Fund dollars for investment opportunities in both traditional affordable housing programs and innovative programs that strengthen community partnerships and support neighborhood stabilization. MTW status also affords AHA the fiduciary responsibility to actively seek new and innovative sources of revenue including competitive grant and entrepreneurial opportunities. Every area of the business will be reviewed and vetted to ensure that AHA is maximizing its use of federal dollars to meet the mission to preserve and increase quality affordable housing in the city of Atlanta.

Optimal use of funds involves both sides of the equation: spend and return. On the spend side, AHA will continue to reduce operational overhead, streamline its service delivery approaches, and update financial policies and protocols. To secure financial longevity, AHA must proactively identify and rigorously manage its investments to create opportunities for financial returns that can be reinvested in the mission.

Though AHA has MTW flexibility in its use of funds, we will also continue to ensure compliance with applicable HUD regulations, housing laws and state and federal requirements.

AHA has begun exploring key tools to incorporate greater rigor in its management and use of funds.

A. Tool: Co-Investment Framework

AHA currently has reserves which can be used to catalyze affordable housing and mixed-income communities. To utilize these monies, AHA has developed a co-investment framework to invest alongside major redevelopment initiatives in the city of Atlanta.

The co-investment framework is an integrated and collaborative approach to investing funds. It allows AHA to leverage external resources from public sources, developers, community and economic development organizations, philanthropists, and other sources to expand the production of affordable housing and mixed-income communities. It also takes advantage of AHA's ability to make investments at almost any point in the development process, from pre-development through construction and permanent financing. This flexibility allows AHA's co-investment to close gaps that would otherwise prevent a viable project from moving forward. By partnering with organizations in this manner, AHA leverages and increases the impact of its own investments.

By partnering with organizations that will invest their resources, AHA also expands the potential investments beyond those properties we currently own. Expanding the range of properties provides AHA the ability to engage with a wider range of stakeholders and invest in projects that are both mission-aligned and financially sustainable. AHA will establish project criteria to standardize the process of identifying, underwriting, and structuring investments into each project. As AHA develops a pipeline of potential projects, we will establish portfolio-wide parameters to manage risk.

There are three kinds of co-investment partnerships AHA might enter – initiative partners, project partners, and aligned stakeholders – each of which can contribute to the success of the co-investment in different ways. A single organization might be capable of fitting into more than one partnership category.

- **Initiative Partners** are organizations that have committed a portion of their financial resources to a defined effort (program, initiative, campaign, etc.) that includes funding for the development

of affordable housing or mixed-income communities. Partnership with an initiative partner will usually take the form of a collaborative endeavor agreement (CEA) that describes how AHA and the partner will work together. A commitment from AHA can help the initiative partner to attract additional funding, commit more of its own resources in the future, or more actively coordinate and cooperate with AHA. When a specific project arises, initiative partners may become a project partner with a more detailed project-specific agreement.

- **Project Partners** have started the development process and are interested in AHA's participation to help make the development viable or to add affordable housing. Project-specific partnerships may be established through co-development agreements, joint-ownership structures, or similar documents that are specific to the development.
- **Aligned Stakeholders** are organizations that share AHA's commitment to affordable housing and mixed-income communities, but a potential project concept has not yet emerged or the organization may not possess financial resources to invest in a project. Though they may not invest financial resources, aligned stakeholders may be able to provide services to AHA residents, facilitate broader community consensus around affordable housing, or otherwise provide qualitative support.

During FY 2017, AHA's Board of Commissioners approved co-investment partnerships with Westside Future Fund and the development partnership for Herndon Homes. AHA's Board of Commissioners also approved a co-investment partnership with the Atlanta Development Authority d/b/a Invest Atlanta, which may include the acquisition by AHA of up to \$30 million of property for the development of affordable housing in a market-driven area with access to public transportation. In FY 2018, AHA will actively explore other potential partners.

B. Tool: The New Paradigm

With fewer traditional public investment resources, AHA will rely on public-private partnerships to fulfill its mission to produce affordable housing in healthy communities. AHA has established the **New Paradigm**, its model for working with future private sector development partners and structuring real estate investment deals. Application of the New Paradigm will ensure that AHA resources are efficiently deployed and will provide a measurable return on investment.

AHA's investment priority will be to identify development opportunities that require a limited AHA subsidy and produce higher financial returns to AHA, particularly market-driven projects with growth potential. Key provisions of the New Paradigm are designed to ensure that:

- AHA investments are aligned with city growth and investments.
- Real estate development projects have a clear development schedule and timeline.
- AHA leverages the value of publicly-owned land as part of each real estate transaction, with exceptions made for certain revitalization efforts and/or to leverage/secure funding sources.
- Development projects include innovative features and quality amenities.
- Projects provide a strong return on investment – based on AHA's Real Estate Investment Scorecard (See Strategy 1)

C. Tool: Self-Development Entity

In FY 2018, AHA will continue to examine creation of a development affiliate to further the mission and enhance its affordable, moderate and mixed-use development and preservation efforts. AHA may use its own AHA affiliate outside the solicitation process to lead the redevelopment of AHA-owned or acquired land. A self-sponsored development affiliate will allow AHA to maximize the financial and socio-economic returns to the agency and its stakeholders, as well as enhance the agency's community-based development strategy.

D. Tool: Small Business and Section 3 Program

AHA is dedicated to creating opportunities for small businesses and its participants to thrive. AHA will seek to validate this effort through a series of programs and outreach efforts, including exploring the development of a robust Small Business Enterprise (SBE) and Section 3 Program. The SBE/Section 3 Program is AHA's effort to stimulate economic opportunities for certified small businesses through direct contracting and sub-contracting opportunities. AHA will also work closely with its partners to ensure that its assisted families and other low-income families in Atlanta can benefit from contracting, job and training opportunities resulting from AHA's activities. These opportunities may be in the areas of real estate development and construction, technical and professional services, property management and grounds maintenance, supplies and other services, as necessary. Additionally, AHA will actively encourage its contractors to fulfill the spirit of the Section 3 program by hiring low-income residents to work on AHA's contracts.

AHA will continue its outreach efforts through sponsored workshops, seminars, and networking with other governmental and non-governmental agencies and use these opportunities to promote AHA's SBE/Section 3 Program. AHA will measure its success by the ability to engage under-represented communities in AHA's work.

E. Tool: Measurements of Success

AHA's MTW Agreement with HUD establishes performance measurements by which AHA guides its operations in fulfillment of the terms of the Agreement. AHA will continue to report these performance benchmarks to HUD in its MTW Annual Report. (See Appendix C1: AHA Benchmarks)

For VISION 2022, AHA has established key performance indicators to measure the success of its vision and plan over the next five years. For FY 2018, AHA will define baseline and annual goals, then monitor its progress.

Performance Indicators for VISION 2022

- Number of Families Served
- Number of New Affordable Units Brought onto an AHA Program
- Number of New Homeownership Down Payment Assistance Opportunities Created
- Dollars Invested and Leveraged in New Real Estate Developments in Modern, Quality, Mixed-Income Communities
- Number of Veterans Housed/Served
- Number of Senior Adults Housed/Served
- Number of Homeless/At-Risk Families Housed/Served Through Supportive Housing
- Dollars Invested in Education and Education Initiatives
- Number of Families Compliant with AHA's Work/Program Requirement
- Number of Families Successfully Transitioned from an AHA Program (Paying 100 percent of Their Own Housing Costs)

Section III.

MTW Policy Innovations

Innovations Implemented under Authorizations in AHA's MTW Agreement

Under the MTW Agreement, AHA has strategically implemented most 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 partner agreements with developers, owner entities, and service providers. Three, AHA gains economies from systematic implementation across the enterprise and by minimizing redundancy, overhead, and system changes. Examples of policy reforms include the following:

- **Use of MTW Funds** to support MTW Eligible Activities (as defined in the MTW Agreement) including, but not limited to, development and/or preservation of mixed-income communities in partnership with private owners and developers; support for human development services to facilitate family self-sufficiency and housing stability; and preservation and operation of public housing communities.
- **Local Housing Policy Reforms** that promote resident accountability, responsibility, and self-sufficiency, and help stabilize the amount that low-income households pay for rent and utilities.
- **Housing Choice Voucher Program** designed and implemented with the goals of mainstreaming families and facilitating progressive “choices” of housing opportunities in economically integrated neighborhoods, with better quality-of-life amenities.
- **Expanding Housing Opportunities** and the availability of affordable housing seamlessly in mixed-income communities and neighborhoods using market principles and approaches in administering the subsidy and landlord/tenant relations.
- **Human Development** services, initiatives, and programs that further promote family self-sufficiency, independent living, and aging in place.
- **Work/Program Requirement** that, as an AHA-wide work requirement, applies to all non-elderly and non-disabled adults in all AHA programs.
- **Economic Viability** and organization-level operational enhancements that improve the efficiency of AHA's financial and business operations.

For a detailed description of key innovations or reforms that AHA has implemented as a result of its participation in the MTW Demonstration, see AHA's *FY2016 MTW Annual Report* at www.atlantahousing.org.

MTW policy innovations that AHA may propose for implementation are included in its MTW Annual Plan. AHA policies are effective only after approval by the AHA Board of Commissioners who, in doing so, authorize the president and chief executive officer to execute and provide administrative direction in the implementation of those policies through standard operating procedures and guidelines.

As part of the submission of this Plan, AHA is submitting the *Amended and Restated Statement of Corporate Policies* (“*Statement of Corporate Policies*”) in Appendix G. AHA's key policy document contains policies for all AHA programs. With the updated and clarified language in this document, AHA has determined that these policies sufficiently allow AHA to implement its mission in the coming fiscal year. If it is determined that additional policy changes are necessary, AHA will follow the appropriate protocols to seek approval from the AHA Board of Commissioners.

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FY 2018 Annual Plan Appendices

Appendix A	MTW Annual Plan Cross-Reference Guides <ul style="list-style-type: none">• AHA Legacy Attachment B Requirements• HUD Form 50900 Attachment B
Appendix B	FY 2018 MTW Plan Resolution & Certifications <ul style="list-style-type: none">• Secretary's Certificate• Resolution & Exhibits• Certification Regarding Substantive Information Reporting Requirements• Certifications of Compliance with Regulations• Certification of Payments to Influence Federal Transactions• Certification for a Drug Free Workplace• Public Review and Plan Changes
Appendix C	Ongoing Activities <ul style="list-style-type: none">• AHA Benchmarks• MTW Implementation Protocols• Local Asset Management Program
Appendix D	Housing Opportunities <ul style="list-style-type: none">• Households Served Projections• Household Characteristics• Waiting List Characteristics• Units to be Added or Removed• Leasing and Waiting List Information• AHA-Owned, Managed, and Sponsored Communities and Properties• Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities
Appendix E	Information Required for Conversions Under the Rental Assistance Demonstration (RAD)
Appendix F	Financial Analysis <ul style="list-style-type: none">• Annual Budget – FY 2017• Capital Planning – FY 2018• Combined Statements of Revenue, Expense, & Changes in Net Assets – FY 2016
Appendix G	<i>AHA Amended and Restated Statement of Corporate Policies</i>
Appendix H	HUD Information Reporting Requirement (HUD Form 50900 – Attachment B) <ul style="list-style-type: none">• HUD Form 50900• AHA's Approved MTW Activities

Please Note:

AHA has recently changed the names of its programs. References in the charts in the Appendices reflect the following changes:

- AHA's MTW-Approved Project Based Rental Assistance (or PBRA) is now **HomeFlex**.
- AHA-Sponsored Mixed-Income Communities are now **MIXED Communities**.
- AHA-Owned Residential Communities are now **AHA-Owned Communities**.
- Supportive Housing programs are collectively referred to as **HAVEN**.

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1. AHA Legacy Attachment B Requirements

Source: Legacy Attachment B, AHA - Elements for the Annual MTW Plan and Annual MTW Report

Reference: AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016.

Description: The following table outlines AHA's MTW reporting Requirements per AHA's MTW Agreement. Cross-references are provided specifying the location within the MTW Annual Plan, where the item can be found.

Annual Plan Element	Location in FY 2018 MTW Plan
I. Households Served	
A. Number and characteristics of households served at beginning of period, by: <ul style="list-style-type: none">- unit size- family type (family vs. elderly or disabled- income group (<30; 30-50; 50-80; >80 AMI)- housing type (LRPH, leased, other)- race & ethnicity	Appendix D: Housing Opportunities
B. Identify number and characteristics of households on waiting lists (all housing types). Discuss waiting list issues and proposed actions	Appendix D: Housing Opportunities
C. Number projected to be served at end of period	Appendix D: Housing Opportunities
D. Narrative discussion/explanation of change	
II. Occupancy Policies	
A. Statement of policies governing eligibility, selection, admissions, assignment, and occupancy of families, including the admissions policy under section 16(a)(3)(B) for deconcentration of lower-income families	Appendix G: <i>AHA Amended and Restated Statement of Corporate Policies</i>
B. Statement of Rent Policy	
III. Changes in the Housing Stock	
A. Number of units in inventory at beginning of period by program (LRPH, leased, other)	Appendix D: Housing Opportunities
B. Projected number at end of period by program	Public Housing inventory is reported to HUD through HUD's Inventory Management System (IMS)/ PIH Information Center (PIC) system. Housing Choice voucher leasing information is submitted through the Voucher Management System (VMS).
IV. Sources and Amounts of Funding	
A. Identify/discuss all sources and amounts of funding included in consolidated budget statement	Appendix F: Financial Analysis
B. Identify/discuss sources, amounts, and planned uses of special purpose funds outside the consolidated budget (e.g., DEP)	
C. Consolidated Budget Statement	

1. AHA Legacy Attachment B Requirements

Appendix A
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Annual Plan Element	Location in FY 2018 MTW Plan
V. Uses of Funds	
A. Previous year expenditures by line item	Appendix F: Financial Analysis
B. Planned expenditures by line item	
C. Description of proposed activities/investments by line item/explanation of change from previously approved plan	
D. Reserve balance at beginning of year; discuss adequacy of reserves	
VI. Capital Planning	
A. Describe major capital needs and projects, estimated costs, and proposed timetables	Appendix F: Financial Analysis
B. Identify planned expenditures	
C. Demolition and disposition requests, if planned.	Appendix D: Housing Opportunities
D. Homeownership activities, if any.	Section II. FY 2018 Priorities
VII. Management Information for Owned/Managed Units	
A. Vacancy (Occupancy) Rates	Appendix D: Housing Opportunities
1. Occupancy rates by property beginning of period	
2. Narrative: issues and proposed action	
3. Target rates by property at end of period	
B. Rent Collections	
1. Rents uncollected (%) beginning of period	
2. Narrative: issues and proposed actions	
3. Target % at end of period	
C. Work Orders	
1. Response rates beginning of period <ul style="list-style-type: none">% emergency within 24 hrs% regular within 30 days	
2. Narrative: issues and proposed actions	
3. Target rates at end of period	
D. Inspections	
1. Description of inspection strategy	
2. Planned inspections (% this FY)	
E. Security	
1. Narrative: security issues and proposed actions	

1. AHA Legacy Attachment B Requirements

Annual Plan Element	Location in FY 2018 MTW Plan
VIII. Management Information for Leased Housing	
A. Leasing Information	
1. Units under lease (%) beginning of period	Appendix D: Housing Opportunities
2. Target lease up rate at end of period	Public Housing inventory is reported to HUD through HUD's Inventory Management System (IMS)/ PIH Information Center (PIC) system. Housing Choice unit leasing information is submitted through the Voucher Management System (VMS).
3. Plans regarding: <ul style="list-style-type: none"> • Ensuring rent reasonableness • Expanding housing opportunities • Deconcentration of low-income families 	Section II. FY 2018 Priorities Section III. MTW Policy Innovations
4. Issues and proposed actions	Appendix C: Ongoing Activities
B. Inspection Strategy	
1. Description of inspection strategy, including: <ul style="list-style-type: none"> a) Planned inspections completed (% this FY) by category: <ul style="list-style-type: none"> • Annual HQS Inspections • Pre-contract HQS Inspections • HQS Quality Control Inspections b) HQS Enforcement 	AHA will continue to refine its Housing Choice Inspections Standards to ensure that Housing Choice participants have the opportunity to reside in quality living environments including quality housing units and quality neighborhoods. AHA established higher inspection standards than HUD's Housing Quality Standards with a focus on improving the quality of the units on the Housing Choice Voucher Program. Section III. MTW Policy Innovations Appendix C: Ongoing Activities
IX. Resident Programs	
A. Description of activities	Section II. FY 2018 Priorities
B. Issues and proposed actions	Appendix C: Ongoing Activities Appendix H: HUD Information Reporting Requirement

1. AHA Legacy Attachment B Requirements

Annual Plan Element	Location in FY 2018 MTW Plan
X. Other Information as Required	
A. Board Resolution <ul style="list-style-type: none"> • Adopting Plan • Certifying that Public Hearing Requirements were met 	Appendix B: FY 2018 MTW Plan Resolution & Certifications
B. Required Certifications and other submissions from which the Agency is not exempted by the MTW Agreement	<p>Appendix B: FY 2018 MTW Plan Resolution & Certifications</p> <ul style="list-style-type: none"> • Secretary's Certificate • Certification Regarding Substantive Information Reporting Requirements • Certifications of Compliance with Regulations • Certification of Payments to Influence Federal Transactions • Certification for a Drug Free Workplace <p>NOTE: AHA has replaced HUD's "Disclosure of Lobbying Activities" Certification with HUD Form 50071: "Certification of Payments to Influence Federal Transactions" because AHA does not engage in lobbying activities. This action is consistent with AHA's current business practice.</p>
C. Submissions required for the receipt of funds	<p>HUD no longer requires an annual submission from AHA to request Housing Choice funds; AHA submitted the CY2017 Public Housing Operating Subsidy Calculations to HUD on February 7, 2017.</p> <p>AHA's submission to accept the 2017 Capital Fund Program (CFP) funds and Replacement Housing Factor (RHF) funds for the FY 2018 MTW Annual Plan is pending the award of 2017 capital grants following the enactment of the final 2017 Federal Budget.</p>

2. HUD Form 50900 Attachment B

Source: HUD Form 50900, Elements for the Annual MTW Plan and Annual MTW Report

Reference: OMB Approval Number 2577-0216 (expires 5/31/2016)

Description: The following cross-reference chart is provided as a convenience for HUD review. Per AHA's Amended and Restated MTW Agreement, AHA's reporting requirements are based only on Legacy Attachment B (Attachment B to AHA's MTW Agreement).

Annual Plan Element	Location in FY 2018 MTW Plan
I. Introduction	
A. Table of Contents, which includes all the required elements of the Annual MTW Plan; and	Annual Plan Table of Contents Annual Plan Appendices Table of Contents
B. Overview of the PHA's short-term and long-term MTW goals and objectives. Short-term goals and objectives include those that the PHA plans to accomplish within the fiscal year. Long-term goals and objectives include those that the PHA plans to accomplish beyond the current fiscal year. PHAs have the ability to define the level of specificity in the short-term and long-term goals and objectives.	Section I. Executive Summary Section II. FY 2018 Priorities
II. General Housing Authority Operating Information	
A. Housing Stock Information:	
Planned new public housing units to be added during the fiscal year	Appendix D: Housing Opportunities
Planned public housing units to be removed during the fiscal year	Appendix H: HUD Information Reporting Requirement
New Housing Choice Vouchers to be project-based during the fiscal year	
Other changes to the housing stock anticipated during the fiscal year	
General description of all planned capital fund expenditures during the plan year	Appendix F: Financial Analysis
B. Leasing Information	
Planned number of households served at the end of the fiscal year	Appendix D: Housing Opportunities
Reporting Compliance with Statutory MTW Requirements	AHA does not have any non-MTW public housing units in its inventory.
Description of any anticipated issues related to leasing of public housing, Housing Choice vouchers and/or local, non-traditional units and possible solutions	Appendix D: Housing Opportunities

Annual Plan Element	Location in FY 2018 MTW Plan
C. Wait List Information	
Wait list information projected for the beginning of the fiscal year by program	Appendix D: Housing Opportunities
Description of changes to the wait list or policy changes.	
III. Proposed MTW Activities: HUD approval requested	
Provide the listed items below grouped by each MTW activity.	
A. Describe each proposed MTW activity;	Appendix H: HUD Information Reporting Requirement
B. Describe how each proposed activity will achieve one or more of the three statutory objectives;	
C. Identify and discuss the anticipated impact of each proposed MTW activity on the stated objective(s);	
D. Provide the anticipated schedules for achieving the stated objective(s)	
E. Provide the metric(s) from the "Standard HUD Metrics" section, baseline performance level, yearly benchmarks, final projected outcome(s), and data source for metrics.	
F. Cite the authorization(s) detailed in Attachment C or D of the Standard MTW Agreement that gives the PHA the flexibility to conduct the activity. Explain why the cited authorization from Attachment C or D is needed to engage in this activity.	
G. Provide the following information for all rent reform activities: impact analysis, hardship case criteria, annual reevaluation of rent reform activity, transition period.	Appendix H: HUD Information Reporting Requirement
IV. Approved MTW Activities: HUD approval previously granted	
Provide the listed items below grouped by each MTW activity.	
A. Implemented Activities	
1. List approved, implemented, ongoing activities continued from the prior plan year(s) that are actively utilizing flexibility from the MTW Agreement; specify the Plan Year in which the activity was first identified and implemented;	Section II. FY 2018 Priorities Appendix C: Ongoing Activities Appendix H: HUD Information Reporting Requirement
2. Provide a description of the activity and an update on its status;	
3. Indicate if the PHA anticipates any non-significant changes or modifications, to the activity during the plan year;	
4. any changes or modifications to the metrics, baselines or benchmarks during the plan year;	

Annual Plan Element	Location in FY 2018 MTW Plan
5. If the PHA requires a different authorization from Attachment C or D when implementing the activity than was initially proposed, the PHA must re-propose the activity and include all required elements in Section (III) Proposed Activities.	On November 13, 2008, AHA and HUD executed AHA's Amended and Restated MTW Agreement ("MTW Agreement"). The Second Amendment to the MTW Agreement, was executed effective January 16, 2009, and as extended by Congress to June 30, 2028, was confirmed by HUD on April 14, 2016. AHA's MTW Agreement with HUD stipulates 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 reaffirmed, in all material respects, all authorizations set forth in Appendix A of the Original MTW Agreement and includes these authorizations in Attachment D. AHA has all the authorizations needed from HUD under the MTW Agreement to implement the activities described in AHA's FY 2018 MTW Annual Plan.
B. Not Yet Implemented Activities	
1. Describe any approved activities that have been implemented that the PHA has stopped implementing but has plans to reactivate in the future; specify the Plan Year in which the activity was first approved, implemented, and placed on hold;	Appendix H: HUD Information Reporting Requirement
2. Provide an update on the plan for implementation of the activity;	
3. Provide a timeline for implementation;	
4. Provide an explanation of any non-significant changes or modifications to the activity since it was approved.	
C. Activities On Hold	
1. Describe any approved activities that have been implemented that the PHA has stopped implementing but has plans to reactivate in the future; specify the Plan Year in which the activity was first approved, implemented, and placed on hold;	Appendix H: HUD Information Reporting Requirement
2. Discuss why these activities have been placed on hold;	
3. Provide an update on the plan for reactivating the activity;	
4. Provide a timeline for re-implementation; and	
5. Provide an explanation of any non-significant changes or modifications to the activity since it was approved.	

Annual Plan Element	Location in FY 2018 MTW Plan
D. Closed Out Activities	
1. List any approved activities that have been closed out, including activities that have never been implemented, that the PHA does not plan to implement and obsolete activities; specify the Plan Year in which the activity was first approved and implemented (if applicable);	Appendix H: HUD Information Reporting Requirement
2. Explain why these activities were closed out; and	
3. Provide the year the activity was closed out.	
V. Sources and Uses of Funds	
PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.	
Estimated sources of MTW funding for the fiscal year	Appendix F: Financial Analysis
Estimated uses of MTW funding for the fiscal year	Appendix H: HUD Information Reporting Requirement
Describe activities that will use only MTW Single Fund flexibility	
Local Asset Management Plan	Appendix C: Ongoing Activities
VI. Administrative	
A. Resolution signed by the Board of Commissioners, or other authorized PHA official if there is no Board of Commissioners, adopting the Annual MTW Plan Certification of Compliance (provided at the end of this Attachment B);	Appendix B: FY 2018 MTW Plan Resolution & Certifications
B. The beginning and end dates of when the Annual MTW Plan was made available for public review, the dates, locations of public hearings and total number of attendees for the draft Annual MTW Plan, (to ensure PHAs have met the requirements for public participation, HUD reserves the right to request additional information to verify PHAs have complied with all requirements as set forth in the Standard MTW Agreement);	Appendix B: FY 2018 MTW Plan Resolution & Certifications
C. Description of any planned or ongoing PHA-directed evaluations of the demonstration for the overall MTW program or any specific MTW activities, if applicable; and	N/A
D. The Annual Statement/Performance and Evaluation Report (HUD 50075.1) or subsequent form required by HUD for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the Plan Year and all three parts of the report.	N/A

SECRETARY'S CERTIFICATE

I, CATHERINE V. BUELL, 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 2018 Moving To Work Annual Implementation Plan to the United States Department of Housing and Urban Development and to implement the projects, activities, initiatives and any policy changes described therein, and other related matters.
3. This resolution was presented to the AHA Board of Commissioners (the "Board") at its Regular Meeting on March 27, 2017 (the "Meeting").
4. The following Board members were present for the Meeting:

Daniel Halpern, Chair
James Allen, Jr., Vice Chair
Robert Rumley, III
Dr. Christopher Edwards
Angela Ramson

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 27 day of March 2017.




CATHERINE V. BUELL,
Secretary

EXHIBIT 1
RESOLUTION ADOPTED AT THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS HELD ON
MONDAY, MARCH 27, 2017

RESOLUTION

WHEREAS, The Housing Authority of the City of Atlanta, Georgia (AHA) executed its Amended and Restated Moving to Work Agreement (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; and as extended by Congress to June 30, 2028 under the same terms and conditions and confirmed by the U.S. Department of Housing and Urban Development (HUD) on April 14, 2016;

WHEREAS, the MTW Agreement is effective through June 30, 2028, unless further extended;

WHEREAS, the MTW Agreement requires AHA to submit an MTW Annual Plan to HUD in lieu of the Five-Year Plan and Annual Plan traditionally required by Section 5A of the United States Housing Act of 1937, as amended;

WHEREAS, during each year of the MTW demonstration period, an MTW Annual Plan must be submitted to HUD with a resolution adopted by the AHA Board of Commissioners approving the plan and certifying that a public hearing has been held regarding the plan

WHEREAS, AHA has prepared its Fiscal Year (FY) 2018 MTW Annual Plan (also referred to herein as the FY 2018 MTW Annual Plan);

WHEREAS, the FY 2018 MTW Annual Plan identifies AHA's priorities, projects, activities, and initiatives for AHA's FY 2018 and any policy changes to be implemented during FY 2018;

WHEREAS, the Amended and Restated Statement of Corporate Policies is the controlling policy document governing the rental assistance programs administered by AHA;

WHEREAS, the Amended and Restated Statement of Corporate Policies, which is incorporated into the FY 2018 MTW Annual Plan, is organized into four chapters and captures the Moving to Work Demonstration policy innovations in effect for the AHA's Mixed-Income, Mixed-Finance Communities ("MIXED Communities"), AHA-Owned Communities, Housing Choice Tenant-Based Program, HomeFlex Programs (previously known as Project Based Rental Assistance), and HAVEN Supportive Housing Programs (collectively "Rental Assistance Programs").;

WHEREAS, during FY 2018, AHA will continue to advance its real estate initiatives to create more housing opportunities, to advance its human development and self-sufficiency initiatives, and to streamline its service delivery approach and financial protocols;

WHEREAS, AHA's Senior Management consulted with the Board of Commissioners to solicit their input, guidance and direction regarding the proposed projects, activities, initiatives and policy changes that will be implemented during FY 2018, as described in Exhibit EO-1-A;

WHEREAS, AHA's FY 2018 MTW Annual Plan is the product of a comprehensive planning process in which AHA's Senior Management consulted with AHA's Board of Commissioners, resident association leaders, public housing-assisted residents, Housing Choice participants and landlords, AHA employees, Atlanta Legal Aid, Georgia Law Center for the Homeless, AHA's private sector development partners, members of the Service Provider Network, local political and government officials, various city and state agencies, other stakeholders and members of the public;

WHEREAS, comments and suggestions were made at those various meetings, all of which were considered by Senior Management of AHA and incorporated as deemed appropriate;

WHEREAS, the consultation process included a properly advertised and noticed public hearing held on March 1, 2017; and

WHEREAS, Senior Management of AHA is now recommending that the Board of Commissioners: (i) approve AHA's FY 2018 MTW Annual Plan; (ii) authorize the submission of AHA's FY 2018 MTW Annual Plan to HUD; (iii) authorize the Chair or the Vice Chair of the Board of Commissioners and AHA's President and Chief Executive Officer/Secretary to execute the HUD Certifications of Compliance, attached as Exhibit EO-1-B; (iv) approve the implementation of the projects, activities, initiatives and any policy changes set forth in the FY 2018 MTW Annual Plan; and (v) approve the adoption and implementation of the Amended and Restated Statement of Corporate Policies as set forth in the FY 2018 MTW Annual Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, THAT:

1. AHA's FY 2018 MTW Annual Plan, including the projects, activities, initiatives and any policy changes that will be implemented during FY 2018 as described in Exhibit EO-1-A, is hereby approved.
2. Each of the Chair or the Vice Chair of the Board of Commissioners, as required, and the President and Chief Executive Officer/Secretary is hereby authorized to execute Exhibit EO-1-B and any other required documents, certifications or United States Department of Housing and Urban Development (HUD) forms related to the approval and filing of AHA's FY 2018 MTW Annual Plan.
3. The Amended and Restated Statement of Corporate Policies, as set forth in AHA's FY 2018 MTW Annual Plan, is hereby approved in conjunction with AHA's FY 2018 Annual Plan, and AHA is hereby authorized to adopt and implement such policies.

4. The President and Chief Executive Officer is authorized to submit AHA's FY 2018 MTW Annual Plan and such other required documents, certifications or forms to HUD with such changes, additions, corrections or amendments as she shall deem necessary or appropriate or as may be required by HUD.
5. The President and Chief Executive Officer and any person or persons designated and authorized to so act by the President and Chief Executive Officer are hereby authorized to implement the projects, activities, initiatives and any policy changes set forth in the FY 2018 MTW Annual Plan.

**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**



**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**



SHEILA HARRIS

Chair

Jurisdiction-Wide Resident Council

**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**



CATHERINE BUELL

President and Chief Executive Officer



FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

INTRODUCTION

DEFINING OUR VISION

VISION 2022: LIVE. WORK. THRIVE

Vision 2022: Live. Work. Thrive. (Vision 2022) is a comprehensive and strategic plan that renews the organization's focus of being the frontrunner of affordable housing in the City of Atlanta.



OUR MOTTO

OPENING DOORS TO QUALITY LIVING

True to the vision of founders Charles Palmer and John Hope, AHA is:

- Opening doors to quality living for ALL
- Focusing on innovative ways to increase affordable housing options in Atlanta
- Developing quality and innovative communities
- Helping to create opportunities for advancement



**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**

THE CHALLENGE

PRESERVING AFFORDABLE HOUSING IN A GROWING MARKET

The City of Atlanta is growing!

According to the U.S. Census Bureau:

- **39th largest city in the U.S.**
- **Estimated population of 463,878**
- **Growth of 10.4 % between 2010 and 2015**

However, as the city rebounds from the recession, growth remains imbalanced across the city; new real estate development largely focuses on luxury housing, and the income gap is widening.

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THE CHALLENGE

PRESERVING AFFORDABLE HOUSING IN A GROWING MARKET

The City of Atlanta's 2016 Comprehensive Development Plan acknowledges that the number and type of housing units constructed is a major factor affecting population growth. Affordable housing and equity are top priorities.

Other high-ranking needs as identified in the plan are:

- **Work to attract a diverse population at all income levels**
- **Promote growth in areas with slow growth/declining population**
- **Meet the needs of a growing senior population by providing affordable housing options and opportunities to age in place**

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FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A

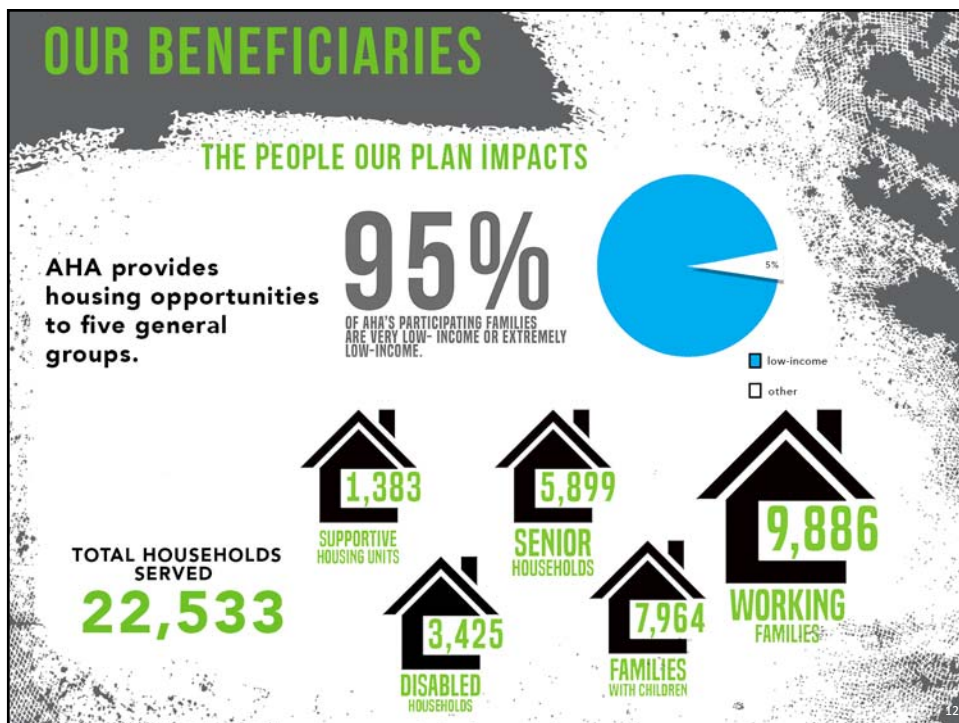
THE PLAN

STRONGER COMMUNITIES, BRIGHTER FUTURES

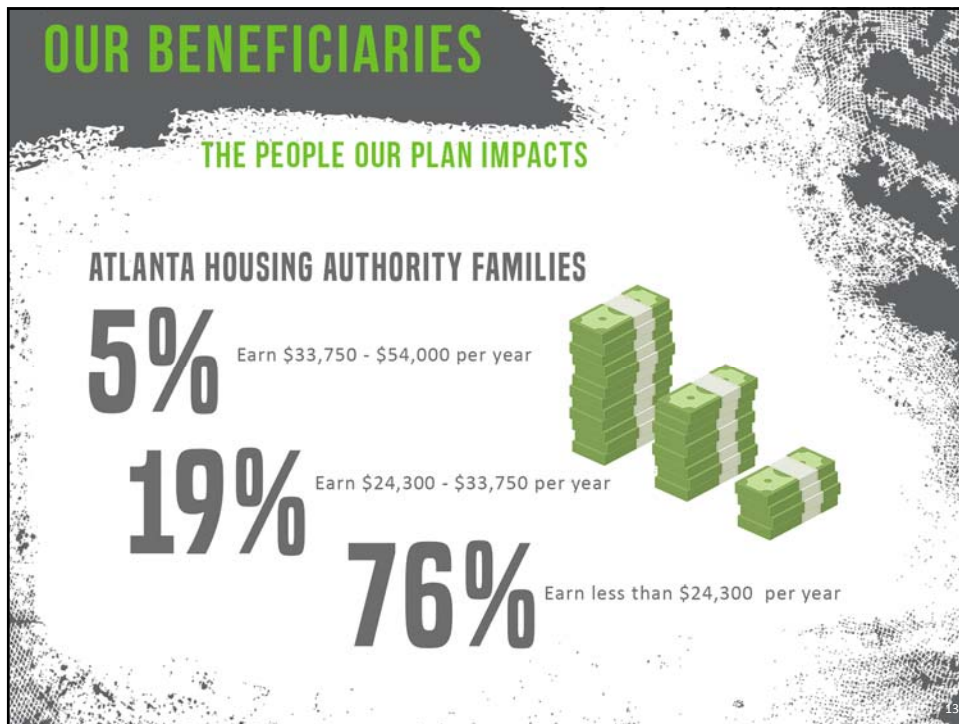
Our plan is to provide better living opportunities for those we serve and empower them through supportive services that endorse self-reliance. These efforts will create building blocks to stronger communities and foster pathways to brighter futures and a better life.



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FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A



THE STRATEGY

LIVE. WORK. THRIVE.

AHA believes in the potential of the individual. Vision 2022 takes a people-centered, holistic approach that creates opportunities for those we serve to live, work and thrive in innovative, safe and healthy communities.

Category	Focus Areas
LIVE	Quality Affordable Housing
WORK	Family Independence + Student Achievement Digital Literacy + Health + Volunteerism
THRIVE	Long-Term Economic Viability + Trust + Integrity

FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A

STRATEGY 1.



LIVE.

BETTER LIVING
IS THE GATEWAY TO A
BETTER LIFE.

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CREATING MODERN, DISTINCTIVE, QUALITY COMMUNITIES



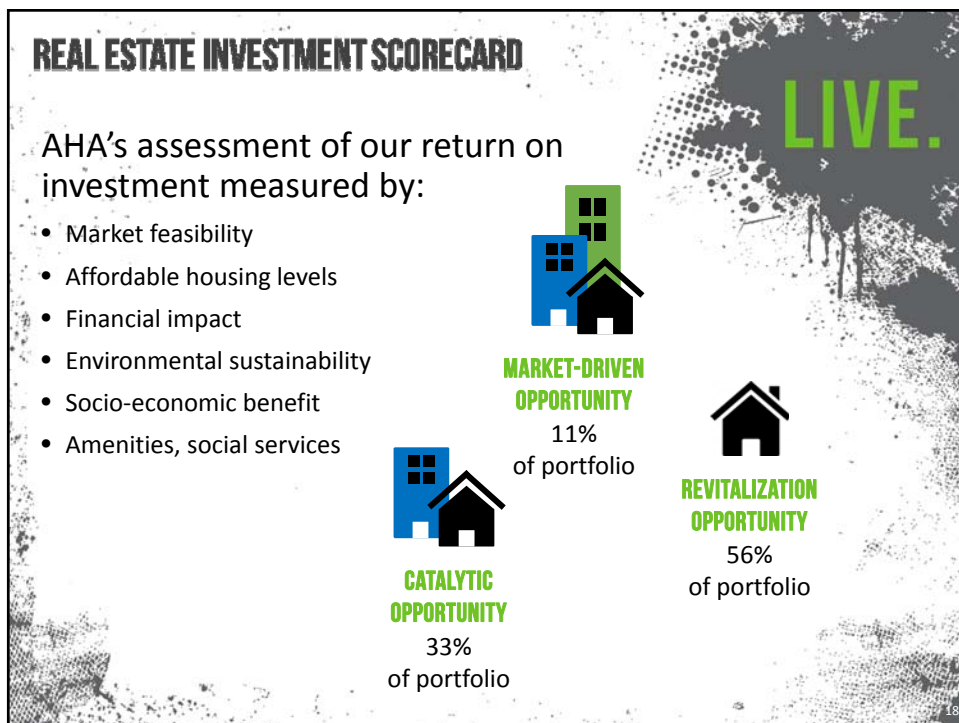
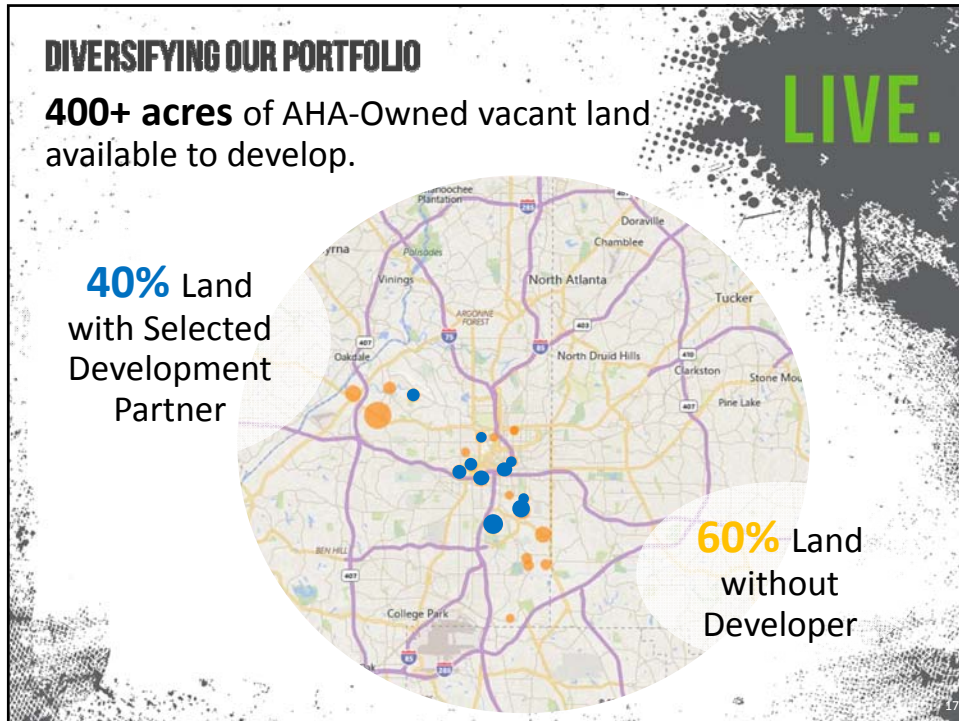
LIVE.

AHA will redefine its approach to affordable housing development to emphasize community development alongside the creation of innovative live-work-thrive spaces that feature:

- Amenities (grocery stores, healthcare and other neighborhood serving amenities)
- Public Infrastructure (public transportation, storm water management systems, etc.)
- Environmental Sustainability
- Proximity to Commercial Centers and Jobs
- Public Safety
- Quality Schools/Education
- Parks/Greenspace

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A



**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**



TRISH O'CONNELL

Vice President

Neighborhood Revitalization

Highlights from FY 2018 Annual Plan

REAL ESTATE DEVELOPMENT

For all AHA real estate holdings, AHA may:

- Engage or participate in **land transactions (including acquisitions, sale, dispositions, and swaps)** to support the future revitalization of AHA-owned vacant land, neighborhood stabilization, aligned community development goals, or administration.
- Work collaboratively with public and private sector partners to implement real estate activities under an aligned **co-investment framework** that supports major City redevelopment initiatives and benefits low-income families.
- Explore **alternative funding options** including public sources such as MTW funds, Replacement Housing Factor funds, and Choice Neighborhoods Planning and/or Implementation grants, as well as other public and private equity.
- Explore strategies to **mitigate community displacement**, as well as including **site-based waiting list preferences** for affected residents.
- Issue **Requests for Qualifications and Proposals (RFQ/RFP)** for private sector development partners, as well as use our own AHA affiliate for **self-development**, outside the solicitation process, to lead the redevelopment of AHA-owned or acquired land.

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

Highlights from FY 2018 Annual Plan	
<h3 style="margin: 0;">VACANT LAND OPPORTUNITIES</h3> 	<div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center;"> <h3 style="margin: 0;">Herndon Homes </h3> </div> <ul style="list-style-type: none"> ➤ Developer selected • Collaborative redevelopment plan • “Innovation district” and mixed-use, multi-family housing development • Site-based waiting list preference considered

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Highlights from FY 2018 Annual Plan	
<h3 style="margin: 0;">VACANT LAND OPPORTUNITIES</h3> 	<div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center;"> <h3 style="margin: 0;">Englewood Manor </h3> </div> <ul style="list-style-type: none"> ➤ Issue Developer RFQ/RFP • Collaborative redevelopment plan with the Atlanta BeltLine for infrastructure, parks, greenspace, housing • Site-based waiting list preference considered

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

<p>Highlights from FY 2018 Annual Plan</p>	
<p>VACANT LAND OPPORTUNITIES</p>	
	<p>U-Rescue Villa/ 311 North Avenue </p> <ul style="list-style-type: none"> ➤ Issue Developer RFQ/RFP • Collaborative redevelopment plan • Site-based waiting list preference considered

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<p>Highlights from FY 2018 Annual Plan</p>	
<p>VACANT LAND OPPORTUNITIES</p>	
	<p>Palmer House</p> <ul style="list-style-type: none"> ➤ Issue Developer RFQ/RFP • Collaborative redevelopment plan with adjacent landowners

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

VACANT LAND OPPORTUNITIES



Highlights from FY 2018 Annual Plan

- Not currently planned for redevelopment.
- Short-term uses: community gardens, urban farming.
- Housing-focused design competition for the Bowen Homes site.
- Potential disposition of land in the 30315 and 30331 zip codes.

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OFFERINGS | MIXED COMMUNITIES—AMENITY-RICH ENVIRONMENTS

MIXED COMMUNITIES are rich in amenities with access to good schools, quality shopping and more. Each of the sites listed below has been developed as mixed-income projects, incorporating over 4,000 affordable housing units into quality communities.

LIVE.

<ul style="list-style-type: none"> Ashley Auburn Pointe I Ashley Auburn Pointe II Ashley CollegeTown I Ashley CollegeTown II Ashley Courts at Cascade I Ashley Courts at Cascade II Ashley Courts at Cascade III Ashley Terrace at West End Atrium at CollegeTown Capitol Gateway I Capitol Gateway II Centennial Place I Centennial Place II Centennial Place III Centennial Place IV Columbia Commons Columbia Creste 	<ul style="list-style-type: none"> Columbia Estates Columbia Grove Columbia Park Citi Columbia Heritage Columbia High Point (Senior) Columbia Mechanicsville Apartments Columbia Senior Residences at Mechanicsville Columbia Senior Residences at MLK Columbia Tower at MLK Village Columbia Village Gardens at CollegeTown Magnolia Park I Magnolia Park II Mechanicsville Crossing 	<ul style="list-style-type: none"> Mechanicsville Station Parkside at Mechanicsville Veranda at Auburn Pointe Veranda at Auburn Pointe II Veranda at Auburn Pointe III Veranda at Carver Villages at Castleberry Hill I Villages at Castleberry Hill II Villages of East Lake I Villages of East Lake II Veranda at CollegeTown Veranda at Scholars Landing Villages at Carver I Villages at Carver II Villages at Carver III Villages at Carver V Juniper & Tenth Highrise
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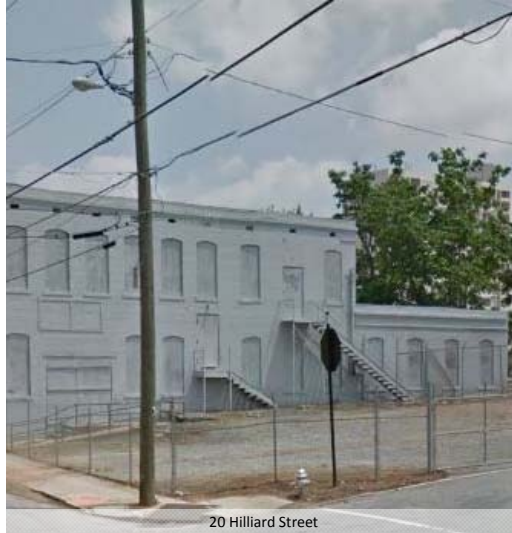
FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

Auburn Pointe

- Continue redevelopment with development partner.
- Adaptive re-use or disposition of the historic structure at 20 Hilliard Street.



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Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

Capitol Gateway

- Continue redevelopment with development partner.
- Potential land transaction to the City of Atlanta to support the development of a linear park.
- Redevelopment through the disposition of land (333 Auburn Avenue and the Oakland/Memorial Drive assemblage).



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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

Villages at Carver

- Continue redevelopment with development partner.
- Explore retail opportunities.



Villages at Carver

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Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

Centennial Place

- Continue redevelopment with development partner.
- Issue Developer RFQ/RFP for adaptive re-use of the historic Cupola Building.
- Public improvements for mixed-use housing on the Centennial Place North II parcel.
- Centennial III and IV rehabilitation.
- Support of Centennial Academy.



Cupola Building

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

CollegeTown at West End

- Continue redevelopment with development partner.
- Potential dispositions:
 - ~3 acres of land for an urban garden and educational center.
 - ~4 acres of land in support of the Boys and Girls Club.
- Expansion discussions with Morehouse College.



Truly Living Well Center for Natural Agriculture

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Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

Mechanicsville

- Continue redevelopment with development partner.
- 28 affordable rent-to-own houses on land formerly owned by AHA.
 - AHA may provide additional rental subsidy and down payment assistance to support affordable operations.



Mechanicsville Crossing

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

Highlights from FY 2018 Annual Plan

MIXED COMMUNITIES

West Highlands

- Continue redevelopment with development partner.
- Potential dispositions of land:
 - West Highlands Homeowners Association for non-housing purposes
 - City of Atlanta for greenspace and public streets.
 - ~7 acres to Atlanta Public Schools (APS) for a permanent site for Westside Atlanta Charter School.



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OFFERINGS | CHOICE ATLANTA—A RETURN TO COMMUNITY

CHOICE NEIGHBORHOODS is an initiative funded by a grant from the U.S. Department of Housing and Urban Development (HUD) focused on:

People. Neighborhood. Housing.

Using the \$30 million Choice Grant, the former University Homes site is being redeveloped to house: 433 mixed-income rental units, 229 of which will be affordable; and 33 homes, 7 of which will be affordable. In partnership with the City of Atlanta, AHA is focused on also revitalizing the three surrounding neighborhoods in the city's Westside: Vine City, Ashview Heights and the Atlanta University Center neighborhood, collectively known as the University Choice Neighborhood (UCN).



Choice Atlanta
People | Housing | Neighborhood

LIVE.

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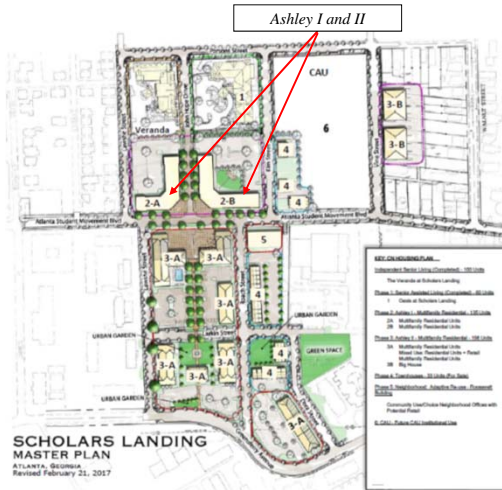
FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

Highlights from FY 2018 Annual Plan

CHOICE NEIGHBORHOODS ATLANTA

Housing

- Multi-family rental at Ashley I and II at Scholars Landing.
- Public improvements and pre-development work for homeownership.
- Potential land swap or disposition to Clark Atlanta University to support housing development.



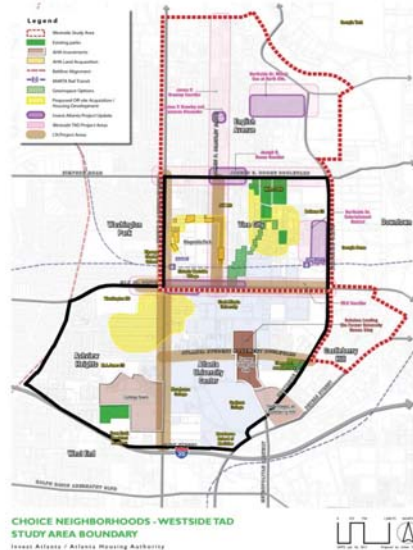
35

Highlights from FY 2018 Annual Plan

CHOICE NEIGHBORHOODS ATLANTA

Neighborhood

- Potential disposition in Vine City for construction of affordable rental and for-sale homes.
- Adaptive reuse of the historic Roosevelt Administration Building.
- Community Development Block Grant application to support neighborhood stabilization activities: code enforcement, demolition of vacant structures, acquisition, owner-occupied rehab and other.



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**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**

Highlights from FY 2018 Annual Plan

CHOICE NEIGHBORHOODS ATLANTA

People

- Work with partners to leverage resources that support families.
- Case management and people-development support with education, health and workforce programming.
- Community and stakeholder engagement to build capacity, including micro-grants and scholarships.



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TOM HOENSTINE

Vice President

Real Estate Oversight & Services

FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

OFFERINGS | HOMEFLEX—CONSERVING AFFORDABLE HOUSING IN ATLANTA

LIVE.

Through HomeFlex (formerly Project Based Rental Assistance), partnerships between AHA and private developers increase quality rental options for those we serve. Under HomeFlex, AHA encourages private-sector owners of multi-family developments to reserve a portion of their units for eligible residents.

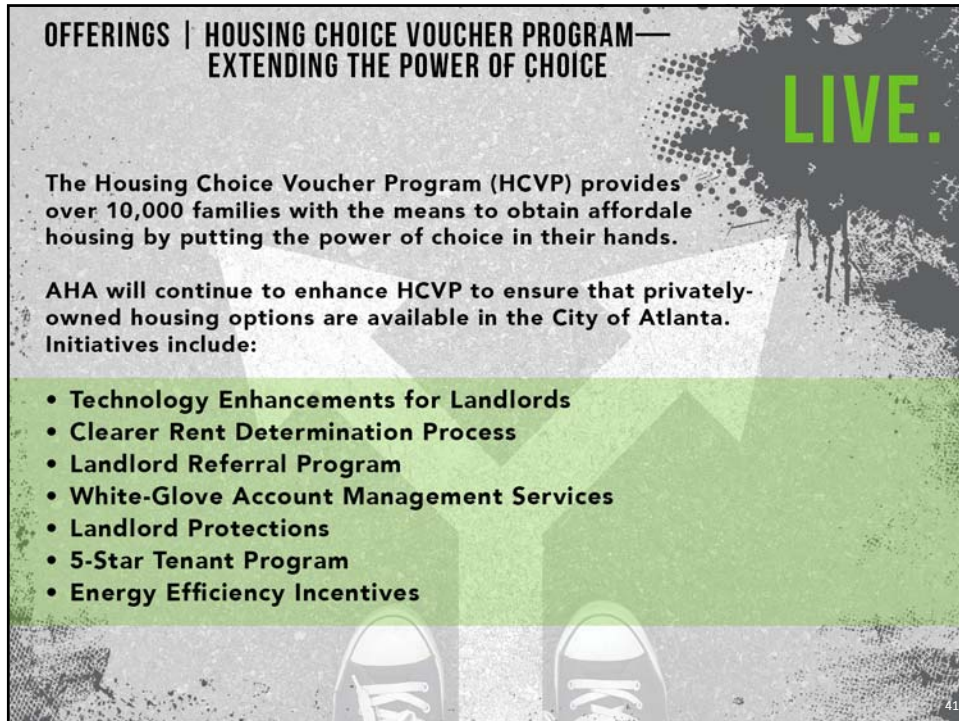
HomeFlex currently supports over **5,135** affordable housing units (on privately-owned land or in privately-owned buildings, and MIXED Communities) and is leveraged to create another **1,746** tax credit units.

There are three types of programs:

- HomeFlex
- HomeFlex for Seniors
- HomeFlex for Supportive Housing

Highlights from FY 2018 Annual Plan		
HOMEFLEX		
New HomeFlex Communities and Units Projected for FY 2018		
Community	Type	Number of new units
The Veranda at Groveway	Senior	74
Phoenix House	Supportive	44
Gateway at Capitol View	Senior	162
The Remington	Senior	160
Sterling at Candler Village	Senior	170
The Villages at Conley	Family	35
Ashley I at Scholars Landing	Family	54
		699 units

FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A



**OFFERINGS | HOUSING CHOICE VOUCHER PROGRAM—
EXTENDING THE POWER OF CHOICE**

LIVE.

The Housing Choice Voucher Program (HCVP) provides over 10,000 families with the means to obtain affordable housing by putting the power of choice in their hands.

AHA will continue to enhance HCVP to ensure that privately-owned housing options are available in the City of Atlanta. Initiatives include:

- Technology Enhancements for Landlords
- Clearer Rent Determination Process
- Landlord Referral Program
- White-Glove Account Management Services
- Landlord Protections
- 5-Star Tenant Program
- Energy Efficiency Incentives

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OFFERINGS | HAVEN -- HELPING PEOPLE GET ON THEIR FEET

LIVE.

AHA supports over 1,500 HAVEN families in the following programs:

- Family Unification Program
- Veterans Affairs Supportive Housing
- FLOW (Pilot)
- Home Again (Pilot)
- Georgia Housing Voucher Program Conversion
- Next Step Youth Self-Sufficiency Program

And HomeFlex for Supportive Housing in the following communities:

• Adamsville Green	• Oasis at Scholars Landing
• Park Commons	• Odyssey Villas
• Pavilion Place	• O'Hern House
• Columbia at Sylvan Hills	• Quest Village III
• Commons at Imperial Hotel	• Seven Courts
• Columbia Tower at MLK Village	• Summit Trail
• Gardens at CollegeTown	• Villas of H.O.P.E.
• First Step/Donnelly Courts	• Welcome House

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FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

OFFERINGS | AHA-OWNED COMMUNITIES



LIVE.

AHA is preserving 1,793 rental units in its AHA-Owned Communities which house seniors and disabled adults and two small family communities.

- Barge Road Highrise
- Cheshire Bridge Road Highrise
- Cosby Spear Highrise
- East Lake Highrise
- Georgia Avenue Highrise
- Hightower Manor Highrise

- Marian Road Highrise
- Marietta Road Highrise
- Martin Street Plaza
- Peachtree Road Highrise
- Piedmont Road Highrise
- Westminster

Highlights from FY 2018 Annual Plan

HUD RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)

Enables public housing authorities to preserve and improve public housing properties by leveraging public and private debt/equity.

- AHA converts public housing funding to HomeFlex / HUD PBV.
- Properties are updated and rehabilitated.

Communities for Conversion in FY 2018

Community	Type	Number of Units Converted
Juniper & Tenth Highrise*	Senior	149
Piedmont Road Highrise*	Senior	207
Hightower Manor Highrise	Senior	129
Peachtree Road Highrise	Senior	196
Village at Castleberry Hill I	Family	66

* RAD Conversions have been approved by HUD.

FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A



**OFFERINGS | DOWNPAYMENT ASSISTANCE ---
MAKING THE AMERICAN DREAM
A REALITY**

LIVE.

AHA's Down Payment Assistance (DPA) Homeownership Program has provided over **500** eligible first-time homebuyers with financial assistance to purchase homes throughout the city of Atlanta.

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RENEE BENTLEY

Senior Vice President
Partnerships & People Investments

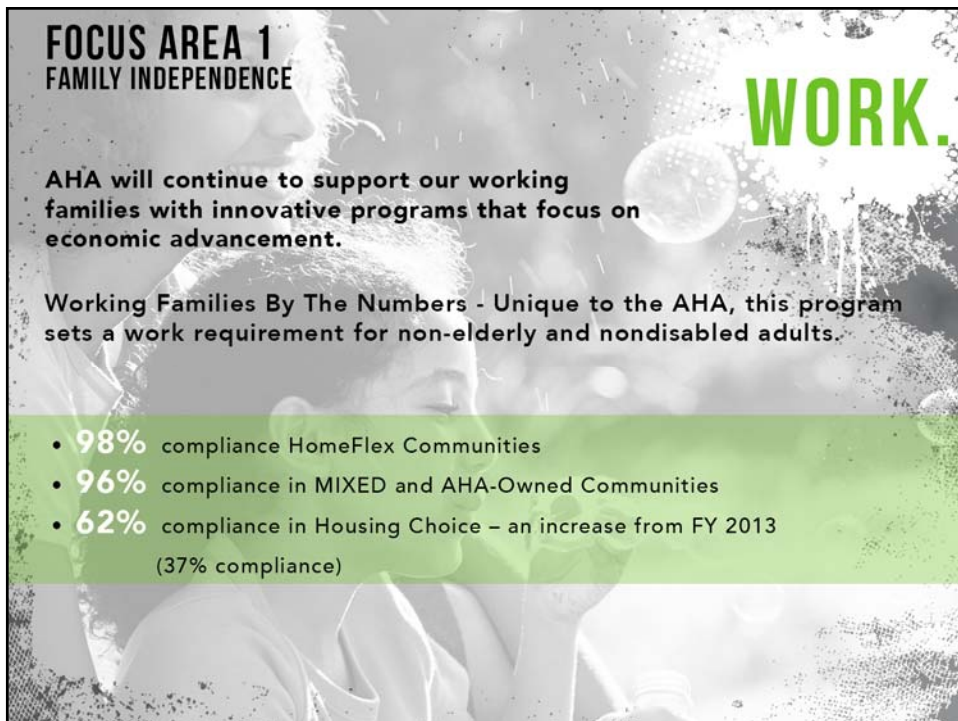
FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A



STRATEGY II.

WORK.

ECONOMIC, EDUCATIONAL AND WELLNESS OPPORTUNITIES
CREATE AN ENTRYWAY TO **INDEPENDENCE.**



FOCUS AREA 1
FAMILY INDEPENDENCE

WORK.

AHA will continue to support our working families with innovative programs that focus on economic advancement.

Working Families By The Numbers - Unique to the AHA, this program sets a work requirement for non-elderly and nondisabled adults.

- **98%** compliance HomeFlex Communities
- **96%** compliance in MIXED and AHA-Owned Communities
- **62%** compliance in Housing Choice – an increase from FY 2013 (37% compliance)

FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A

FOCUS AREA 2 STUDENT ACHIEVEMENT

Since 2003, AHA has awarded over **\$500,000** in scholarships to **137** deserving students through the Atlanta Community Scholars Award (ACSA) and the University Choice Neighborhoods Scholarship (UCNS).

AHA will increase its investments in student achievement through:

- Additional scholarship investments
- Internship program development
- Targeted partnerships with Atlanta Public Schools
- Innovative after-school, tutoring and summer transitional programs



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FOCUS AREA 3 DIGITAL LITERACY/CONNECTIVITY

AHA is a proud participant of HUD's ConnectHome program, a public-private collaboration to narrow the digital divide for families with school-age children who live in HUD-assisted housing.

In our continued efforts to prepare and equip AHA-assisted families for the technology age, AHA will enter into strategic partnerships to provide:

- Basic digital literacy training programs for youth, adults and our seniors
- No- and low-cost Internet connectivity programs
- Free S.T.E.M. programs for school-age children



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FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A



HOWARD GRANT

Vice President

Governmental & Community Affairs

FOCUS AREA 4. HEALTH AND WELLNESS

WORK.

AHA's signature health and wellness program, Aging Well encourages and empowers older adults to actively age in place and control decisions that affect their lives and the aging process.



FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A

FOCUS AREA 5.
SERVICE THROUGH VOLUNTEERISM

WORK.

AHA CARES is a volunteer program organized to allow AHA staff, family and friends an opportunity to participate in corporate-sponsored volunteer projects to impact the community and support entities such as schools, nonprofits and community development organizations.

Pictured above: AHA Volunteers with students at a local school.

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TRACEY SCOTT

Vice President
Strategy & Innovation

FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A



TOOL: CO-INVESTMENT FRAMEWORK

THRIVE.

As a Moving to Work Agency, AHA has the opportunity to design and test innovative, locally-designed strategies.

AHA's co-investment framework provides a:

- Structure for AHA to partner on major redevelopment initiatives in the city of Atlanta.
- Mechanism to provide gap financing and leverage third-party funding sources, as well as provide funding for opportunities to increase AHA-controlled sites.
- Tool to leverage both public, private and philanthropic funding during the development process.
- *Example: Westside Co-Investment with Invest Atlanta and Westside Future Fund*

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A graphic featuring a background of a hand holding a pen. The text "TOOL: CO-INVESTMENT FRAMEWORK" is in the top left, "THRIVE." is in the top right, and the main text is in the center. A small number "56" is in the bottom right corner.

FY 2018 MTW Annual Plan Resolution Exhibit EO-1-A



TOOL: THE NEW PARADIGM

THRIVE.

AHA's investment focus will be to identify development opportunities that require a limited AHA subsidy and higher financial returns to AHA, particularly in market-driven opportunities, and to ensure that:

- AHA Investments are aligned with city growth and investments
- Real estate development projects have a clear development schedule and timeline
- AHA leverages the value of publicly-owned land as part of each real estate transaction, with exceptions made for certain revitalization efforts and/or to leverage/secure funding sources
- A strong "Return on Investment" – based on the Real Estate Scorecard

The development of innovative features and quality amenities for each project

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TOOL: SELF-DEVELOPMENT ENTITY

THRIVE.

AHA will examine ways to sponsor the creation of a development affiliate to increase Atlanta's affordable housing and mixed-use development and preservation efforts.

A self-sponsored development affiliate will allow AHA to maximize the financial, socio-economic and environmental return to the agency and its stakeholders.

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FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A

TOOL: SMALL BUSINESS AND SECTION 3

THRIVE.

AHA is dedicated to creating opportunities for small businesses and our participants to thrive. AHA will seek to validate this effort through a series of programs and outreach efforts including:

- Explore the development of a robust Small Business Enterprise(SBE)/Section 3 Program.
- Encourage all AHA contractors to hire more low-income residents.
- Continue outreach to promote our SBE/Section 3 program.

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TOOL: AHA MEASUREMENTS OF SUCCESS

THRIVE.

We have established key performance indicators to measure the success of our flagship programs (2016 calculations):

Number of Families Served =	22,533	Number of New Homeownership DPA Opportunities Created =	70
Number of New Affordable Units Brought Onto an AHA Program =	1,257	Number of Veterans Housed/Served =	226
Dollars Invested and Leveraged in New Real Estate Developments in Modern, Quality, Mixed-Income Communities =	\$6 mil.	Number of Homeless/At-Risk Families Housed/Served Through Supportive Housing =	1,383
Number of Senior Adults Housed/Served =	6,641	Number of Families Compliant With AHA's Work Requirement =	5,680
Dollars Invested in Education and Education Initiatives =	\$358,997		
Number of Families Successfully Transitioned From an AHA Program Paying 100 % of Their Own Housing Costs =	47		

Preliminary, unaudited figures as of December, 2016.

**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**

Highlights from FY 2018 Annual Plan

STATEMENT OF CORPORATE POLICIES

Updates to clarify policies and align with new laws and regulations

- Violence Against Women Act
- Definition of Elderly and Disabled families
- Mixing HCVP vouchers in HomeFlex communities
- Work Requirement
 - Full-Time Students
 - Progressing Families
- Waiting list preferences
- Supportive housing and homelessness Continuum of Care

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CATHERINE BUELL

President and Chief Executive Officer

**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**

**QUESTIONS
&
COMMENTS**



PUBLIC COMMENT PERIOD

February 15 – March 17, 2017

Provide comments via the following:

www.atlantahousing.org

strategy@atlantahousing.org

MTW Plan Message Line: 404-817-7458

**FY 2018 MTW Annual Plan Resolution
Exhibit EO-1-A**



Annual Moving to Work Plan Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to

influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

The Housing Authority of the
City of Atlanta, Georgia

PHA Name

GA 006

PHA Number/HA Code

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

Name of Authorized Official

Title

Signature

Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

**CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT REGARDING THE HOUSING AUTHORITY OF
THE CITY OF ATLANTA, GEORGIA'S
FY 2018 MOVING TO WORK ANNUAL PLAN**

On behalf of The Housing Authority of the City of Atlanta, Georgia ("AHA"), and in accordance with AHA's Amended and Restated Moving to Work ("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; and as extended by Congress to June 30, 2028 under the same terms and conditions and confirmed by the U.S. Department of Housing and Urban Development (HUD) on April 14, 2016 (MTW Agreement), I hereby certify that AHA's FY 2018 MTW Annual Plan 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).

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

By: Catherine V. Buell

Name: Catherine V. Buell

Title: President and CEO

Date: March 31, 2017

Annual Moving to Work Plan Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
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14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
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19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

The Housing Authority of the
City of Atlanta, Georgia

PHA Name

GA 006

PHA Number/HA Code

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

Daniel Halpern
Name of Authorized Official


Signature

Chair, Board of Commissioners
Title

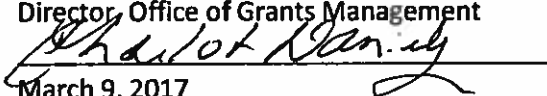
3-27-2017
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Certifications of Consistency with the Consolidated Plan and Analysis of Impediments to Fair Housing Choice

I certify that the Atlanta Housing Authority Moving to Work Annual Plan for the Fiscal Year 2018 is consistent with the City of Atlanta's Consolidated Plan (2015-2019). In particular, AHA's MTW FY2018 Annual Plan supports the City of Atlanta's Rehabilitation and Infill Housing, Cost-Burdened and Affordable Housing Needs, Special Needs Housing, Elderly Housing as well as other areas of the Consolidated Plan. I further certify that an Analysis of Impediments to Fair Housing Choice has been completed.

Applicant Name: The Housing Authority of the City of Atlanta, Georgia
Project Name: Moving to Work Annual Plan for Fiscal Year 2018
Location of the Project: City of Atlanta, Georgia
Federal Program: Moving to Work Demonstration

Certifying Jurisdiction: City of Atlanta
Certifying Official: Charlotte Daniely
Title: Director, Office of Grants Management
Signature: 
Date: March 9, 2017

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

The Housing Authority of the City of Atlanta, Georgia (AHA)

Program/Activity Receiving Federal Grant Funding

Moving to Work Demonstration Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

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

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized Official

Catherine V. Buell

Title

President and CEO

Signature

Catherine V. Buell

Date (mm/dd/yyyy)

4/5/17

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

The Housing Authority of the City of Atlanta, Georgia (AHA)

Program/Activity Receiving Federal Grant Funding

Moving to Work Demonstration Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See attached listing.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Catherine V. Buell

Title

President and CEO

Signature

X *Catherine V. Buell*

Date

4/6/17

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0117-0003-055-2	0 Abbott St	Atlanta	GA	30310
14-0117-0003-017-2	320 Abbott St	Atlanta	GA	30310
15-180-02-025	0 Alston Dr SE	Atlanta	GA	30317
14-0072-0006-094-1	257 Amal Dr	Atlanta	GA	30315
15-210-03-174	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-175	0 R Amanda Street NE - Rear	Atlanta	GA	30307
15-210-03-177	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-178	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-179	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-180	0 Amanda Street NE	Atlanta	GA	30307
17-0225-LL-103-6	1525 Argule Lane NW	Atlanta	GA	30318
14-0072-0002-032-5	0 Arthur J. Langford Rd	Atlanta	GA	30315
14-0116-0003-078-5	0 Ashby St	Atlanta	GA	30314
14-0046-0010-140-9	0 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-141-7	333 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-197-9	333 Auburn Ave NE	Atlanta	GA	30303
14-0117-0002-037-1	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-038-9	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-039-7	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-040-5	1047 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-095-9	1059 Baldwin St SW	Atlanta	GA	30310
17-0267-LL-083-9	3476 Bankhead Hwy NW	Atlanta	GA	30331
14-0252-LL-064-3	2440 Barge Rd SW	Atlanta	GA	30331
14-0047-0001-093-0	0 Bedford Pl NE	Atlanta	GA	30303
14-0110-0004-034-3	875 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-007-6	880 Booker Washington Dr	Atlanta	GA	30314
14-0110-0004-036-8	883 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-006-8	886 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-004-3	890 Booker Washington Dr	Atlanta	GA	30314
14-0042-0004-080-9	951 Boulevard SE	Atlanta	GA	30312
14-0051-0009-159-4	0 Butler St	Atlanta	GA	30303
14-0051-0009-160-2	0 Butler St	Atlanta	GA	30303
14-0110-0009-017-3	757 Carter St	Atlanta	GA	30314
14-0110-0009-019-9	765 Carter St	Atlanta	GA	30314
14-0110-0009-018-1	767 Carter St	Atlanta	GA	30314
14-0079-0006-003-5	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
14-0079-0011-059-0	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
17-0005-LL-144-6	2170 Cheshire Bridge Rd	Atlanta	GA	30324
17-0227-LL-018-4	0 Clarissa Dr NW	Atlanta	GA	30318
14-0041-0002-035-6	0 Climax St SE	Atlanta	GA	30315
14-0041-0002-052-1	373 Climax St SE	Atlanta	GA	30315
14-0041-0002-029-9	374 Climax St SE	Atlanta	GA	30315
14-0041-0002-051-3	379 Climax St SE	Atlanta	GA	30315
14-0041-0002-030-7	380 Climax St SE	Atlanta	GA	30315
14-0041-0002-050-5	385 Climax St SE	Atlanta	GA	30315
14-0041-0002-031-5	388 Climax St SE	Atlanta	GA	30315
14-0041-0002-049-7	393 Climax St SE	Atlanta	GA	30315
14-0041-0002-032-3	394 Climax St SE	Atlanta	GA	30315
14-0041-0002-033-1	400 Climax St SE	Atlanta	GA	30315
14-0041-0002-034-9	406 Climax St SE	Atlanta	GA	30315
14-0041-0002-048-9	407 Climax St SE	Atlanta	GA	30315
14-0041-0002-047-1	411 Climax St SE	Atlanta	GA	30315
14-0041-0002-036-4	412 Climax St SE	Atlanta	GA	30315
14-0041-0002-046-3	417 Climax St SE	Atlanta	GA	30315
14-0041-0002-037-2	418 Climax St SE	Atlanta	GA	30315

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0041-0002-038-0	424 Climax St SE	Atlanta	GA	30315
14-0041-0002-045-5	425 Climax St SE	Atlanta	GA	30315
14-0041-0002-039-8	430 Climax St SE	Atlanta	GA	30315
14-0041-0002-044-8	431 Climax St SE	Atlanta	GA	30315
14-0041-0002-040-6	436 Climax St SE	Atlanta	GA	30315
14-0041-0002-043-0	437 Climax St SE	Atlanta	GA	30315
14-0041-0002-041-4	442 Climax St SE	Atlanta	GA	30315
14-0041-0002-042-2	443 Climax St SE	Atlanta	GA	30315
14-0085-0013-115-0	330 Crumley St SW	Atlanta	GA	30312
14-0085-0013-088-9	376 Crumley St SW	Atlanta	GA	30312
14-0085-0013-085-5	390 Crumley St SW	Atlanta	GA	30312
14-0085-0013-084-8	394 Crumley St SW	Atlanta	GA	30312
14-0117-0003-061-0	940 Cunningham Pl	Atlanta	GA	30310
14-0081-0001-110-9	0 Curran St NW	Atlanta	GA	30318
14-0081-0004-107-2	0 Curran St NW	Atlanta	GA	30318
14-0041-0002-057-0	0 Dalton St SE	Atlanta	GA	30315
14-0041-0002-053-9	374 Dalton St SE	Atlanta	GA	30315
14-0041-0002-060-4	375 Dalton St SE	Atlanta	GA	30315
14-0041-0002-054-7	380 Dalton St SE	Atlanta	GA	30315
14-0041-0002-059-6	381 Dalton St SE	Atlanta	GA	30315
14-0041-0002-055-4	386 Dalton St SE	Atlanta	GA	30315
14-0041-0002-058-8	387 Dalton St SE	Atlanta	GA	30315
14-0041-0002-056-2	394 Dalton St SE	Atlanta	GA	30315
14-0045-0006-037-4	380 Decatur St SE	Atlanta	GA	30312
15-210-04-123	0 R Dekalb Ave. NE Rear	Atlanta	GA	30307
14-0075-0008-075-5	0 Doane St	Atlanta	GA	30312
17-0227-LL-003-6	590 Dobbs Circle	Atlanta	GA	30318
17-0224-0003-216-3	0 Drew Drive	Atlanta	GA	30318
17-0227-LL-075-4	0 Drew Place	Atlanta	GA	30318
15-180-03-023	380 East Lake Blvd SE	Atlanta	GA	30317
15-180-02-016	421 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-025	457 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-020	460 East Lake Blvd SE	Atlanta	GA	30317
14-0109-0005-076-6	178 Elm St SW	Atlanta	GA	30314
14-0109-0005-075-8	180 Elm St SW	Atlanta	GA	30314
14-0041-LL-011-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-013-6	0 Englewood Ave SE	Atlanta	GA	30315
14-0042-0007-002-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-010-2	505 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-012-8	505 Englewood Ave SE	Atlanta	GA	30315
14-0109-0005-083-2	0 Fair St SW	Atlanta	GA	30314
14-0084-0005-041-9	605-607 Fair St SW	Atlanta	GA	30314
14-0084-0005-043-5	615 Fair St SW	Atlanta	GA	30314
14-0109-0005-062-6	653 Fair St SW	Atlanta	GA	30314
14-0109-0005-073-3	655 Fair St SW	Atlanta	GA	30314
14-0109-LL-013-5	668 Fair St SW	Atlanta	GA	30314
14-0109-LL-033-3	668 Fair St SW	Atlanta	GA	30314
14-0055-0004-166-0	0 Fern Ave	Atlanta	GA	30315
14-0081-0004-104-9	0 Fifth St	Atlanta	GA	30305
14-0081-0004-105-6	0 Fifth St	Atlanta	GA	30305
14-0075-0001-212-1	610 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-213-9	614 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-214-7	618 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-215-4	622 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-216-2	626 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-217-0	632 Formwalt Street SW	Atlanta	GA	30312

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0075-0001-205-5	633 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-206-3	637 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-218-8	638 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-207-1	639 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-219-6	644 Formwalt Street SW	Atlanta	GA	30312
14-0116-0010-082-8	0 Frank St	Atlanta	GA	30314
14-0116-0010-083-6	0 Frank St	Atlanta	GA	30314
14-0116-0010-084-4	928 Frank St	Atlanta	GA	30314
14-0116-0010-058-8	931 Frank St	Atlanta	GA	30314
14-0116-0010-059-6	937 Frank St	Atlanta	GA	30314
14-0116-0010-081-0	940 Frank St	Atlanta	GA	30314
14-0116-0010-060-4	941 Frank St	Atlanta	GA	30314
14-0116-0010-080-2	944 Frank St	Atlanta	GA	30314
14-0116-0010-061-2	945 Frank St	Atlanta	GA	30314
14-0116-0010-079-4	948 Frank St	Atlanta	GA	30314
14-0116-0010-078-6	952 Frank St	Atlanta	GA	30314
14-0116-0010-077-8	954 Frank St	Atlanta	GA	30314
14-0116-0010-076-0	960 Frank St	Atlanta	GA	30314
14-0116-0010-075-2	964 Frank St	Atlanta	GA	30314
14-0116-0010-074-5	968 Frank St	Atlanta	GA	30314
14-0116-0010-109-9	980 Frank St	Atlanta	GA	30314
14-0085-LL-019-0	0 Fulton St	Atlanta	GA	30312
14-0085-LL-020-8	0 Fulton St	Atlanta	GA	30312
14-0085-LL-021-6	0 Fulton St	Atlanta	GA	30312
14-0054-0003-075-5	0 Georgia Ave	Atlanta	GA	30312
14-0054-0002-082-2	142 Georgia Ave	Atlanta	GA	30312
14-0054-0002-083-0	174 Georgia Ave	Atlanta	GA	30312
14-0085-0013-101-0	0 Glenn St SW	Atlanta	GA	30312
14-0075-0001-211-3	252 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-210-5	256 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-209-7	260 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-208-9	264 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-204-8	270 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-203-0	274 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-201-4	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-202-2	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-200-6	286 Glenn Street SW	Atlanta	GA	30312
14-0085-0013-102-8	1186 Glenn St SW	Atlanta	GA	30312
15-180-03-019	0 Glenwood Ave	Atlanta	GA	30317
15-180-01-008	0 Glenwood Road SE	Atlanta	GA	30317
14-0026-0001-073-7	0 Grange Dr	Atlanta	GA	30315
14-0026-0001-067-9	863 Grange Court	Atlanta	GA	30315
14-0054-0009-089-0	865 Grant Terrace	Atlanta	GA	30315
14-0082-0006-002-2	467 Gray St NW	Atlanta	GA	30318
14-0108-LL-025-0	565 Greensferry Road	Atlanta	GA	30314
14-0108-LL-023-5	600 Greensferry Road	Atlanta	GA	30314
14-0085-0009-083-6	19 Gregg St SW	Atlanta	GA	30312
17-0226-LL-019-3	0 Habershal Dr NW	Atlanta	GA	30318
17-0224-0003-214-8	1575 Habershal Dr NW	Atlanta	GA	30318
14-0007-0013-019-9	1150 Henry Thomas Dr	Atlanta	GA	30315
14-0055-0006-065-2	0 Hill St SE	Atlanta	GA	30312
14-0042-0007-004-6	1110 Hill St SE	Atlanta	GA	30312
14-0045-LL-480-3	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-481-1	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-482-9	0 Hilliard St SE	Atlanta	GA	30312
14-0046-0010-204-3	15 Hilliard St SE	Atlanta	GA	30312

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0045-0001-058-5	20 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-059-3	20 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-474-6	109 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-475-3	115 Hilliard St SE	Atlanta	GA	30312
14-0045-0006-036-6	126 Hilliard St SE	Atlanta	GA	30312
17-0251-LL-007-6	1580 Hollywood Rd NW	Atlanta	GA	30318
14-0085-LL-007-5	0 Humphries St	Atlanta	GA	30312
14-0085-LL-013-3	568 Humphries St	Atlanta	GA	30312
14-0079-0006-018-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-019-1	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-020-9	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-021-7	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-022-5	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-023-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0085-0013-095-4	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-096-2	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-100-2	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-092-1	579 Ira St SW	Atlanta	GA	30312
14-0085-0013-094-7	587 Ira St SW	Atlanta	GA	30312
14-0085-0013-097-0	595 Ira St SW	Atlanta	GA	30312
14-0085-0013-098-8	599 Ira St SW	Atlanta	GA	30312
14-0085-0013-099-6	603 Ira St SW	Atlanta	GA	30312
17-0259-LL-163-9	0 James Jackson Pkwy NW	Atlanta	GA	30318
14-0082-0006-008-9	0 John St	Atlanta	GA	30314
14-0082-0006-009-7	0 John St	Atlanta	GA	30314
14-0082-0006-011-3	0 John St	Atlanta	GA	30314
14-0051-0009-151-1	230 John Wesley Dobbs Ave	Atlanta	GA	30303
17-0225-LL-038-4	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-040-0	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-025-1	1125 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-012-9	1175 Johnson Road NW	Atlanta	GA	30318
14-0027-LL-134-8	2291 Jonesboro Rd	Atlanta	GA	30315
14-0028-LL-061-2	2471 Jonesboro Rd	Atlanta	GA	30315
14-0116-0010-085-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-013-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0110-0007-015-9	135 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-086-9	285 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-119-8	295 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-054-5	325 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-057-8	435 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14F-0029-LL-039-1	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-040-9	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-038-3	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-041-7	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-029-2	1381 Kimberly Rd	Atlanta	GA	30331
15-180-01-006	0 Lakeside Village Dr	Atlanta	GA	30317
14-0117-LL-001-0	406 Lawton St	Atlanta	GA	30310
14-0108-0007-049-2	0 Lee St SW	Atlanta	GA	30310
14-0005-0002-066-5	2413 Leila Lane	Atlanta	GA	30315
14-0047-0004-099-4	0 Linden Ave	Atlanta	GA	30308
14-0006-LL-065-9	2405 Locust Lane SE	Atlanta	GA	30315
17-0190-LL-040-1	0 Lois St NW	Atlanta	GA	30318
14-0117-0006-094-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0006-103-7	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-043-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-044-6	0 Lucile Ave	Atlanta	GA	30310

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0117-0003-045-3	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-046-1	955 Lucile Avenue	Atlanta	GA	30310
14-0079-0006-017-5	0 Luckie St NW	Atlanta	GA	30313
14-0079-0001-021-2	523 Luckie St NW	Atlanta	GA	30313
14-0110-0007-058-9	0 Magnolia St NW	Atlanta	GA	30314
14-0110-0009-003-3	760 Magnolia St	Atlanta	GA	30314
14-0110-0009-002-5	768 Magnolia St	Atlanta	GA	30314
14-0110-0007-056-3	892 Magnolia St	Atlanta	GA	30314
17-0048-LL-035-5	760 Marian Rd	Atlanta	GA	30324
17-0244-0001-029-8	2295 Marietta Rd NW	Atlanta	GA	30318
14-0053-0002-003-9	0 Martin St	Atlanta	GA	30312
14-0053-0002-067-4	0 Martin St	Atlanta	GA	30312
14-0053-0001-101-2	371 Martin St	Atlanta	GA	30312
14-0205-0001-076-3	2610 Martin Luther King Jr Dr SW	Atlanta	GA	30311
14-0085-LL-006-7	0 McDaniel St	Atlanta	GA	30312
14-0085-LL-028-1	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-029-9	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-030-7	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-031-5	0 McDaniel St	Atlanta	GA	30310
14-0108-LL-002-9	365 McDaniel St	Atlanta	GA	30313
14-0086-0002-081-6	749 McDaniel St	Atlanta	GA	30310
14-0008-LL-016-0	0 McDonough Blvd	Atlanta	GA	30315
14-0008-LL-022-8	0 McDonough Blvd	Atlanta	GA	30315
14-0072-LL-043-5	0 Meldon Ave	Atlanta	GA	30315
15-180-02-018	0 Memorial Dr SE	Atlanta	GA	30317
14-0044-0001-109-7	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-040-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-066-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-034-9	22 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-001-3	175 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-016-4	341 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-108-9	359 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-101-4	361 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-099-0	363 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-022-2	381 Memorial Dr SE	Atlanta	GA	30312
15-180-01-005	2143 Memorial Dr SE	Atlanta	GA	30317
14-0079-0002-024-5	0 Merritts Ave	Atlanta	GA	30313
14-0008-LL-015-2	1773 Moreland Ave	Atlanta	GA	30315
14-0072-LL-044-3	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-045-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-046-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-047-6	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-048-4	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-049-2	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-050-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-051-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-023-7	174 Moury St	Atlanta	GA	30315
14-0072-0006-089-1	0 New South Pryor Rd	Atlanta	GA	30315
14-0072-0006-095-8	1765 New South Pryor Rd	Atlanta	GA	30315
14-0047-0001-001-3	301 North Ave NE	Atlanta	GA	30354
14-0047-0001-092-2	311 North Ave NE	Atlanta	GA	30354
14-0047-LL-001-5	361 North Ave NE	Atlanta	GA	30308
14-0081-0001-112-5	0 Northside Dr	Atlanta	GA	30318
17-0149-0008-125-3	0 Northside Dr	Atlanta	GA	30318
14-0044-0001-024-8	0 Oakland Ave SE	Atlanta	GA	30312
14-0044-0001-023-0	303 Oakland Ave SE	Atlanta	GA	30312

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0108-0003-050-4	899 Park St SW	Atlanta	GA	30310
14-0109-LL-032-5	700 Parsons Street	Atlanta	GA	30314
14-0110-LL-001-7	60 Paschal Blvd	Atlanta	GA	30314
14-0110-LL-003-3	60 Paschal Blvd	Atlanta	GA	30314
17-0111-0005-066-6	2240 Peachtree Rd NW	Atlanta	GA	30309
17-0227-LL-073-9	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-077-0	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-011-9	1800 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-026-7	1810 Perry Blvd NW	Atlanta	GA	30318
17-0228-LL-022-5	2000 Perry Blvd NW	Atlanta	GA	30318
17-0055-0002-018-8	1422 Piedmont Ave NE	Atlanta	GA	30309
17-0098-LL-062-8	3603 Piedmont Rd NE	Atlanta	GA	30305
14-0079-0002-010-4	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-011-2	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-012-0	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-013-8	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-014-6	0 Pine St NW	Atlanta	GA	30313
14F-0026-LL-028-7	658 Plainville Drive SW	Atlanta	GA	30331
14-0072-LL-033-6	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-034-4	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-035-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-036-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-038-5	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-040-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-041-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-042-7	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-058-3	0 Pryor St SE	Atlanta	GA	30315
14-0075-0001-227-9	637 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-226-1	641 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-225-3	645 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-224-6	649 Pryor Street SW	Atlanta	GA	30315
14-0072-0002-031-7	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-LL-057-8	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-023-4	1531 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-007-7	1569 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-008-5	1599 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-012-7	1623 Pryor Rd SW	Atlanta	GA	30315
14-0075-0001-223-8	207 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-222-0	213 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-221-2	219 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-220-4	225 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0053-0001-107-9	0 Rawson St	Atlanta	GA	30312
14-0053-LL-006-5	101 Rawson St	Atlanta	GA	30312
14-0085-0013-083-0	0 Ray Alley SW	Atlanta	GA	30312
14-0085-0013-113-5	0 Ray Alley SW	Atlanta	GA	30312
14-0076-0007-118-3	250 Richardson St	Atlanta	GA	30312
17-0190-LL-035-1	0 Rockdale St NW	Atlanta	GA	30318
14-0033-0001-054-8	3698 Ruby H Harper Blvd	Atlanta	GA	30354
14-0072-0002-010-1	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0072-0002-033-3	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0117-0003-019-8	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-067-7	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-068-5	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-069-3	0 Sells Ave SW	Atlanta	GA	30310
14-0110-0005-089-6	791 Spencer St NW	Atlanta	GA	30314
14-0110-0005-021-9	797 Spencer St NW	Atlanta	GA	30314

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0110-0005-022-7	801 Spencer St NW	Atlanta	GA	30314
14-0110-0004-059-0	835 Spencer St NW	Atlanta	GA	30314
14-0110-0004-060-8	843 Spencer St NW	Atlanta	GA	30314
14-0110-0004-048-3	847 Spencer St NW	Atlanta	GA	30314
14-0110-0004-056-6	855 Spencer St NW	Atlanta	GA	30314
14-0110-0004-057-4	859 Spencer St NW	Atlanta	GA	30314
14-0110-0004-015-2	883 Spencer St NW	Atlanta	GA	30314
14-0110-0004-016-0	887 Spencer St NW	Atlanta	GA	30314
14-0110-0004-018-6	895 Spencer St NW	Atlanta	GA	30314
14-0079-0003-075-6	0 Techwood Dr	Atlanta	GA	30313
17-0106-0009-118-8	150 Tenth St NE	Atlanta	GA	30309
14-0026-0005-026-1	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-0005-027-9	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-LL-051-5	0 Thomasville Blvd	Atlanta	GA	30315
14-0110-0005-006-0	804 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-053-3	834 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-054-1	838 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-064-0	842 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-061-6	846 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-062-4	850 Thurmond St NW	Atlanta	GA	30314
14-0007-0005-025-6	0 Velma St	Atlanta	GA	30315
14-0084-0005-090-6	136 Vine St	Atlanta	GA	30314
14-0084-0005-091-4	138 Vine St	Atlanta	GA	30314
14-0084-0005-051-8	140 Vine St	Atlanta	GA	30314
14-0084-0005-050-0	146 Vine St	Atlanta	GA	30314
14-0084-0005-049-2	152 Vine St	Atlanta	GA	30314
14-0084-0005-048-4	158 Vine St	Atlanta	GA	30314
14-0084-0005-095-5	162 Vine St	Atlanta	GA	30314
14-0084-0005-096-3	162 Vine St	Atlanta	GA	30314
14-0084-0005-046-8	168 Vine St	Atlanta	GA	30314
14-0084-0005-044-3	172 Vine St	Atlanta	GA	30314
14-0084-0005-034-4	175 Walnut St	Atlanta	GA	30314
14-0117-0005-061-8	0 West End Pl SW	Atlanta	GA	30310
14-0116-0010-027-3	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-093-5	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-096-8	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-099-2	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-114-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-003-3	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-007-4	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-008-2	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-014-0	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-104-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-008-1	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-010-7	926 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-009-9	930 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-089-3	931 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-090-1	935 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-007-3	938 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-091-9	939 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-064-4	940 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-092-7	943 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-004-0	944 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-003-2	948 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-094-3	949 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-002-4	952 Westview Dr SW	Atlanta	GA	30310

Attachment, Certification for a Drug-Free Workplace (HUD-50070)
AHA-Owned Facilities and Land (as of March 23, 2017)

Parcel ID	Address	City	State	Zip Code
14-0116-0010-095-0	953 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-108-1	961 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-100-8	975 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-030-7	981 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-029-9	985 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-028-1	993 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-016-5	1006 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-015-7	1012 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-013-2	1018 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-012-4	1020 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-011-6	1022 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-010-8	1026 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-009-0	1030 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-006-6	1040 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-005-8	1044 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-004-1	1048 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-002-5	1056 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-001-7	1060 Westview Dr SW	Atlanta	GA	30310
14-0085-0013-079-8	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-081-4	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-082-2	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-105-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-107-7	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-110-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-108-5	584 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-114-3	592 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-119-2	602 Whitehall Terrace SW	Atlanta	GA	30312
14-0045-0001-029-6	0 Wm Holmes Borders Sr Dr	Atlanta	GA	30312
14-0053-0001-105-3	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-106-1	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-103-8	79 Woodward Ave SE	Atlanta	GA	30312

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7. Public Review and Plan Changes

Public Review

Atlanta Housing Authority's (AHA) Fiscal Year 2018 Moving to Work (MTW) Annual Plan is the product of an inclusive annual planning process involving consultation with AHA's Board of Commissioners, executive leadership and employees, as well as AHA-assisted families. AHA further collaborates with strategic partners and service providers, state and local agencies, elected and public officials, as well as local community and housing advocacy organizations.

Notification of the FY 2018 MTW Annual Plan Availability and Public Hearing was communicated via public notices, letters, and electronic mail correspondence to Housing Choice Voucher Program participants, residents of AHA-Owned Communities, AHA's Service Provider Network, and other key stakeholders. Over 400 notices were distributed via email to key stakeholders and nearly 180 stakeholders participated in annual plan briefing sessions (see chart below). Additionally, to address the diversity of AHA residents in the AHA-Owned Communities, the public hearing notice was distributed in English, Chinese, Korean, Russian and Spanish.

Notices appeared as advertisements in the following mass media publications on the dates specified below:

The Atlanta Journal-Constitution

February 19, 2017

February 26, 2017

Daily Report

February 23, 2017

February 24, 2017

On Wednesday, March 1, 2017, AHA held a public hearing to present its proposed FY 2018 MTW Annual Plan and policy changes. The public hearing was held at AHA's corporate office (230 John Wesley Dobbs Avenue, Atlanta, Georgia), where 60 people attended, including AHA staff. For elderly and disabled residents living in the AHA-Owned Communities who were unable to attend the public hearing, AHA broadcast a video of the event on AHA's local community channel until the public comment period closed. At the public hearing, AHA provided sign-language interpretation and reasonable accommodation for hearing and visually impaired attendees.

The comment and review period for the draft FY 2018 MTW Annual Plan was February 15, 2017 through March 17, 2017 (31 days). The Plan was made available in printed form at AHA's corporate offices (headquarters and two satellite offices), AHA-Owned Communities, and electronically via AHA's website. Additionally, printed and electronic copies were provided to organizations that participated in briefing sessions, as listed below. Comments could be submitted in-person at the hearing or briefing; in writing (hand-delivered or via U.S. mail to AHA's corporate office); electronically via fax, the website, or email; or by phone on a dedicated voice mailbox.

During the public review period ended March 17, 2017, comments and suggestions were received by AHA and were considered in the final version of the Plan as presented for approval by the AHA Board of Commissioners.

7. Public Review and Plan Changes

BRIEFING SESSIONS & STAKEHOLDER COMMUNICATION FY 2018 MTW ANNUAL PLAN	
February 14, 2017	Real Estate and Development Partners <ul style="list-style-type: none"> Atlanta Beltline, Inc. City of Atlanta Department of Planning & Community Development Invest Atlanta
	Legal Advocates <ul style="list-style-type: none"> Atlanta Legal Aid Society
	Atlanta Homelessness Continuum of Care
February 15, 2017	Jurisdiction-Wide Resident Council
	Research & Academia Partners
February 16, 2017	Public and Elected Officials HUD Atlanta Field Office Atlanta Public Schools – Board of Education City of Atlanta <ul style="list-style-type: none"> Mayor’s Cabinet Atlanta City Council
	Partners and Stakeholders (440) Formal Electronic Notice and link to the draft Plan to various AHA partners and community stakeholders
	Philanthropy & Foundations
	Landlord Advisory Group
February 17, 2017	AHA Property Managers/Developers & HomeFlex (Project Based Rental Assistance) program partners
February 21, 2017	Business Entities
	Welcoming Atlanta & Non-Profit Service Providers
February 24, 2017	City of Atlanta State Senate Delegation
March 1, 2017	Public Hearing
March 14, 2017	Community Development and Human Resources Committee (Atlanta City Council)

Plan Changes

Moving forward, AHA may make changes to the MTW Annual Plan without a public hearing or resident consultation provided that such changes do not constitute a “substantial deviation” or “significant amendment or modification.” A “substantial deviation” or “significant amendment or modification” to the Plan is defined as changes, modifications, or amendments that materially and significantly modify AHA’s business plan goals or priority activities. A change in AHA’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.”

AHA Program Benchmarks

Source: Legacy Attachment D, MTW Program Benchmarks and MTW Program Benchmark Definitions

Reference: AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016.

Description: The following table outlines AHA's performance benchmarks as set forth in Legacy Attachment D.

Performance Measure Definition	FY 2018 Benchmark
Public Housing Program	
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%
Occupancy Rate The ratio of occupied public housing units to available units as of the last day of the FY will be greater than or equal to the target benchmark.	≥98%
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%
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.	≤7 days
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.	100%
Housing Choice Program (Section 8)	
Budget Utilization Rate The expenditure of FY 2018 Housing Choice MTW vouchers annual budget allocation (i.e. HUD disbursements) for MTW-eligible activities will be greater than or equal to the target benchmark of 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.	≥98%
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%

AHA Program Benchmarks

Performance Measure Definition	FY 2018 Benchmark
Community and Supportive Services	
Resident Homeownership The number of Public Housing residents or Housing Choice Voucher participants, and other income eligible families who closed on purchasing a home during the Fiscal Year, regardless of participation in a homeownership counseling program, shall be greater than or equal to the target benchmark.	12
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.	75%
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.	6

Approved MTW Implementation Protocols

Source: Legacy Attachment E, Implementation Protocols

Reference: AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016.

Description: As set forth in Legacy Attachment E of AHA's MTW Agreement, AHA has developed, in collaboration with HUD, implementation protocols related to the authorizations set forth in AHA's Legacy and Community Specific Authorizations, as set forth in Attachment D. Specific sources and references are included in each description below.

Note: AHA has changed the names of its programs. AHA's MTW-Approved Project Based Rental Assistance or PBRA is now HomeFlex, AHA-Sponsored Mixed-Income Communities are now MIXED Communities, AHA-Owned Residential Communities are now AHA-Owned Communities, and Supportive Housing programs are collectively referred to as HAVEN.

MTW Implementation Protocol	MTW Agreement Reference
ACC Waiver	<i>Article I - Statutory Authorizations; Legacy Attachment A - Calculation of Subsidies; Legacy Attachment B - Elements for the Annual MTW Plan and Annual MTW Report; Attachment D - Legacy and Community Specific Authorizations; Attachment E – Implementation Protocols; and the Second Amendment.</i>
Alternate Resident Survey	<i>Legacy Attachment B - Elements for the Annual MTW Plan and Annual MTW Report, Section IX.</i>
Designation of Senior Public Housing Developments	<i>In accordance with the provision of the MTW Agreement's Statement of Authorizations, Section III.A, AHA is authorized to define its own occupancy policies. AHA discussed its plans to implement designations in its FY 2005, FY 2006, and FY 2007 MTW Annual Plans.</i>
Disposition of Public Housing Operating Subsidy in AHA-Owned Communities	<i>Pursuant to Article VI, Section C of the Statement of Authorizations (Appendix A of the MTW Agreement), AHA, in consultation with HUD, may convert, as appropriate and feasible, all or a portion of its public housing assisted units from public housing operating subsidy under Section 9 of the 1937 Act to project based rental assistance under Section 8 of the 1937 Act. This initiative is referred to as the Project Based Financing Demonstration in the MTW Agreement.</i>
Disposition of Public Housing Operating Subsidy in AHA-Sponsored Mixed-Income Communities (MIXED Communities)	<i>Pursuant to Article VI, Section C of the Statement of Authorizations (Appendix A of the MTW Agreement), AHA, in consultation with HUD, may convert, as appropriate and feasible, all or a portion of its public housing assisted units from public housing operating subsidy under Section 9 of the 1937 Act to project-based rental assistance under Section 8 of the 1937 Act. This initiative is referred to as the Project Based Financing Demonstration in the MTW Agreement.</i>
Fee for Service Methodology	<i>Attachment D - Legacy and Community Specific Authorizations, Sections V.A.2 and VI; and First Amendment, Section 4.</i>
HOPE VI and Other HUD-Funded Master Planned On and Off-Site Developments Site and Neighborhood Standards	<i>In accordance with the provision of the Section VIII.C.1 of Attachment D of the AHA's MTW Agreement, the regulatory requirements of 24 CFR Part 941 shall not apply to the implementation of the activities of AHA except for the provisions of 24 CFR 941.202, 24 CFR 941.207, 24 CFR 941.208, 24 CFR 941.209, 24 CFR 941.602(d), 24 CFR 941.610(b) all as modified by the terms of Attachment D; provided, however, that in determining the location of six or more newly constructed or substantially rehabilitated units or developments, AHA is authorized to adopt the alternative Site and Neighborhood Standards set forth in Section VII.B.3 of Attachment D of AHA's MTW Agreement.</i>

Approved MTW Implementation Protocols

MTW Implementation Protocols	MTW Agreement Reference
HUD Funding Availability	<i>In accordance with the provisions of Sections I.I, III.A, V.A of Attachment D of AHA's MTW Agreement, AHA has the flexibility to pursue locally driven policies, procedures and programs to develop more efficient ways of providing housing assistance to low- and very-low income families; to expand, improve and diversify AHA's portfolio and to provide flexibility in the design and administration of housing assistance to eligible families while reducing costs and achieving greater cost effectiveness.</i>
Identity of Interest	<i>Attachment D - Legacy and Community Specific Authorizations, Section VIII.C.</i>
MTW Mixed-Finance Closing Procedures	<i>Attachment D - Legacy and Community Specific Authorizations, Section V.A.2.</i>
Process for Managing Replacement Housing Factor (RHF) Funds	<i>In accordance with Section V.A.1 of Attachment D of AHA's MTW Agreement, AHA is authorized to combine operating subsidies provided under Section 9 of the 1937 Act (42 U.S.C. 1437g), capital funding (including development and replacement housing factor funds) provided under Section 14 of the 1937 Act (42 U.S.C. 1437l) and assistance provided under Section 8 of the 1937 Act for the voucher programs (42 U.S.C. 1437f) to fund HUD approved MTW activities. AHA has elected to follow HUD guidance in its use as outlined in Sections V.A.1 and V.A.5 of AHA's MTW Agreement and this protocol.</i>
Program Flexibility for Special Purpose Vouchers	<i>Article I - Statutory Authorizations, Section D; and Attachment D - Legacy and Community Specific Authorizations, Sections V.A.1 VII.A.</i>
Project-Based Rental Assistance Developer Selection (HomeFlex)	<i>Section VII.B of Attachment D of AHA's MTW Agreement authorizes AHA to develop and adopt a reasonable policy and process for providing Section 8 project-based rental assistance during the term of AHA's MTW Agreement; this includes the establishment of a reasonable competitive process for selection of developers. AHA is also authorized to exempt itself or development sponsors from the need to participate in a competitive process to provide project-based rental assistance at 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 for low-income families. Project Based Rental Assistance as a Development Tool has been included in AHA's Annual MTW Plans since FY 2006.</i>
Project-Based Rental Assistance Subsidy Layering Review (HomeFlex)	<i>In accordance with the provisions of AHA's Amended and Restated MTW Agreement, Attachment D, Section VII. B.10, "AHA shall be authorized to perform subsidy layering reviews for Section 8 project-based rental assistance properties; provided, however, that AHA shall identify and engage in independent third party to do the subsidy layering review where AHA is the direct or indirect owner of the property."</i>
Revision of MTW Benchmarks	<i>Legacy Attachment D - MTW Program Benchmarks and MTW Program Benchmark Definitions</i>
Use of MTW Funds	<i>Recitals; Article I - Statutory Authorizations, Sections A, B and D; Article II - Requirements and Covenants, Sections B and D; Attachment D - Legacy and Community Specific Authorizations, Sections I.G, I.I, V.A.1, V.A.2, V.A.4, V.A.5, V.C.2, V.C.3, VII.B.4, VII.C.4, and VIII.B.5; Legacy Attachment G, Good Cause Justification for the Waiver of Sections of 24 CFR 941 and the Second Amendment.</i>

Local Asset Management Program

Background and Introduction

AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016, authorizes AHA to design and implement a Local Asset Management Program for its Public Housing Program and describe such program in its Annual MTW Plan. The term "Public Housing Program" means the operation of properties owned or units in mixed-income communities subsidized under Section 9 of the U.S. Housing Act of 1937, as amended ("1937 Act") by the Agency that are required by the 1937 Act to be subject to a public housing declaration of trust in favor of HUD. The Agency's Local Asset Management Program shall include a description of how it is implementing project-based property management, budgeting, accounting, financial management and any deviations from HUD's asset management requirements. Under the First Amendment to the MTW Agreement, AHA agreed to describe its cost accounting plan as part of its Local Asset Management Program including how the indirect cost fee for service rate is determined and applied.

Project-Based Approach for Public Housing Program

AHA maintains a project-based management approach by decentralizing property operations to each property and by contracting with private management companies to professionally manage each of the AHA-owned properties under the Public Housing Program. AHA maintains project level budgeting and accounting for these properties.

In addition, each mixed-income, mixed-financed (MIMF) rental community that contain authority assisted units under the Public Housing Program are owned, managed and operated by third party partnerships as established at the time each of the transactions were structured. AHA maintains a separate budget and accounting for the operating subsidy paid to the owners of these communities, but does not maintain the accounting for property operations as AHA does not own or operate these properties.

Identification of Cost Allocation Approach

AHA approaches its cost allocation plan with consideration to the entire operation of AHA, rather than a strict focus on only the MTW Program. The MTW Agreement addresses the cost accounting system in reference to the MTW Program without specifically addressing the operations of the entire Agency under MTW and using MTW Single Funds. This cost allocation plan addresses all AHA operations, as well as the specific information required for the MTW Program.

Under the MTW Agreement, the cost accounting options available to AHA include either a "fee-for-service" methodology or an "indirect cost rate" methodology. AHA can establish multiple cost objectives or a single cost objective for its MTW Program. AHA opted to use the "fee for service" methodology and establish the MTW Program as a single cost objective, as further described below.

Classification of Costs

There is no universal rule for classifying certain costs as either direct or indirect under every accounting system. A cost may be direct with respect to some specific service or function, but indirect with respect to the Federal award or other final cost objective. Therefore, the definitions and guidelines provided in this Local Asset Management Program are used for determining direct and indirect costs charged to the cost objectives.

Definitions:

Cost Objective – Cost objective is a function, organizational subdivision, contract, grant, or other activities for which cost data are needed and for which costs are incurred.

Direct Costs – Direct costs are those that can be identified specifically with a particular final cost objective.

Local Asset Management Program

Indirect Costs – Indirect costs are those: (a) incurred for a common or joint purpose benefitting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted, without effort disproportionate to the results achieved. After direct costs have been determined and assigned directly to Federal awards and other activities, as appropriate, indirect costs are determined as those remaining cost to be allocated to the benefitted cost objectives.

Indirect Cost Fee for Service Rates – Fee for service is used for determining in a reasonable manner, the proportion of indirect costs each cost objective should bear. It is the ratio (expressed as a percentage) of the indirect costs to a direct cost base.

Cost Base – A cost base is the accumulated direct costs (normally either total direct salaries and wages or total direct costs exclusive of any extraordinary or distorting expenditures) used to distribute indirect costs to cost objectives (Federal awards). Generally, the direct cost base selected should result in each award bearing a fair share of the indirect costs in reasonable relation to the benefits received from the costs.

AHA Cost Objectives

AHA has identified the following cost objectives:

Direct Costs:

MTW Program - MTW Program and all associated activities funded under the MTW Single Fund authority as a **single cost objective**. The single cost objective is the eligible MTW activities as articulated in AHA's MTW Agreement and Annual MTW Plan.

Revitalization Program – The Revitalization Program includes the development related activity funded from Choice Neighborhoods, other federal grants or local funds. Generally, AHA will capture costs for each development and will have the ability to track charges to specific funding sources.

Special Purpose Housing Choice Tenant-Based Vouchers – Special Purpose Vouchers include, but are not limited to, Family Unification Program (FUP) vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, 1-year Mainstream (Not Elderly Disabled - NED) vouchers and 5-year Mainstream vouchers.

Other Federal, State and Local Awards – AHA may be the recipient of other Federal, State and Local awards from time to time. Each of these awards will be established as a separate cost objective, as necessary.

Non Federal Programs – This relates to entrepreneurial activities, some AHA Affiliate/Component Units and National Housing Compliance, Inc., which are separate cost objectives.

Local Asset Management Program

AHA Direct Costs

AHA direct costs are defined in conjunction with the cost objectives defined in this Cost Allocation Plan. Under 2 CFR Part 200, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective.

MTW Program direct costs include, but are not limited to:

1. Contract costs readily identifiable with delivering housing assistance to low income families under the MTW Program,
2. Housing Assistance Payments (including utility allowances) for tenant based voucher and AHA HomeFlex (PBRA) supported communities,
3. Portability administrative fees,
4. Homeownership voucher funding,
5. Foreclosure and emergency assistance for low income families served under the Housing Choice Voucher Program,
6. AHA costs for administering Housing Choice Tenant Based vouchers including inspection activities
7. Operating costs directly attributable to operating AHA-owned properties,
8. Capital improvement costs at AHA-owned properties,
9. Operating subsidies paid to MIXED Communities (MIMF),
10. AHA costs associated with managing AHA-Owned Communities, HomeFlex (PBRA), Housing Choice Homeownership vouchers, MIXED Communities (MIMF), and other AHA-owned real estate,
11. AHA costs directly attributable to MTW Program activities, including the administration of human development and supportive services programs,
12. AHA costs associated with development and revitalization activities with costs as defined in the next section, but paid using MTW Single Fund
13. Any other activities that can be readily identifiable with delivering housing assistance to low-income families under the MTW Program.

Development and Revitalization Program direct costs include, but are not limited to, the following when the costs are paid using non-MTW funds:

1. Leasing incentive fees
2. Legal expenses
3. Professional services
4. Case management and other human services
5. Relocation
6. Extraordinary site work
7. Demolition
8. Acquisitions
9. Program administration
10. Gap financing in qualified real estate transactions
11. Homeownership down payment assistance
12. Investments (loans, grants, etc.)
13. Other development and revitalization expenditures

Local Asset Management Program

Special Purpose Housing Choice Tenant-based Vouchers direct costs include, but are not limited to, Housing Assistance Payments (HAP).

Other Federal and State Awards direct costs include, but are not limited to, any costs identified for which the award is made. Such costs are determined as AHA receives awards.

Non-Federal Programs direct costs include, but are not limited to:

1. Legal expenses
2. Professional services
3. Utilities (gas, water, electric, other utilities expense)
4. Real estate taxes
5. Insurance
6. Bank charges
7. Staff training
8. Interest expense
9. Other costs required of a specific non-federal program, award or contract

Direct Costs – Substitute System for Compensation of Personnel Services

In addition to the direct costs identified previously, AHA will allocate direct salary and wages based upon quantifiable measures (substitute system) of employee effort rather than timesheets. This substitute system is allowed under 2 CFR Part 200, Section 200.430. The substitute system allows AHA to more efficiently and effectively allocate direct costs on measures that are readily determined for each department. Those departments and measures will be re-evaluated periodically and updated as necessary. The Operating Divisions functions and measures effective July 1, 2016 are listed below:

Operating Divisions	Quantifiable Measure
Real Estate Group	<ul style="list-style-type: none"> • Number of properties managed • Active revitalizations • Number of properties and developments supported
Housing Choice Voucher Program	<ul style="list-style-type: none"> • Leased vouchers
Inspection Services	<ul style="list-style-type: none"> • Number of inspections
Human Development Services	<ul style="list-style-type: none"> • Families served

AHA Fee for Service

Corporate Support consists of administrative and support departments which support the Operating Divisions and AHA as a whole. AHA establishes a Fee for Service Rate based on the anticipated indirect cost for the fiscal year. The fee for service rate is determined in a reasonable manner where the proportion of indirect costs for each cost objective is determined as a ratio of the indirect costs to a direct cost base. The resulting amount is the fee for service amount to be charged to programs not funded by the MTW Single Fund. Based on current budget estimates, AHA projects the indirect cost fee to be approximately 9% of total direct costs.

Limitation on indirect cost or administrative costs – AHA recognizes that there may be limitations on the amount of administrative or indirect costs that can be charged to specific grant awards. Should such limitations prevent the charging of direct and indirect costs to a grant award, AHA will charge such costs to the remaining cost objectives as defined in this Local Asset Management Program, while ensuring that only authorized expenditures are charged to the cost objectives and their related funding sources. AHA ensures that no costs are charged to federal funds unless authorized under federal law or regulation.

Local Asset Management Program

Implementation of AHA's Local Asset Management Program

AHA began accounting for costs under this Local Asset Management Program beginning July 1, 2009 and began reporting under the Financial Data Schedule (FDS) for its fiscal year ending June 30, 2010. Such reporting includes the reporting of property level financial information for those properties under the Public Housing Program. There have been no changes to the Local Asset Management Program since it was implemented.

Explanation of differences between HUD's and AHA's property management systems

AHA has the ability to define direct costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990.

AHA is required to describe any differences between the Local Asset Management Program and HUD's asset management requirements in its Annual MTW Plan in order to facilitate the recording of actual property costs and submission of such cost information to HUD:

1. AHA implemented a fee for service system that was more comprehensive than HUD's asset management system. HUD's system was limited in focusing only on a fee-for-service system at the property level and failed to address AHA's comprehensive operation which includes other programs and business activities. AHA's MTW Program is much broader than Public Housing properties and includes activities not found in traditional HUD Programs. This Local Asset Management Program Plan addresses the entire AHA operation.
2. AHA defined its cost objectives at a different level than HUD's asset management system. Specifically, AHA defined the MTW Program as a cost objective which is consistent with the issuance of the CFDA number. HUD defined its cost objective at the property level which fails to recognize the overall effort required to deliver the housing resources to Low Income families under the MTW Program. Because the cost objectives are defined differently, direct and indirect costs are defined based on the cost objectives identified in this Local Asset Management Program.

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Appendix D: Housing Opportunities Information

1. Housing Opportunities and Households Served

As defined in AHA's MTW Agreement and Protocols, Households Served includes all AHA-assisted households ("AHA Families") plus low-income families living in affordable housing facilitated by AHA's investments. This includes Low-Income Housing Tax Credit units, down payment assistance (homeownership), supportive housing and other services and forms of assistance.

Community & Program Type	Type of Assistance ⁽⁵⁾	Household Totals		
		Actual End of FY 2016*	Projected End of FY 2017	Projected End of FY 2018
AHA-Owned Communities	PH ⁽¹⁾	1,932	1,793	1,260
	HomeFlex ⁽¹⁾	-	-	682
MIXED Communities (AHA-Sponsored Mixed-Income Communities)	PH ⁽⁷⁾	2,221	2,221	2,155
	HomeFlex ⁽⁷⁾	1,780	1,801	1,921
	LIHTC-only ⁽⁷⁾	1,138	1,105	1,105
HomeFlex (MTW-PBRA Communities)	HomeFlex ⁽⁷⁾	3,271	3,550	4,195
	LIHTC-only ⁽⁷⁾	1,482	1,520	1,684
Housing Choice Voucher Program ⁽²⁾	HCV	8,009	8,389	9,002
Housing Choice Ports ⁽³⁾	HCV	1,973	1,906	1,858
Housing Choice Home-ownership	HCV	30	26	26
Homeownership - Other ⁽⁴⁾	MTW	472	555	655
HAVEN Supportive Housing - Other ⁽⁵⁾	MTW	26	20	20
TOTAL ⁽⁸⁾		22,334	22,886	24,563

NOTES:

PH = Public Housing (ACC-assisted), HomeFlex= AHA's MTW Project Based Rental Assistance, LIHTC-only = Low-Income Housing Tax Credits only, HCV= Housing Choice Voucher * Sources: FY 2016 MTW Annual Report.

⁽¹⁾ PH units decreasing due to implementation of RAD at Juniper and Tenth Highrise. HomeFlex units are provided under a modified RAD Project Based Voucher model.

⁽²⁾ Housing Choice Tenant-Based includes 300 Family Unification Program (FUP) vouchers, 225 Mainstream vouchers, HUD VASH vouchers and port-ins being administered by AHA for other PHAs. Also includes other voucher-funded supportive housing programs.

⁽³⁾ Changes in Housing Choice Ports are partially due to absorption of the vouchers by other PHAs and households with AHA vouchers that return to AHA's jurisdiction (i.e. no longer porting).

⁽⁴⁾ Homeownership - Other category includes down payment assistance through various AHA programs.

⁽⁵⁾ Supportive Housing includes non-traditional programs utilizing MTW Single Funds. Supportive Housing programs utilizing HCV or HomeFlex are included in their respective program categories.

⁽⁶⁾ AHA does not have any non-MTW PH or HomeFlex units in its portfolio. Most PH and HomeFlex-assisted units in mixed-income, mixed-finance communities are developed using low income housing tax credit equity and are also tax credit units. For reporting purposes, these units are categorized only as PH or HomeFlex units (not as LIHTC-only units).

⁽⁷⁾ Changes in PBRA and LIHTC-only are due to added units and shifts between types of assistance on a unit within a community.

⁽⁸⁾ Overall, AHA projects an increase in households served in the Housing Choice Voucher Program, Supportive Housing Programs and new units from HomeFlex Communities.

2. Household Characteristics (actuals as of June 30, 2016)

Community & Program Type	Number of Households									
	by Unit / Family Size					by Income Group (percent of Area Median Income - AMI)				TOTAL
	0/1	2	3	4	5+	< 30%	30 - 50%	50 - 80%	> 80%	
AHA-Owned Communities	1,746	121	24	14	12	1,554	312	45	6	1,917
MIXED Communities ⁽¹⁾	2,129	741	558	260	137	2,516	1,006	280	23	3,825
HomeFlex Communities ⁽¹⁾	2,380	459	217	126	47	2,197	851	177	4	3,229
Housing Choice Tenant-Based Voucher Program	2,570	1,887	1,463	1,054	1,035	5,982	1,498	491	38	8,009
Housing Choice ⁽²⁾ Ports	390	336	397	424	426	1,794	160	19	0	1,973
TOTAL	9,215	3,544	2,659	1,878	1,657	14,043	3,827	1,012	71	18,953

NOTES:

⁽¹⁾ AHA does not capture household characteristics for LIHTC-only units within MIXED and HomeFlex Communities.

Appendix D: Housing Opportunities

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3. Waiting List Characteristics (actuals as of June 30, 2016)

	Waiting List Households by Income Group (% of Area Median Income)				Waiting List Households by Unit Size Requested (# of Bedrooms)					Waiting List Households by Family Size (# of Members)					
Community & Program Type*	<30%	30-50%	50-80%	>80%	Studio	1 BR	2 BR	3 BR	4+ BR	1	2	3	4	5+	TOTAL
AHA-Owned Communities	3,302	665	141	35		3,416	312	168	25						4,143
MIXED Communities	12,862	21,119	1,360	197	851	10,172	14,200	9,452	903						35,578
HomeFlex Communities ⁽¹⁾	3,090	2,940	1,743	194	2	3,076	2,303	2,081	505						7,967
Housing Choice Tenant-Based Voucher Program ⁽²⁾⁽³⁾	2,998	743	230	29						1,029	1,172	880	518	401	4,000
TOTAL	22,252	25,467	3,474	455	853	16,664	16,815	11,701	1,433	1,029	1,172	880	518	401	51,688

NOTES:

* Using flexibilities afforded to AHA under its MTW Agreement with HUD, waiting lists (except the Housing Choice Tenant-Based Program) are maintained by partners as part of AHA's site-based administration policies.

⁽¹⁾ Numbers shown do not include data for Supportive Housing communities that are leased through referrals from a service contracted provider that provides supportive services to the target population.

⁽²⁾ AHA does not capture waiting list data on the Mainstream waiting list and does not maintain FUP or VASH waiting lists, because these special purpose vouchers are issued through referrals from the public child welfare agency (PCWA) under agreement with AHA or the Veterans Administration, respectively.

⁽³⁾ The FY 2016 AML information shown was estimated by applying the percent allocation across Unit Size from FY 2015.

4a. Units to be Added (during FY 2018)

Community	Type of Assist- ance	Units by Bedroom Size					TOTAL Units
		Studio	1 BR	2 BR	3 BR	4+ BR	
Ashley I at Scholars Landing	HomeFlex	2	12	27	13		54
Gateway at Capitol View	HomeFlex		139	23			162
Phoenix House	HomeFlex	44					44
Sterling at Candler Village	HomeFlex		111	59			170
The Remington	HomeFlex		110	50			160
The Veranda at Groveway	HomeFlex		70	4			74
The Villages at Conley	HomeFlex		9	20	6		35
Hightower Manor Highrise ⁽³⁾	HomeFlex ⁽¹⁾		129				129
Juniper & Tenth ⁽²⁾	HomeFlex ⁽¹⁾		149				149
Peachtree Road Highrise ⁽³⁾	HomeFlex ⁽¹⁾		196				196
Piedmont Road Highrise ⁽²⁾	HomeFlex ⁽¹⁾		206	1			207
Village at Castleberry Hill I ⁽³⁾	HomeFlex ⁽¹⁾		19	39	8		66
TOTAL		46	1150	223	27	0	1,446

4b. Units to be Removed (during FY 2018)

Community	Type of Assist- ance	Units by Bedroom Size					TOTAL Units
		Studio	1 BR	2 BR	3 BR	4+ BR	
Hightower Manor Highrise ⁽⁴⁾	PH		129				129
Peachtree Road Highrise ⁽⁴⁾	PH		196	0	0	0	196
Piedmont Road Highrise ⁽²⁾	PH		207	1			208
Village at Castleberry Hill I ⁽⁴⁾	PH		19	39	8		66
TOTAL		0	551	40	8	0	599

NOTES:

PH = Public Housing (ACC-assisted), HomeFlex= AHA's MTW Project Based Rental Assistance, HCV= Housing Choice Voucher

(1) HomeFlex units are provided under a modified RAD Project Based Voucher model.

(2) Properties are approved for RAD conversion.

(3) These AHA-Owned Communities have been added to the RAD waitlist, per AHA's letter of interest to HUD.

(4) PH Units are decreasing due to anticipated implementation of RAD, AHA's Reformulation model or other conversion strategies. If the RAD cap is not lifted, these units may remain in service as PH units or converted under another conversion strategy.

5. Leasing and Waiting List Information

Since the start of the Moving To Work Demonstration, AHA has gauged its progress annually through established performance benchmark goals guided by AHA's Revision of the MTW Benchmarks Protocol which outlines a set of performance measures and target goals for AHA's reporting.

Community & Program Type	Potential Issues Leasing Units	Potential Changes in Waiting Lists
AHA-Owned Communities	Due to RAD conversions, AHA may stop leasing units at one or more properties in order to create vacancies to facilitate movement of residents during the renovation projects planned for the communities.	<p>AHA engages in recurring dialog with its Property Management-Developer (PMD) partners to ensure that they maintain adequate and appropriate waiting lists to optimize community occupancy at AHA-Owned Communities. Procedures relative to waiting lists are working well and will continue in FY 2018.</p> <p>AHA does not anticipate any significant changes to the number of families on the waiting list.</p>
MIXED, HomeFlex & HAVEN Communities	The Owners and Management Agents are responsible for all aspects of leasing and occupancy of the assisted units. While it is difficult to project any potential leasing issues, through its Portfolio Management function and property management oversight functions, AHA will continue to monitor the performance benchmarks for the entire portfolio and work with the Owners and Management Agents to address any adverse trends.	<p>The waiting lists at these communities are administered at the sites by the respective Owners and Management Agents. Each is responsible for the opening, closing, ongoing maintenance and purging the site-based waiting list pursuant to their business needs and as defined in their management procedures.</p> <p>AHA is not able to assess the potential change in the number of families on the waiting list since the Owners and Management Agents may, at any time, decide to open or purge the site-based waiting list.</p>
Housing Choice Tenant-Based Voucher Program	The vacancy rate in AHA's jurisdiction in privately-owned multifamily properties is reported at 5% or less. In light of the tight local rental market, AHA will monitor market conditions and continue to utilize its MTW flexibility to implement innovative leasing strategies to create additional quality housing opportunities for families.	During FY 2015, AHA opened its waiting list. AHA continued pulling from the FY 2015 waiting list in FY 2017 with a goal of housing 800 new families, subject to funding availability. AHA expects to open the Housing Choice waiting list during FY 2017 and create a new waiting list, using a board-approved Local Residency Preference to serve local affordable housing needs and priorities.

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Definitions:

- PH = Public Housing (ACC-assisted) units
- HomeFlex = AHA's MTW-Approved Project Based Rental Assistance program units
- LIHTC = Low-Income Housing Tax Credit units. Most PH and HomeFlex-assisted units in mixed-income, mixed-finance communities are developed using low income tax credit equity and are also tax credit units. For reporting purposes, these units are categorized as PH or HomeFlex units (not as LIHTC-only units).
- MIXED = AHA-Sponsored, mixed-use, mixed-income communities

AHA-Owned Communities

AHA's public housing residential communities serving mostly seniors and disabled adults (10 high-rises) and families (2 communities). Units are under Section 9 Annual Contributions Contracts (ACC).

These communities are candidates for demolition, disposition, subsidy reformulation, and/or other repositioning activities.

#	Community	Type of Assistance	
		PH	HomeFlex
1	Barge Road Highrise	X	
2	Cheshire Bridge Road Highrise	X	
3	Cosby Spear Highrise	X	
4	East Lake Highrise ⁽¹⁾	X	
5	Georgia Avenue Highrise	X	
6	Hightower Manor Highrise	X	
7	Marian Road Highrise	X	
8	Marietta Road Highrise	X	
9	Peachtree Road Highrise	X	
10	Piedmont Road Highrise	X	
11	Martin Street Plaza	X	
12	Westminster	X	

⁽¹⁾ All communities are located in Fulton County, except East Lake Highrise which is located in DeKalb County.

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

MIXED Communities

AHA's real estate development program facilitates, by private real estate developers, the creation of market-rate quality mixed-use, mixed-income communities associated with the sites of former public housing projects. Portions of the sites have been disposed of to new owner entities to facilitate the development of the rental phases below. Development of the rental phases is funded through conventional debt, HUD funds, and Low Income Housing Tax Credits (LIHTC).

#	Community	Former Public Housing Community	Type of Assistance		
			PH	HomeFlex	LIHTC
1	Ashley Auburn Pointe I	Grady Homes	X	X	X
2	Ashley Auburn Pointe II	Grady Homes	X	X	
3	Ashley CollegeTown I	Harris Homes	X		X
4	Ashley CollegeTown II	Harris Homes	X	X	X
5	Ashley Courts at Cascade I	Kimberly Courts	X	X	X
6	Ashley Courts at Cascade II	Kimberly Courts	X	X	X
7	Ashley Courts at Cascade III	Kimberly Courts	X	X	X
8	Ashley Terrace at West End	Kimberly Courts	X		X
9	Atrium at CollegeTown	Harris Homes	X	X	
10	Capitol Gateway I	Capitol Homes	X	X	X
11	Capitol Gateway II	Capitol Homes	X	X	X
12	Centennial Place I	Techwood/Clark Howell Homes		X	X
13	Centennial Place II	Techwood/Clark Howell Homes		X	X
14	Centennial Place III	Techwood/Clark Howell Homes		X	X
15	Centennial Place IV	Techwood/Clark Howell Homes		X	X
16	Columbia Commons	East Lake	X	X	X
17	Columbia Creste at West Highlands	Perry Homes	X		X
18	Columbia Estates at West Highlands	Perry Homes	X		X
19	Columbia Grove at West Highlands	Perry Homes	X		X
20	Columbia Heritage	Perry Homes		X	
21	Columbia High Point Senior	Carver Homes		X	
22	Columbia Mechanicsville Apartments	McDaniel Glenn	X	X	X
23	Columbia Park Citi at West Highlands	Perry Homes	X		X
24	Columbia Senior Residences at Mechanicsville	McDaniel Glenn	X	X	X

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

MIXED Communities

#	Community	Former Public Housing Community	Type of Assistance		
			PH	HomeFlex	LIHTC
25	Columbia Senior Residences at MLK	Capitol Homes		X	
26	Columbia Tower at MLK Village	Capitol Homes		X	
27	Columbia Village ⁽¹⁾	East Lake	X		X
28	The Gardens at CollegeTown	Harris Homes	X		
29	Juniper and Tenth Highrise ⁽²⁾	N/A		X	
30	Magnolia Park I	John Eagan Homes	X		X
31	Magnolia Park II	John Eagan Homes	X		X
32	Mechanicsville Crossing	McDaniel Glenn	X	X	
33	Mechanicsville Station	McDaniel Glenn	X	X	
34	Oasis at Scholars Landing	University Homes		X	
35	Parkside at Mechanicsville	McDaniel Glenn	X	X	X
36	Veranda at Auburn Pointe	Grady Homes	X	X	
37	Veranda at Auburn Pointe II	Grady Homes		X	
38	Veranda at Auburn Pointe III	Grady Homes		X	
39	Veranda at Carver	Carver Homes		X	
40	Veranda at CollegeTown	Harris Homes		X	
41	Veranda at Scholars Landing	University Homes		X	
42	Village at Castleberry Hill I	John Hope Homes	X		X
43	Village at Castleberry Hill II	John Hope Homes	X		X
44	Villages at Carver I	Carver Homes	X		X
45	Villages at Carver II	Carver Homes	X		X
46	Villages at Carver III	Carver Homes	X		X
47	Villages at Carver V	Carver Homes	X		X
48	Villages of East Lake I ⁽¹⁾	East Lake	X		
49	Villages of East Lake II ⁽¹⁾	East Lake	X		

⁽¹⁾ All communities are located in Fulton County, except Columbia Village and Villages of East Lake I and II, which are located in DeKalb County.

⁽²⁾ Under the Rental Assistance Demonstration (RAD) Program, the operating subsidy for all public housing units were converted to HomeFlex (AHA's Project Based Rental Assistance program) in FY 2017.

Note: The former public housing communities Grady Homes, Carver Homes, Capitol Homes, Harris Homes, McDaniel Glenn, Perry Homes, University Homes, and Techwood/Clark Howell Homes are all in an active redevelopment process, which includes one or more of the following phases: master planning, resident relocation, demolition, disposition, construction, lease-up, and/or subsidy reformulation.

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

HomeFlex Communities

Using the flexibility under its MTW Agreement, AHA has designed its own Project Based Rental Assistance program now called "HomeFlex." The program leverages and/or incents development by local Atlanta private real estate developers and Owner Entities to create additional mixed-income developments and supportive housing opportunities. 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. Development funding may consist of conventional debt, HUD funds, and Low Income Housing Tax Credits (LIHTC).

#	Community	Type of Assistance	
		PH	HomeFlex
1	Adamsville Green		X
2	Arcadia at Parkway Village		X
3	Ashton Browns Mill		X
4	Auburn Glenn		X
5	Avalon Park Family		X
6	Avalon Park Senior		X
7	Avalon Ridge		X
8	Campbell Stone		X
9	Columbia at Sylvan Hills		X
10	Columbia Colony Senior		X
11	Columbia Senior Residences at Blackshear		X
12	Columbia Senior Residences at Edgewood ⁽¹⁾		X
13	Columbia South River Gardens		X
14	Commons at Imperial Hotel		X
15	Constitution Avenue Apartments		X
16	Crogman School Apartments		X
17	Donnelly Courts / First Step Housing		X
18	Gateway at East Point		X
19	GE Towers		X
20	Heritage Green		X
21	Heritage Station I		X
22	Heritage Station II		X

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

HomeFlex Communities

#	Community	Type of Assistance	
		PH	HomeFlex
23	Highbury Terraces		X
24	Legacy at Walton Lakes		X
25	Lillie R. Campbell House		X
26	Manor at Scott's Crossing		X
27	Martin House at Adamsville Place		X
28	Odyssey Villas		X
29	O'Hern House		X
30	Park Commons (Housing for Older Persons)		X
31	Park Commons (Housing for Seniors)		X
32	Pavilion Place		X
33	Peaks at MLK		X
34	Providence at Parkway Village		X
35	Quest Village III		X
36	The Renaissance at Park Place South		X
37	Retreat at Edgewood ⁽¹⁾		X
38	Reynoldstown Senior Residences		X
39	Seven Courts		X
40	Summit Trail ⁽¹⁾		X
41	Villas of H.O.P.E.		X
42	Welcome House		X
43	Woodbridge at Parkway Village		X

⁽¹⁾ All communities are located in Fulton County, except Columbia Senior Residences at Edgewood, Retreat at Edgewood and Summit Trail, which are located in DeKalb County.

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Former Public Housing Communities

These former public housing communities are all vacant and demolished. These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

#	Former Public Housing Community	HUD Project Number
1	Palmer House Highrise	GA006000140
2	Bankhead Courts	GA006000280
3	Bowen Homes	GA006000120
4	Herndon Homes	GA006000592
5	Hollywood Courts	GA006000200
6	Thomasville Heights	GA006000170
7	Englewood Manor	GA006000230
8	Jonesboro North	GA006000320
9	Jonesboro South	GA006000310
10	U-Rescue Villa	GA006000240
11	Leila Valley	GA006000290

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
<i>These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.</i>				
NOTE: For the listing and description of any planned land swap and disposition transactions or other actions, refer to the HUD-approved Revitalization Plan and Section II. FY 2018 Priorities.				
14-0117-0003-055-2	0 Abbott St	Atlanta	GA	30310
14-0117-0003-017-2	320 Abbott St	Atlanta	GA	30310
15-180-02-025	0 Alston Dr SE	Atlanta	GA	30317
14-0072-0006-094-1	257 Amal Dr	Atlanta	GA	30315
15-210-03-174	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-175	0 R Amanda Street NE - Rear	Atlanta	GA	30307
15-210-03-177	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-178	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-179	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-180	0 Amanda Street NE	Atlanta	GA	30307
17-0225-LL-103-6	1525 Argule Lane NW	Atlanta	GA	30318
14-0072-0002-032-5	0 Arthur J. Langford Rd	Atlanta	GA	30315
14-0116-0003-078-5	0 Ashby St	Atlanta	GA	30314
14-0046-0010-140-9	0 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-141-7	333 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-197-9	333 Auburn Ave NE	Atlanta	GA	30303
14-0117-0002-037-1	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-038-9	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-039-7	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-040-5	1047 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-095-9	1059 Baldwin St SW	Atlanta	GA	30310
17-0267-LL-083-9	3476 Bankhead Hwy NW	Atlanta	GA	30331
14-0252-LL-064-3	2440 Barge Rd SW	Atlanta	GA	30331
14-0047-0001-093-0	0 Bedford Pl NE	Atlanta	GA	30303
14-0110-0004-034-3	875 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-007-6	880 Booker Washington Dr	Atlanta	GA	30314
14-0110-0004-036-8	883 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-006-8	886 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-004-3	890 Booker Washington Dr	Atlanta	GA	30314
14-0042-0004-080-9	951 Boulevard SE	Atlanta	GA	30312
14-0051-0009-159-4	0 Butler St	Atlanta	GA	30303
14-0051-0009-160-2	0 Butler St	Atlanta	GA	30303
14-0110-0009-017-3	757 Carter St	Atlanta	GA	30314
14-0110-0009-019-9	765 Carter St	Atlanta	GA	30314
14-0110-0009-018-1	767 Carter St	Atlanta	GA	30314
14-0079-0006-003-5	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
14-0079-0011-059-0	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
17-0005-LL-144-6	2170 Cheshire Bridge Rd	Atlanta	GA	30324
17-0227-LL-018-4	0 Clarissa Dr NW	Atlanta	GA	30318
14-0041-0002-035-6	0 Climax St SE	Atlanta	GA	30315
14-0041-0002-052-1	373 Climax St SE	Atlanta	GA	30315
14-0041-0002-029-9	374 Climax St SE	Atlanta	GA	30315

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0041-0002-051-3	379 Climax St SE	Atlanta	GA	30315
14-0041-0002-030-7	380 Climax St SE	Atlanta	GA	30315
14-0041-0002-050-5	385 Climax St SE	Atlanta	GA	30315
14-0041-0002-031-5	388 Climax St SE	Atlanta	GA	30315
14-0041-0002-049-7	393 Climax St SE	Atlanta	GA	30315
14-0041-0002-032-3	394 Climax St SE	Atlanta	GA	30315
14-0041-0002-033-1	400 Climax St SE	Atlanta	GA	30315
14-0041-0002-034-9	406 Climax St SE	Atlanta	GA	30315
14-0041-0002-048-9	407 Climax St SE	Atlanta	GA	30315
14-0041-0002-047-1	411 Climax St SE	Atlanta	GA	30315
14-0041-0002-036-4	412 Climax St SE	Atlanta	GA	30315
14-0041-0002-046-3	417 Climax St SE	Atlanta	GA	30315
14-0041-0002-037-2	418 Climax St SE	Atlanta	GA	30315
14-0041-0002-038-0	424 Climax St SE	Atlanta	GA	30315
14-0041-0002-045-5	425 Climax St SE	Atlanta	GA	30315
14-0041-0002-039-8	430 Climax St SE	Atlanta	GA	30315
14-0041-0002-044-8	431 Climax St SE	Atlanta	GA	30315
14-0041-0002-040-6	436 Climax St SE	Atlanta	GA	30315
14-0041-0002-043-0	437 Climax St SE	Atlanta	GA	30315
14-0041-0002-041-4	442 Climax St SE	Atlanta	GA	30315
14-0041-0002-042-2	443 Climax St SE	Atlanta	GA	30315
14-0085-0013-115-0	330 Crumley St SW	Atlanta	GA	30312
14-0085-0013-088-9	376 Crumley St SW	Atlanta	GA	30312
14-0085-0013-085-5	390 Crumley St SW	Atlanta	GA	30312
14-0085-0013-084-8	394 Crumley St SW	Atlanta	GA	30312
14-0117-0003-061-0	940 Cunningham Pl	Atlanta	GA	30310
14-0081-0001-110-9	0 Curran St NW	Atlanta	GA	30318
14-0081-0004-107-2	0 Curran St NW	Atlanta	GA	30318
14-0041-0002-057-0	0 Dalton St SE	Atlanta	GA	30315
14-0041-0002-053-9	374 Dalton St SE	Atlanta	GA	30315
14-0041-0002-060-4	375 Dalton St SE	Atlanta	GA	30315
14-0041-0002-054-7	380 Dalton St SE	Atlanta	GA	30315
14-0041-0002-059-6	381 Dalton St SE	Atlanta	GA	30315
14-0041-0002-055-4	386 Dalton St SE	Atlanta	GA	30315
14-0041-0002-058-8	387 Dalton St SE	Atlanta	GA	30315
14-0041-0002-056-2	394 Dalton St SE	Atlanta	GA	30315
14-0045-0006-037-4	380 Decatur St SE	Atlanta	GA	30312
15-210-04-123	0 R Dekalb Ave. NE Rear	Atlanta	GA	30307
14-0075-0008-075-5	0 Doane St	Atlanta	GA	30312
17-0227-LL-003-6	590 Dobbs Circle	Atlanta	GA	30318
17-0224-0003-216-3	0 Drew Drive	Atlanta	GA	30318
17-0227-LL-075-4	0 Drew Place	Atlanta	GA	30318
15-180-03-023	380 East Lake Blvd SE	Atlanta	GA	30317
15-180-02-016	421 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-025	457 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-020	460 East Lake Blvd SE	Atlanta	GA	30317
14-0109-0005-076-6	178 Elm St SW	Atlanta	GA	30314

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0109-0005-075-8	180 Elm St SW	Atlanta	GA	30314
14-0041-LL-011-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-013-6	0 Englewood Ave SE	Atlanta	GA	30315
14-0042-0007-002-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-010-2	505 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-012-8	505 Englewood Ave SE	Atlanta	GA	30315
14-0109-0005-083-2	0 Fair St SW	Atlanta	GA	30314
14-0084-0005-041-9	605-607 Fair St SW	Atlanta	GA	30314
14-0084-0005-043-5	615 Fair St SW	Atlanta	GA	30314
14-0109-0005-062-6	653 Fair St SW	Atlanta	GA	30314
14-0109-0005-073-3	655 Fair St SW	Atlanta	GA	30314
14-0109-LL-013-5	668 Fair St SW	Atlanta	GA	30314
14-0109-LL-033-3	668 Fair St SW	Atlanta	GA	30314
14-0055-0004-166-0	0 Fern Ave	Atlanta	GA	30315
14-0081-0004-104-9	0 Fifth St	Atlanta	GA	30305
14-0081-0004-105-6	0 Fifth St	Atlanta	GA	30305
14-0075-0001-212-1	610 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-213-9	614 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-214-7	618 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-215-4	622 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-216-2	626 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-217-0	632 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-205-5	633 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-206-3	637 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-218-8	638 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-207-1	639 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-219-6	644 Formwalt Street SW	Atlanta	GA	30312
14-0116-0010-082-8	0 Frank St	Atlanta	GA	30314
14-0116-0010-083-6	0 Frank St	Atlanta	GA	30314
14-0116-0010-084-4	928 Frank St	Atlanta	GA	30314
14-0116-0010-058-8	931 Frank St	Atlanta	GA	30314
14-0116-0010-059-6	937 Frank St	Atlanta	GA	30314
14-0116-0010-081-0	940 Frank St	Atlanta	GA	30314
14-0116-0010-060-4	941 Frank St	Atlanta	GA	30314
14-0116-0010-080-2	944 Frank St	Atlanta	GA	30314
14-0116-0010-061-2	945 Frank St	Atlanta	GA	30314
14-0116-0010-079-4	948 Frank St	Atlanta	GA	30314
14-0116-0010-078-6	952 Frank St	Atlanta	GA	30314
14-0116-0010-077-8	954 Frank St	Atlanta	GA	30314
14-0116-0010-076-0	960 Frank St	Atlanta	GA	30314
14-0116-0010-075-2	964 Frank St	Atlanta	GA	30314
14-0116-0010-074-5	968 Frank St	Atlanta	GA	30314
14-0116-0010-109-9	980 Frank St	Atlanta	GA	30314
14-0085-LL-019-0	0 Fulton St	Atlanta	GA	30312
14-0085-LL-020-8	0 Fulton St	Atlanta	GA	30312
14-0085-LL-021-6	0 Fulton St	Atlanta	GA	30312
14-0054-0003-075-5	0 Georgia Ave	Atlanta	GA	30312

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0054-0002-082-2	142 Georgia Ave	Atlanta	GA	30312
14-0054-0002-083-0	174 Georgia Ave	Atlanta	GA	30312
14-0085-0013-101-0	0 Glenn St SW	Atlanta	GA	30312
14-0075-0001-211-3	252 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-210-5	256 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-209-7	260 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-208-9	264 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-204-8	270 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-203-0	274 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-201-4	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-202-2	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-200-6	286 Glenn Street SW	Atlanta	GA	30312
14-0085-0013-102-8	1186 Glenn St SW	Atlanta	GA	30312
15-180-03-019	0 Glenwood Ave	Atlanta	GA	30317
15-180-01-008	0 Glenwood Road SE	Atlanta	GA	30317
14-0026-0001-073-7	0 Grange Dr	Atlanta	GA	30315
14-0026-0001-067-9	863 Grange Court	Atlanta	GA	30315
14-0054-0009-089-0	865 Grant Terrace	Atlanta	GA	30315
14-0082-0006-002-2	467 Gray St NW	Atlanta	GA	30318
14-0108-LL-025-0	565 Greensferry Road	Atlanta	GA	30314
14-0108-LL-023-5	600 Greensferry Road	Atlanta	GA	30314
14-0085-0009-083-6	19 Gregg St SW	Atlanta	GA	30312
17-0226-LL-019-3	0 Habershal Dr NW	Atlanta	GA	30318
17-0224-0003-214-8	1575 Habershal Dr NW	Atlanta	GA	30318
14-0007-0013-019-9	1150 Henry Thomas Dr	Atlanta	GA	30315
14-0055-0006-065-2	0 Hill St SE	Atlanta	GA	30312
14-0042-0007-004-6	1110 Hill St SE	Atlanta	GA	30312
14-0045-LL-480-3	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-481-1	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-482-9	0 Hilliard St SE	Atlanta	GA	30312
14-0046-0010-204-3	15 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-058-5	20 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-059-3	20 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-474-6	109 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-475-3	115 Hilliard St SE	Atlanta	GA	30312
14-0045-0006-036-6	126 Hilliard St SE	Atlanta	GA	30312
17-0251-LL-007-6	1580 Hollywood Rd NW	Atlanta	GA	30318
14-0085-LL-007-5	0 Humphries St	Atlanta	GA	30312
14-0085-LL-013-3	568 Humphries St	Atlanta	GA	30312
14-0079-0006-018-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-019-1	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-020-9	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-021-7	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-022-5	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-023-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0085-0013-095-4	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-096-2	0 Ira St SW	Atlanta	GA	30312

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0085-0013-100-2	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-092-1	579 Ira St SW	Atlanta	GA	30312
14-0085-0013-094-7	587 Ira St SW	Atlanta	GA	30312
14-0085-0013-097-0	595 Ira St SW	Atlanta	GA	30312
14-0085-0013-098-8	599 Ira St SW	Atlanta	GA	30312
14-0085-0013-099-6	603 Ira St SW	Atlanta	GA	30312
17-0259-LL-163-9	0 James Jackson Pkwy NW	Atlanta	GA	30318
14-0082-0006-008-9	0 John St	Atlanta	GA	30314
14-0082-0006-009-7	0 John St	Atlanta	GA	30314
14-0082-0006-011-3	0 John St	Atlanta	GA	30314
14-0051-0009-151-1	230 John Wesley Dobbs Ave	Atlanta	GA	30303
17-0225-LL-038-4	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-040-0	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-025-1	1125 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-012-9	1175 Johnson Road NW	Atlanta	GA	30318
14-0027-LL-134-8	2291 Jonesboro Rd	Atlanta	GA	30315
14-0028-LL-061-2	2471 Jonesboro Rd	Atlanta	GA	30315
14-0116-0010-085-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-013-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0110-0007-015-9	135 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-086-9	285 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-119-8	295 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-054-5	325 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-057-8	435 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14F-0029-LL-039-1	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-040-9	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-038-3	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-041-7	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-029-2	1381 Kimberly Rd	Atlanta	GA	30331
15-180-01-006	0 Lakeside Village Dr	Atlanta	GA	30317
14-0117-LL-001-0	406 Lawton St	Atlanta	GA	30310
14-0108-0007-049-2	0 Lee St SW	Atlanta	GA	30310
14-0005-0002-066-5	2413 Leila Lane	Atlanta	GA	30315
14-0047-0004-099-4	0 Linden Ave	Atlanta	GA	30308
14-0006-LL-065-9	2405 Locust Lane SE	Atlanta	GA	30315
17-0190-LL-040-1	0 Lois St NW	Atlanta	GA	30318
14-0117-0006-094-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0006-103-7	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-043-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-044-6	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-045-3	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-046-1	955 Lucile Avenue	Atlanta	GA	30310
14-0079-0006-017-5	0 Luckie St NW	Atlanta	GA	30313
14-0079-0001-021-2	523 Luckie St NW	Atlanta	GA	30313
14-0110-0007-058-9	0 Magnolia St NW	Atlanta	GA	30314
14-0110-0009-003-3	760 Magnolia St	Atlanta	GA	30314
14-0110-0009-002-5	768 Magnolia St	Atlanta	GA	30314

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0110-0007-056-3	892 Magnolia St	Atlanta	GA	30314
17-0048-LL-035-5	760 Marian Rd	Atlanta	GA	30324
17-0244-0001-029-8	2295 Marietta Rd NW	Atlanta	GA	30318
14-0053-0002-003-9	0 Martin St	Atlanta	GA	30312
14-0053-0002-067-4	0 Martin St	Atlanta	GA	30312
14-0053-0001-101-2	371 Martin St	Atlanta	GA	30312
14-0205-0001-076-3	2610 Martin Luther King Jr Dr SW	Atlanta	GA	30311
14-0085-LL-006-7	0 McDaniel St	Atlanta	GA	30312
14-0085-LL-028-1	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-029-9	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-030-7	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-031-5	0 McDaniel St	Atlanta	GA	30310
14-0108-LL-002-9	365 McDaniel St	Atlanta	GA	30313
14-0086-0002-081-6	749 McDaniel St	Atlanta	GA	30310
14-0008-LL-016-0	0 McDonough Blvd	Atlanta	GA	30315
14-0008-LL-022-8	0 McDonough Blvd	Atlanta	GA	30315
14-0072-LL-043-5	0 Meldon Ave	Atlanta	GA	30315
15-180-02-018	0 Memorial Dr SE	Atlanta	GA	30317
14-0044-0001-109-7	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-040-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-066-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-034-9	22 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-001-3	175 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-016-4	341 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-108-9	359 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-101-4	361 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-099-0	363 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-022-2	381 Memorial Dr SE	Atlanta	GA	30312
15-180-01-005	2143 Memorial Dr SE	Atlanta	GA	30317
14-0079-0002-024-5	0 Merritts Ave	Atlanta	GA	30313
14-0008-LL-015-2	1773 Moreland Ave	Atlanta	GA	30315
14-0072-LL-044-3	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-045-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-046-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-047-6	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-048-4	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-049-2	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-050-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-051-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-023-7	174 Moury St	Atlanta	GA	30315
14-0072-0006-089-1	0 New South Pryor Rd	Atlanta	GA	30315
14-0072-0006-095-8	1765 New South Pryor Rd	Atlanta	GA	30315
14-0047-0001-001-3	301 North Ave NE	Atlanta	GA	30354
14-0047-0001-092-2	311 North Ave NE	Atlanta	GA	30354
14-0047-LL-001-5	361 North Ave NE	Atlanta	GA	30308
14-0081-0001-112-5	0 Northside Dr	Atlanta	GA	30318
17-0149-0008-125-3	0 Northside Dr	Atlanta	GA	30318

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0044-0001-024-8	0 Oakland Ave SE	Atlanta	GA	30312
14-0044-0001-023-0	303 Oakland Ave SE	Atlanta	GA	30312
14-0108-0003-050-4	899 Park St SW	Atlanta	GA	30310
14-0109-LL-032-5	700 Parsons Street	Atlanta	GA	30314
14-0110-LL-001-7	60 Paschal Blvd	Atlanta	GA	30314
14-0110-LL-003-3	60 Paschal Blvd	Atlanta	GA	30314
17-0111-0005-066-6	2240 Peachtree Rd NW	Atlanta	GA	30309
17-0227-LL-073-9	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-077-0	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-011-9	1800 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-026-7	1810 Perry Blvd NW	Atlanta	GA	30318
17-0228-LL-022-5	2000 Perry Blvd NW	Atlanta	GA	30318
17-0055-0002-018-8	1422 Piedmont Ave NE	Atlanta	GA	30309
17-0098-LL-062-8	3603 Piedmont Rd NE	Atlanta	GA	30305
14-0079-0002-010-4	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-011-2	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-012-0	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-013-8	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-014-6	0 Pine St NW	Atlanta	GA	30313
14F-0026-LL-028-7	658 Plainville Drive SW	Atlanta	GA	30331
14-0072-LL-033-6	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-034-4	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-035-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-036-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-038-5	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-040-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-041-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-042-7	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-058-3	0 Pryor St SE	Atlanta	GA	30315
14-0075-0001-227-9	637 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-226-1	641 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-225-3	645 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-224-6	649 Pryor Street SW	Atlanta	GA	30315
14-0072-0002-031-7	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-LL-057-8	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-023-4	1531 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-007-7	1569 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-008-5	1599 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-012-7	1623 Pryor Rd SW	Atlanta	GA	30315
14-0075-0001-223-8	207 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-222-0	213 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-221-2	219 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-220-4	225 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0053-0001-107-9	0 Rawson St	Atlanta	GA	30312
14-0053-LL-006-5	101 Rawson St	Atlanta	GA	30312
14-0085-0013-083-0	0 Ray Alley SW	Atlanta	GA	30312
14-0085-0013-113-5	0 Ray Alley SW	Atlanta	GA	30312

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0076-0007-118-3	250 Richardson St	Atlanta	GA	30312
17-0190-LL-035-1	0 Rockdale St NW	Atlanta	GA	30318
14-0033-0001-054-8	3698 Ruby H Harper Blvd	Atlanta	GA	30354
14-0072-0002-010-1	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0072-0002-033-3	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0117-0003-019-8	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-067-7	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-068-5	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-069-3	0 Sells Ave SW	Atlanta	GA	30310
14-0110-0005-089-6	791 Spencer St NW	Atlanta	GA	30314
14-0110-0005-021-9	797 Spencer St NW	Atlanta	GA	30314
14-0110-0005-022-7	801 Spencer St NW	Atlanta	GA	30314
14-0110-0004-059-0	835 Spencer St NW	Atlanta	GA	30314
14-0110-0004-060-8	843 Spencer St NW	Atlanta	GA	30314
14-0110-0004-048-3	847 Spencer St NW	Atlanta	GA	30314
14-0110-0004-056-6	855 Spencer St NW	Atlanta	GA	30314
14-0110-0004-057-4	859 Spencer St NW	Atlanta	GA	30314
14-0110-0004-015-2	883 Spencer St NW	Atlanta	GA	30314
14-0110-0004-016-0	887 Spencer St NW	Atlanta	GA	30314
14-0110-0004-018-6	895 Spencer St NW	Atlanta	GA	30314
14-0079-0003-075-6	0 Techwood Dr	Atlanta	GA	30313
17-0106-0009-118-8	150 Tenth St NE	Atlanta	GA	30309
14-0026-0005-026-1	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-0005-027-9	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-LL-051-5	0 Thomasville Blvd	Atlanta	GA	30315
14-0110-0005-006-0	804 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-053-3	834 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-054-1	838 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-064-0	842 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-061-6	846 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-062-4	850 Thurmond St NW	Atlanta	GA	30314
14-0007-0005-025-6	0 Velma St	Atlanta	GA	30315
14-0084-0005-090-6	136 Vine St	Atlanta	GA	30314
14-0084-0005-091-4	138 Vine St	Atlanta	GA	30314
14-0084-0005-051-8	140 Vine St	Atlanta	GA	30314
14-0084-0005-050-0	146 Vine St	Atlanta	GA	30314
14-0084-0005-049-2	152 Vine St	Atlanta	GA	30314
14-0084-0005-048-4	158 Vine St	Atlanta	GA	30314
14-0084-0005-095-5	162 Vine St	Atlanta	GA	30314
14-0084-0005-096-3	162 Vine St	Atlanta	GA	30314
14-0084-0005-046-8	168 Vine St	Atlanta	GA	30314
14-0084-0005-044-3	172 Vine St	Atlanta	GA	30314
14-0084-0005-034-4	175 Walnut St	Atlanta	GA	30314
14-0117-0005-061-8	0 West End Pl SW	Atlanta	GA	30310
14-0116-0010-027-3	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-093-5	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-096-8	0 Westview Dr SW	Atlanta	GA	30310

6. AHA-Owned, Managed, and Sponsored Communities and Properties (as of March 23, 2017)

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0116-0010-099-2	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-114-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-003-3	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-007-4	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-008-2	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-014-0	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-104-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-008-1	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-010-7	926 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-009-9	930 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-089-3	931 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-090-1	935 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-007-3	938 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-091-9	939 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-064-4	940 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-092-7	943 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-004-0	944 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-003-2	948 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-094-3	949 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-002-4	952 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-095-0	953 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-108-1	961 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-100-8	975 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-030-7	981 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-029-9	985 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-028-1	993 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-016-5	1006 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-015-7	1012 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-013-2	1018 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-012-4	1020 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-011-6	1022 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-010-8	1026 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-009-0	1030 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-006-6	1040 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-005-8	1044 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-004-1	1048 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-002-5	1056 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-001-7	1060 Westview Dr SW	Atlanta	GA	30310
14-0085-0013-079-8	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-081-4	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-082-2	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-105-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-107-7	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-110-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-108-5	584 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-114-3	592 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-119-2	602 Whitehall Terrace SW	Atlanta	GA	30312

**6. AHA-Owned, Managed, and Sponsored Communities and Properties
(as of March 23, 2017)**

Facilities and Land Owned or Acquired by AHA

Parcel ID	Address	City	State	Zip Code
14-0045-0001-029-6	0 Wm Holmes Borders Sr Dr	Atlanta	GA	30312
14-0053-0001-105-3	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-106-1	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-103-8	79 Woodward Ave SE	Atlanta	GA	30312

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Occupancy Rate			
The ratio of occupied public housing units to available units as of the last day of the fiscal year shall be greater than or equal to the target benchmark.			
Program / Community Type	AHA MTW Target (at least)	Actual Occupancy Rate (%)	Difference
AHA-Owned Communities			
Barge Road Highrise	98%	100.0%	2.0%
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%	100.0%	2.0%
Marian Road Highrise	98%	100.0%	2.0%
Marietta Road Highrise	98%	100.0%	2.0%
Martin Street Plaza	98%	100.0%	2.0%
Peachtree Road Highrise	98%	99.5%	1.5%
Piedmont Road Highrise	98%	100.0%	2.0%
Westminster	98%	100.0%	2.0%
AHA-Owned Communities Average	98%	99.8%	1.8%
MIXED Communities (AHA-Sponsored Mixed-Income)			
Ashley Auburn Pointe I	98%	99.4%	1.4%
Ashley Auburn Pointe II	98%	99.3%	1.3%
Ashley CollegeTown	98%	98.7%	0.7%
Ashley CollegeTown II	98%	96.7%	-1.3%
Ashley Courts at Cascade I	98%	97.5%	-0.5%
Ashley Courts at Cascade II	98%	99.2%	1.2%
Ashley Courts at Cascade III	98%	100.0%	2.0%
Ashley Terrace at West End	98%	97.3%	-0.7%
Atrium at CollegeTown	98%	98.9%	0.9%
Capitol Gateway I	98%	97.8%	-0.2%
Capitol Gateway II	98%	99.8%	1.8%
Columbia Commons	98%	99.3%	1.3%
Columbia Creste	98%	98.8%	0.8%
Columbia Estate	98%	99.5%	1.5%
Columbia Grove	98%	98.1%	0.1%
Columbia Mechanicsville Apartments	98%	98.1%	0.1%
Columbia Park Citi	98%	99.7%	1.7%
Columbia Senior Residences at Mechanicsville	98%	98.3%	0.3%
Columbia Village	98%	98.1%	0.1%

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Program / Community Type	AHA MTW Target (at least)	Actual Occupancy Rate (%)	Difference
MIXED Communities (AHA-Sponsored Mixed-Income), continued			
Magnolia Park I	98%	97.8%	-0.2%
Magnolia Park II	98%	93.9%	-4.1%
Mechanicsville Crossing	98%	96.4%	-1.6%
Mechanicsville Station	98%	98.3%	0.3%
Parkside at Mechanicsville	98%	98.4%	0.4%
The Gardens at CollegeTown	98%	100.0%	2.0%
Veranda at Auburn Pointe	98%	98.5%	0.5%
Village at Castleberry Hill I	98%	97.3%	-0.7%
Village at Castleberry Hill II	98%	94.0%	-4.0%
Villages at Carver I	98%	100.0%	2.0%
Villages at Carver II	98%	100.0%	2.0%
Villages at Carver III	98%	100.0%	2.0%
Villages at Carver V	98%	100.0%	2.0%
Villages of East Lake I	98%	97.3%	-0.7%
Villages of East Lake II	98%	97.4%	-0.6%
MIXED Communities Average	98%	98.1%	0.1%
Public Housing-Assisted Average	98%	99%	1%

Meets

Benchmark

A. MANAGEMENT NOTES:

Overall, AHA had a combined occupancy rate of 99% for public housing assisted units in AHA-Owned Communities and MIXED Communities (AHA-Sponsored Mixed-Income).

This was despite a shortfall in benchmark performance in some of the MIXED Communities (starred items above). These shortfalls, however, are due to mathematical rounding, or a difference 3 or fewer units in many of the communities below the benchmark.

The occupancy rate within communities with a low number of assisted units can skew downward with just one or two vacancies. Vacant unit turnovers often occurred just before the end of FY 2016. Those units were subsequently leased during the first month of the new fiscal year. Also, when multiple units were vacated around the same time, the communities often fell below their occupancy target.

Additionally, situations unique to some communities, such as extraordinary repairs, age of the waiting list, and property staff turnover affected the timing of leasing units before the reporting deadline.

Property managers will continue to utilize proactive management of the waiting list to ensure a ready pool of eligible applicants when a unit becomes available. AHA's portfolio management staff will continue to monitor occupancy in collaboration with the professional management companies responsible for the MIXED Communities in order to improve performance.

Each of the MIXED 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 (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

* Indicates a community that has reported individual performance below the benchmark.

† The Magnolia Park community is not factored into the overall results shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Percent Rents Uncollected			
Gross tenant rents receivable through the last day of the fiscal year divided by the total amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.			
Program / Community Type	AHA MTW Target (at most)	Actual Rents Uncollected (%)	Difference
AHA-Owned Communities			
Barge Road Highrise	2%	0.3%	-1.7%
Cheshire Bridge Road Highrise	2%	0.4%	-1.6%
Cosby Spear Highrise	2%	1.8%	-0.2%
East Lake Highrise	2%	0.0%	-2.0%
Georgia Avenue Highrise	2%	0.1%	-1.9%
Hightower Manor Highrise	2%	0.2%	-1.8%
Juniper and Tenth Highrise	2%	0.0%	-2.0%
Marian Road Highrise	2%	0.1%	-1.9%
Marietta Road Highrise	2%	0.1%	-1.9%
Martin Street Plaza	2%	1.2%	-0.8%
Peachtree Road Highrise	2%	0.1%	-1.9%
Piedmont Road Highrise	2%	0.0%	-2.0%
Westminster	2%	0.0%	-2.0%
AHA-Owned Communities Average	2%	0.5%	-1.5%
MIXED Communities (AHA-Sponsored Mixed-Income)			
Ashley Auburn Pointe I	2%	0.0%	-2.0%
Ashley Auburn Pointe II	2%	0.0%	-2.0%
Ashley CollegeTown	2%	3.1%	1.1% *
Ashley CollegeTown II	2%	3.4%	1.4% *
Ashley Courts at Cascade I	2%	0.5%	-1.5%
Ashley Courts at Cascade II	2%	2.6%	0.6% *
Ashley Courts at Cascade III	2%	1.8%	-0.2%
Ashley Terrace at West End	2%	1.4%	-0.6%
Atrium at CollegeTown	2%	0.0%	-2.0%
Capitol Gateway I	2%	0.9%	-1.1%
Capitol Gateway II	2%	0.5%	-1.5%
Columbia Commons	2%	0.0%	-2.0%
Columbia Creste	2%	0.0%	-2.0%
Columbia Estate	2%	0.0%	-2.0%
Columbia Grove	2%	0.0%	-2.0%
Columbia Mechanicsville Apartments	2%	0.6%	-1.4%
Columbia Park Citi	2%	0.1%	-1.9%
Columbia Senior Residences at Mechanicsville	2%	1.9%	-0.1%
Columbia Village	2%	1.2%	-0.8%

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Program / Community Type	AHA MTW Target (at most)	Actual Rents Uncollected (%)	Difference
MIXED Communities (AHA-Sponsored Mixed-Income), continued			
Magnolia Park I	2%	1.0%	-1.0%
Magnolia Park II	2%	13.4%	11.4%
Mechanicsville Crossing	2%	4.7%	2.7%
Mechanicsville Station	2%	0.6%	-1.4%
Parkside at Mechanicsville	2%	2.0%	0.0%
The Gardens at CollegeTown	2%	0.0%	-2.0%
Veranda at Auburn Pointe	2%	0.0%	-2.0%
Village at Castleberry Hill I	2%	1.2%	-0.8%
Village at Castleberry Hill II	2%	1.2%	-0.8%
Villages at Carver I	2%	2.8%	0.8%
Villages at Carver II	2%	1.5%	-0.5%
Villages at Carver III	2%	2.3%	0.3%
Villages at Carver V	2%	1.9%	-0.1%
Villages of East Lake I	2%	0.0%	-2.0%
Villages of East Lake II	2%	0.0%	-2.0%
MIXED Communities Average	2%	0.9%	-1.1%
Public Housing-Assisted Totals	2%	0.6%	-1.4%

Exceeds
Benchmark

A. MANAGEMENT NOTES:

Overall, AHA exceeded this benchmark. The MIXED Communities (AHA-Sponsored Mixed-Income) that fell below this benchmark (starred items above) were addressing issues relating to the impact of the economic downturn on resident households. The adverse effects of a depressed economy coupled with high unemployment in the Atlanta metropolitan area contributed to the volatility of rent collections especially for low-income working families who experienced layoffs or reduced hours. Additionally, some cases of households with overdue rent are in the termination process, which can last several months, wherein some households are court-ordered not to pay rents. AHA's portfolio management staff will continue to monitor uncollected rents in collaboration with the professional management companies responsible for the MIXED Communities in order to improve performance.

Each of the MIXED 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 (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

* Indicates a community that has reported individual performance below the benchmark.

† The Magnolia Park community is not factored into the overall results shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

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.")			
Program / Community Type	AHA MTW Target (at least)	Actual Emergency Work Orders Completed / Abated in <24 hrs (%)	Difference
AHA-Owned Communities			
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%
Martin Street Plaza	99%	100%	1.0%
Peachtree Road Highrise	99%	100%	1.0%
Piedmont Road Highrise	99%	100%	1.0%
Westminster	99%	100%	1.0%
AHA-Owned Communities Average	99%	100.0%	1.0%
MIXED Communities (AHA-Sponsored Mixed-Income)			
Ashley Auburn Pointe I	99%	100%	1.0%
Ashley Auburn Pointe II	99%	100%	1.0%
Ashley CollegeTown	99%	100%	1.0%
Ashley CollegeTown II	99%	100%	1.0%
Ashley Courts at Cascade I	99%	100%	1.0%
Ashley Courts at Cascade II	99%	100%	1.0%
Ashley Courts at Cascade III	99%	100%	1.0%
Ashley Terrace at West End	99%	100%	1.0%
Atrium at CollegeTown	99%	100%	1.0%
Capitol Gateway I	99%	100%	1.0%
Capitol Gateway II	99%	100%	1.0%
Columbia Commons	99%	100%	1.0%
Columbia Creste	99%	100%	1.0%
Columbia Estate	99%	100%	1.0%
Columbia Grove	99%	100%	1.0%
Columbia Mechanicsville Apartments	99%	100%	1.0%
Columbia Park Citi	99%	100%	1.0%
Columbia Senior Residences at Mechanicsville	99%	100%	1.0%
Columbia Village	99%	100%	1.0%

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Program / Community Type	AHA MTW Target (at least)	Actual Emergency Work Orders Completed / Abated in <24 hrs (%)	Difference
MIXED Communities (AHA-Sponsored Mixed-Income), continued			
Magnolia Park I	99%	100%	1.0%
Magnolia Park II	99%	87%	-12.4%
Mechanicsville Crossing	99%	100%	1.0%
Mechanicsville Station	99%	100%	1.0%
Parkside at Mechanicsville	99%	100%	1.0%
The Gardens at CollegeTown	99%	100%	1.0%
Veranda at Auburn Pointe	99%	100%	1.0%
Village at Castleberry Hill I	99%	100%	1.0%
Village at Castleberry Hill II	99%	100%	1.0%
Villages at Carver I	99%	100%	1.0%
Villages at Carver II	99%	100%	1.0%
Villages at Carver III	99%	100%	1.0%
Villages at Carver V	99%	100%	1.0%
Villages of East Lake I	99%	100%	1.0%
Villages of East Lake II	99%	100%	1.0%
MIXED Communities Average	99%	100%	1.0%
Public Housing-Assisted Totals	99%	100%	1.0%

Exceeds
Benchmark

A. MANAGEMENT NOTES:

AHA exceeded this benchmark by completing or abating approximately 100% of emergency work orders within 24 hours.

Each of the MIXED 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 (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agents and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

* Indicates a community that has reported individual performance below the benchmark.

† The Magnolia Park community is not factored into the overall results shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Routine Work Orders Completed in < 7 Days			
The average number of days that all non-emergency work orders will be active during the fiscal year shall be 7 days or less.			
Program / Community Type	AHA MTW Target (at most)	Actual Average Days to Complete Routine Work Orders (# days)	Difference
AHA-Owned Communities			
Barge Road Highrise	7	1	-6.2
Cheshire Bridge Road Highrise	7	1	-6.0
Cosby Spear Highrise	7	2	-5.4
East Lake Highrise	7	1	-5.9
Georgia Avenue Highrise	7	1	-6.0
Hightower Manor Highrise	7	2	-5.3
Juniper and Tenth Highrise	7	2	-4.8
Marian Road Highrise	7	1	-5.9
Marietta Road Highrise	7	1	-5.6
Martin Street Plaza	7	1	-5.9
Peachtree Road Highrise	7	1	-5.6
Piedmont Road Highrise	7	1	-5.6
Westminster	7	1	-6.0
AHA-Owned Communities Average	7	1.4	-5.6
MIXED Communities (AHA-Sponsored Mixed-Income)			
Ashley Auburn Pointe I	7	3	-3.6
Ashley Auburn Pointe II	7	2	-4.6
Ashley CollegeTown	7	1	-6.0
Ashley CollegeTown II	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	3	-4.0
Capitol Gateway II	7	3	-4.0
Columbia Commons	7	3	-4.0
Columbia Creste	7	1	-5.6
Columbia Estate	7	2	-5.3
Columbia Grove	7	2	-5.0
Columbia Mechanicsville Apartments	7	3	-4.1
Columbia Park Citi	7	3	-4.0
Columbia Senior Residences at Mechanicsville	7	3	-4.2
Columbia Village	7	2	-5.0

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Program / Community Type	AHA MTW Target (at most)	Actual Average Days to Complete Routine Work Orders (# days)	Difference
MIXED Communities (AHA-Sponsored Mixed-Income), continued			
Magnolia Park I	7	4	-3.5
Magnolia Park II	7	4	-3.4
Mechanicsville Crossing	7	3	-4.0
Mechanicsville Station	7	1	-6.0
Parkside at Mechanicsville	7	2	-5.0
The Gardens at CollegeTown	7	1	-6.0
Veranda at Auburn Pointe	7	3	-4.2
Village at Castleberry Hill I	7	2	-5.0
Village at Castleberry Hill II	7	2	-5.0
Villages at Carver I	7	2	-4.6
Villages at Carver II	7	2	-5.0
Villages at Carver III	7	2	-5.0
Villages at Carver V	7	2	-5.0
Villages of East Lake I	7	2	-4.9
Villages of East Lake II	7	3	-4.2
MIXED Communities Average	7	2.4	-4.6
Public Housing-Assisted Totals	7	1.7	-5.3

Exceeds
Benchmark

A. MANAGEMENT NOTES:

AHA exceeded this benchmark by fulfilling routine work orders on average within 1.7 days, which is far less time than the 7-day target.

Each of the MIXED 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 (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives with respect to management and maintenance performance, financial oversight and occupancy tracking.

† The Magnolia Park community is not factored into overall result shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Percent Planned Inspections Completed			
The percentage of all occupied units and common areas that are inspected during the fiscal year shall be greater than or equal to the target benchmark.			
Program / Community Type	AHA MTW Target (at least)	Actual Inspections Completed (%)	Difference
AHA-Owned Communities			
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%
Martin Street Plaza	100%	100%	0%
Peachtree Road Highrise	100%	100%	0%
Piedmont Road Highrise	100%	100%	0%
Westminster	100%	100%	0%
AHA-Owned Communities Average	100%	100%	0%
MIXED Communities (AHA-Sponsored Mixed-Income)			
Ashley Auburn Pointe I	100%	100%	0%
Ashley Auburn Pointe I	100%	100%	0%
Ashley CollegeTown	100%	100%	0%
Ashley CollegeTown II	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%
Ashley Terrace at West End	100%	100%	0%
Atrium at CollegeTown	100%	100%	0%
Capitol Gateway I	100%	100%	0%
Capitol Gateway II	100%	100%	0%
Columbia Commons	100%	100%	0%
Columbia Creste	100%	100%	0%
Columbia Estate	100%	100%	0%
Columbia Grove	100%	100%	0%
Columbia Mechanicsville Apartments	100%	100%	0%
Columbia Park Citi	100%	100%	0%
Columbia Senior Residences at Mechanicsville	100%	100%	0%
Columbia Village	100%	100%	0%

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Program / Community Type	AHA MTW Target (at least)	Actual Inspections Completed (%)	Difference
MIXED Communities (AHA-Sponsored Mixed-Income), continued			
Magnolia Park I	100%	98%	-2%
Magnolia Park II	100%	100%	0%
Mechanicsville Crossing	100%	100%	0%
Mechanicsville Station	100%	100%	0%
Parkside at Mechanicsville	100%	100%	0%
The Gardens at CollegeTown	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%
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%
Villages of East Lake I	100%	100%	0%
Villages of East Lake II	100%	100%	0%
MIXED Communities Average	100%	100%	0.0%
Public Housing-Assisted Totals	100%	100%	0.0%

Meets
Benchmark

A. MANAGEMENT NOTES:

AHA completed 100 percent of its planned inspections. Each AHA-Owned Community and the Owner Entity of the MIXED Communities (AHA-Sponsored Mixed-Income), 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.

Each of the MIXED 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 (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

† The Magnolia Park community is not factored into overall result shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner and the tax credit syndicator to resolve the issues.

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

Inspections Strategy

AHA Reviews of MIXED Communities (AHA-Sponsored Mixed-Income)

(1) **Physical Real Estate/Operational:** An annual Business Process Review is conducted at all MIXED 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 Business Process Reviews, Real Estate Oversight and Services 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 Work / Program Requirement, rent determination, and accessibility.

(3) **Financial:** AHA also reviews the audited financial statements of the MIXED 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.

AHA Reviews of AHA-Owned Communities

Through its quality assurance program, 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-Developer Company (PMD) partners to identify and proactively address issues at the properties.

The emphases and outcomes of each element of the quality assurance program are as follows:

(1) **Uniform Physical Conditions Standards (UPCS):** AHA conducts UPCS quality assurance inspections annually at each property. A minimum of 5% of the units, all common areas, and all building systems are 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 at the high-rise communities, as well as to coordinate with the PMDs 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, conducted annually at each property, focuses on procedures related to the complete occupancy life-cycle from the application to termination. The findings from RIM help in the design of staff training, which has, in turn, reduced the amount of errors identified.

(4) **Procurement/Contracts:** AHA conducts this regular on-site review to audit procedures related to the PMD procurements and contract management. PMD staff have made significant progress in maintaining best practices for documentation of contract administration and in public transparency and accountability.

(5) **Finance/Accounting:** This internal financial audit, conducted annually at each property, is beneficial in identifying areas of concern within the properties' fiscal operations.

(6) **Community Safety/Risk:** This inspection of requirements for property administrative, technical, and physical security systems enables the PMDs to identify and mitigate safety issues at the communities. This inspection, conducted annually at each property, 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.

(7) **Accessibility:** Accessibility inspections are conducted at each property 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.

7. Management Information for Owned/Managed Units at AHA-Owned Communities and Assisted Units at Mixed-Income Communities (as of June 30, 2016)

12. Security

AHA has continued to address crime and safety in the communities through collaborative strategies with its private

AHA has continued to address crime and safety in the communities through collaborative strategies with its private development partners, PMDs, local law enforcement, and residents. AHA continues to aggressively combat crime by:

- (1) Dedicating over \$1.6 million during FY 2016 at the AHA-Owned Communities to:
 - a) reduce the security presence of concierges/security staff on the properties, and
 - b) provide video surveillance and a community security channel,
- (2) Utilizing visitor management systems at the high-rise AHA-Owned Communities to further monitor access to the buildings,
- (3) Collaborating with the Atlanta Police Department to identify strategies to deter crime and enhance safety and security at AHA-Owned Communities and MIXED Communities (AHA-Sponsored Mixed-Income),
- (4) Continuing utilization of enhanced criminal screening standards and processes and strict lease enforcement, and
- (5) Completing the necessary preventive maintenance and repairs to ensure security equipment remains operational on a routine basis.

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Rental Assistance Demonstration (RAD) Information

Atlanta Housing Authority (AHA) is moving forward with the rehabilitation work for Juniper & Tenth Highrise that completed a RAD closing in November, 2016. The rehabilitation work should be complete by December 31, 2017. AHA received a CHAP for Piedmont Road Highrise, and we are working with our development partner towards a RAD closing in 2017. AHA also submitted a RAD application for the Village at Castleberry Hill I. The property received a 9% Low Income Housing Tax Credit (LIHTC) award for the rehabilitation work and the property must complete the RAD closing by December 31, 2017 in order to preserve the 9% LIHTC award.

AHA plans to move forward with RAD conversions for the remainder of its AHA-Owned Communities (public housing developments) and also for its MIXED Communities (AHA-Sponsored Mixed-Income communities) that have public housing units in them. AHA submitted a Letter of Interest for RAD in accordance with the guidance HUD Notice PIH-2012-32 (HA) REV-3. AHA has identified the AHA-Owned Communities and the applicable AHA-sponsored mixed-income communities in this appendix and provided the required information for each property so that AHA can submit RAD applications and move forward through the RAD approval once these properties are selected from the RAD waiting list.

AHA anticipates that at least some of the properties may be selected from the HUD waiting list and that HUD will approve RAD Applications for the selected properties in FY 2018 and as a result, AHA will convert the public housing-assisted units at these properties to Project Based Vouchers (PBV) under the RAD guidelines in PIH Notice 2012-32, (HA) REV-3 and any successor Notices, as may be applicable to AHA pursuant to AHA's Amended and Restated MTW Agreement and any successor MTW agreement.

Upon conversion to Project Based Vouchers, AHA will adopt the PBV resident rights, participation, waiting list and grievance procedures for the RAD developments, unless otherwise waived by HUD. AHA is currently working with HUD to request HUD approval by waiver under RAD, to the extent necessary, of HomeFlex (AHA's MTW Project Based Rental Assistance program), which would authorize AHA to administer the resident rights, participation, waiting list and grievance procedures in accordance with AHA's HomeFlex program policies and procedures currently practiced by AHA using its MTW flexibility. HUD guidelines for resident rights, participation, waiting list and grievance procedures are set forth in Section 1.6, Attachment 1B of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17. AHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing public housing agencies like AHA with access to private sources of capital to repair and preserve AHA's affordable housing assets. Please be aware that upon conversion, AHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that AHA's development partner for each property may borrow funds to address the capital needs at the properties. AHA anticipates contributing MTW Funds and/or Replacement Housing Factor (RHF) Funds towards the RAD conversion of these properties.

AHA has debt under an Energy Performance Contract. Working with Johnson Controls Inc. and Bank of America, N. A., AHA plans to use MTW funds to pay off the outstanding debt for each AHA-Owned Community when each property converts. This will have no direct impact on HUD operating funding to AHA since at RAD conversion, the public housing operating subsidy will be replaced with an equal amount of Housing Choice funding for the converted properties.

As an MTW agency, AHA may use its MTW Funds to supplement contract rents for the RAD developments. No additional voucher funding will be provided by HUD. Given these funding changes that may occur as a result of conversion under RAD, AHA will research all options. While maintaining continued service requirements is a high priority for the agency, AHA does not anticipate any reductions in services due to RAD.

Below, please find specific information related to the **AHA-Owned Communities** (public housing developments) AHA intends to convert through RAD and may submit RAD applications in FY 2018:

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Barge Road Highrise	GA006000540	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
129	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$180,868
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom*	128	128	No change
Two Bedroom	1	1	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as a fitness room. This unit is not included in the unit count above for either pre or post-RAD.*

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Cheshire Bridge Road Highrise	GA006000470	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
162	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$222,279
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	161	161	No change
Two Bedroom	1	1	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Cosby Spear Highrise	GA006000241	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
282	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$358,871
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
Studio	166	166	No change
One Bedroom	114	114	No change
Two Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
East Lake Highrise	GA006000300	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
149	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$190,152
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
Studio	88	88	No change
One Bedroom*	61	61	No change

*A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as a public restroom. This unit is not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Georgia Avenue Highrise	GA006000250	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
79	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$111,861
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom*	78	78	No change
Two Bedroom	1	1	No change

*Two current Units Out of Occupancy (UOO) will continue to remain common area. One unit will serve as a fitness room, and the other unit will serve as billiards room and resident activity room. These units are not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Hightower Manor Highrise	GA006000530	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
129	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$181,210
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom*	129	129	No change

*A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as a TV & media room. This unit is not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Marian Road Highrise	GA006000520	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
240	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$332,566
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	239	239	No change
Two Bedroom	1	1	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Marietta Road Highrise	GA006000580	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
129	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$180,983
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom*	128	128	No change
Two Bedroom	1	1	No change

*A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as resident association offices. This unit is not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Peachtree Road Highrise	GA006000450	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
196	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$270,299
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom*	196	196	No change

*A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as resident services offices. This unit is not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Martin Street Plaza	GA006000560	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
59	Family	Family	\$104,538
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
Two Bedroom*	10	10	No change
Three Bedroom	20	20	No change
Four Bedroom	29	29	No change

*A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as resident association offices. This unit is not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Westminster	GA006000440	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
32	Family	Family	\$48,201
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	2	2	No change
Two Bedroom	30	30	No change

Below, please find specific information related to the **MIXED Communities** (AHA-Sponsored Mixed-Income Communities) AHA intends to convert the public housing-assisted units through RAD and may submit RAD applications in FY 2018:

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Village at Castleberry Hill I	GA006000061	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
66	Mixed-Income Family	Mixed-Income Family	\$51,362
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	19	19	No change
Two Bedroom	39	39	No change
Three Bedroom	8	8	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Village at Castleberry Hill II	GA006000082	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
114	Family	Family	\$89,615
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	36	36	No change
Two Bedroom	60	60	No change
Three Bedroom	18	18	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages of East Lake I	GA006000078	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
91	Family	Family	\$81,938
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	40	40	No change
Three Bedroom	46	46	No change
Four Bedroom	5	5	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages of East Lake II	GA006000081	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
180	Family	Family	\$156,149
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	23	23	No change
Two Bedroom	89	89	No change
Three Bedroom	50	50	No change
Four Bedroom	18	18	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver I	GA006000091	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
110	Mixed-Income Family	Mixed-Income Family	\$90,033
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	24	24	No change
Two Bedroom	54	54	No change
Three Bedroom	30	30	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver II	GA006000091	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
33	Mixed-Income Family	Mixed-Income Family	\$30,156
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	17	17	No change
Three Bedroom	16	16	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver III	GA006000091	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
108	Mixed-Income Family	Mixed-Income Family	\$92,436
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	23	23	No change
Two Bedroom	45	45	No change
Three Bedroom	35	35	No change
Four Bedroom	5	5	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver V	GA006000102	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
78	Mixed-Income Family	Mixed-Income Family	\$62,787
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	16	15	No change
Two Bedroom	57	57	No change
Three Bedroom	5	5	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Village	GA006000810	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
30	Mixed-Income Family	Mixed-Income Family	\$27,477
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	15	15	No change
Three Bedroom	13	13	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Magnolia Park I	GA006000820	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
87	Mixed-Income Family	Mixed-Income Family	\$70,155
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	26	26	No change
Two Bedroom	40	40	No change
Three Bedroom	21	21	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Magnolia Park II	GA006000860	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
73	Mixed-Income Family	Mixed-Income Family	\$60,462
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	22	22	No change
Two Bedroom	27	27	No change
Three Bedroom	24	24	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Cascade I	GA006000830	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
46	Mixed-Income Family	Mixed-Income Family	\$40,938
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	7	7	No change
Two Bedroom	18	18	No change
Three Bedroom	17	17	No change
Four Bedroom	4	4	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Cascade II	GA006000870	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
41	Mixed-Income Family	Mixed-Income Family	\$36,517
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	4	4	No change
Two Bedroom	18	18	No change
Three Bedroom	15	15	No change
Four Bedroom	4	4	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Cascade III	GA006000900	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
29	Mixed-Income Family	Mixed-Income Family	\$24,802
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	8	8	No change
Two Bedroom	11	11	No change
Three Bedroom	7	7	No change
Four Bedroom	3	3	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Terrace	GA006000840	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
34	Mixed-Income Family	Mixed-Income Family	\$26,437
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	9	9	No change
Two Bedroom	25	25	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Estates	GA006000890	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
50	Mixed-Income Family	Mixed-Income Family	\$44,406
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	36	36	No change
Three Bedroom	14	14	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Commons	GA006000920	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
48	Mixed-Income Family	Mixed-Income Family	\$40,886
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	36	36	No change
Three Bedroom	12	12	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley CollegeTown	GA006000930	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
78	Mixed-Income Family	Mixed-Income Family	\$63,002
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	16	16	No change
Two Bedroom	46		No change
Three Bedroom	16	16	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley CollegeTown II	GA006001090	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
70	Mixed-Income Family	Mixed-Income Family	\$55,363
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	24	24	No change
Two Bedroom	40	40	No change
Three Bedroom	6	6	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Park Citi	GA006000940	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
61	Mixed-Income Family	Mixed-Income Family	\$51,474
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	46	46	No change
Three Bedroom	15	15	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Creste	GA006000950	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
61	Mixed-Income Family	Mixed-Income Family	\$49,329
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	16	16	No change
Two Bedroom	30	30	No change
Three Bedroom	15	15	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Grove	GA006000960	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
56	Mixed-Income Family	Mixed-Income Family	\$47,162
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	6	6	No change
Two Bedroom	33	33	No change
Three Bedroom	17	17	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Capitol Gateway I	GA006000970	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
89	Mixed-Income Family	Mixed-Income Family	\$71,481
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	28	28	No change
Two Bedroom	52	52	No change
Three Bedroom	6	6	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Capitol Gateway II	GA006000990	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
49	Mixed-Income Family	Mixed-Income Family	\$36,845
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	29	29	No change
Two Bedroom	15	15	No change
Three Bedroom	5	5	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Mechanicsville Family	GA006001000	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
62	Mixed-Income Family	Mixed-Income Family	\$52,352
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	8	8	No change
Two Bedroom	35	35	No change
Three Bedroom	19	19	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Mechanicsville Senior	GA006001010	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
54	Mixed-Income Senior	Mixed-Income Senior	\$36,212
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	54	54	No change
Two Bedroom	0	0	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Atrium at CollegeTown	GA006001030	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
76	Mixed-Income Senior	Mixed-Income Senior	\$53,493
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	61	61	No change
Two Bedroom	15	15	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Veranda at Auburn Pointe	GA006001040	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
38	Mixed-Income Senior	Mixed-Income Senior	\$25,879
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	33	33	No change
Two Bedroom	5	5	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Mechanicsville Crossing	GA006001050	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
68	Mixed-Income Family	Mixed-Income Family	\$57,851
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	7	7	No change
Two Bedroom	41	41	No change
Three Bedroom	20	20	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Mechanicsville Station	GA006001060	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
63	Mixed-Income Family	Mixed-Income Family	\$53,394
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	7	7	No change
Two Bedroom	38	38	No change
Three Bedroom	18	18	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
The Gardens at CollegeTown	GA006001070	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
26	Mixed-Income Family	Mixed-Income Family	\$15,787
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
Efficiency	11	11	No change
One Bedroom	15	15	No change
Two Bedroom	0	0	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Auburn Pointe	GA006001080	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
54	Mixed-Income Family	Mixed-Income Family	\$45,201
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	8	8	No change
Two Bedroom	35	35	No change
Three Bedroom	11	11	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Auburn Pointe II	GA006001110	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
51	Mixed-Income Family	Mixed-Income Family	\$39,762
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	24	24	No change
Two Bedroom	24	24	No change
Three Bedroom	3	3	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Parkside at Mechanicsville	GA006001100	PBV	No
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
47	Mixed-Income Family	Mixed-Income Family	\$39,146
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units
One Bedroom	7	7	No change
Two Bedroom	23	23	No change
Three Bedroom	17	17	No change
Four Bedroom	0	0	No change

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The Housing Authority of the City of Atlanta, Georgia

Comprehensive Budget

**For the Fiscal Year
Beginning July 1, 2016 and Ending June 30, 2017**

Approved by AHA's Board of Commissioners on June 29, 2016

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Executive Summary

In a time when affordable housing options in the City of Atlanta are increasingly limited, AHA is proud to continue its mission of providing quality affordable housing in amenity-rich, mixed-income communities for the betterment of the community. AHA is a participant of the U.S. Department of Housing and Urban Development's "Moving to Work" (MTW) demonstration program. Established in 1996 by Congress and administered by HUD, the MTW demonstration program gives AHA as a high performing public housing agency, the flexibility to design and test creative approaches to providing quality affordable housing, facilitating self-sufficiency and achieving greater efficiency and effectiveness. On April 4, 2016, HUD notified AHA that Congress extended the MTW demonstration program and that AHA's MTW Agreement, originally set to expire in 2018, has been extended for an additional ten (10) year period through 2028.

AHA was uncertain as to whether the MTW Agreement would be extended, and therefore AHA's FY 2015 and FY 2016 Budgets were conservatively developed to anticipate a potential loss or substantial change to AHA's MTW flexibility. During this period, AHA made great strides to reduce administrative and operating costs by over \$13.2 million.

AHA's FY 2017 Budget ("FY 2017 Budget" or "Budget") has been developed to support the activities and initiatives outlined in AHA's FY 2017 MTW Implementation Plan (MTW Plan). AHA's three priorities for the year, as outlined and further detailed in the MTW Plan, are as follows:

- **Priority 1: Housing Opportunities & Real Estate Development.** Expand and preserve housing opportunities while facilitating development of new mixed-income communities.
- **Priority 2: Human Development and Supportive Services.** Continue to increase the number of Housing Choice households that are compliant with AHA's Work/Program Requirement and expand homelessness programs.
- **Priority 3: Administration.** Optimize Housing Choice processes to improve cycle-times and manage finances within HUD's cash management guidelines.

In FY 2017, AHA is pivoting its focus to increasing the number of households served from 22,028 (end of FY 2016) to over 22,524 (end of FY 2017) by increasing the number of Tenant-Based Vouchers, Project-Based Rental Assistance and furthering AHA's real estate development initiatives. In addition, AHA in partnership with the City of Atlanta will continue to invest in targeted revitalization and transformation initiatives, family self-sufficiency services, and community development programs in the Vine City, Ashview Heights, and the Atlanta University Center communities as part of the University Choice Neighborhoods Initiative. This five-year effort is funded through a \$30 million Choice Neighborhoods Implementation Grant from HUD, supplemented with \$12.5 million in AHA's MTW funds, \$17.8 million in Replacement Housing Factor funds, and \$7.3 million in AHA's Program Income, and represents a significant component of AHA's FY 2017 Budget.

FY 2017 Adopted Budget

The Housing Authority of the City of Atlanta, Georgia

The enclosed FY 2017 Budget projects AHA's sources of funds at \$247.6 million from the following sources:

- \$215.4 million in MTW funds provided by HUD
- \$8.2 in Replacement Housing Factor Grants (of which \$3.2 million for the Choice Neighborhoods project)
- \$7.1 million of Choice Neighborhoods Grant
- \$6.5 million in program income earned in prior years primarily from proceeds from real estate development and funds provided by the City of Atlanta principally for public improvements
- \$10.4 million from other sources consisting of tenant dwelling income, development-related income and revenue from ancillary sources

The FY 2017 Budget projects that AHA's uses of these funds will total \$239.8 million¹, primarily for the following uses:

- ***Increasing the number of households served.*** AHA's highest priority continues to be serving more low-income individuals in need of affordable housing. As depicted in the following chart, AHA's FY 2017 expenditures are focused on providing affordable housing to new low-income Atlanta households either through Tenant-Based Vouchers or Project Based Rental Assistance.

AHA plans to reopen its Housing Choice Voucher waitlist in FY 2017, which is planned to include a preference for residents of the City of Atlanta and those who work in the

City of Atlanta. In addition, with the decreasing availability of affordable housing options in the City of Atlanta, AHA's budget also provides funding for

<i>FY 2016 Projected New Tenant-Based Vouchers</i>	<i>FY 2016 Projected New Project Based Rental Assistance Units</i>	<i>FY 2016 Projected Attrition</i>	<i>FY 2016 Projected Total Gain</i>
1,186	269	(600)	855
<i>FY 2017 Projected New Tenant-Based Vouchers</i>	<i>FY 2017 Projected New Project Based Rental Assistance Units</i>	<i>FY 2017 Projected Attrition</i>	<i>FY 2017 Projected Total Gain</i>
1,176	482	(600)	1,058

marketing and outreach programs to landlords to encourage and expand new landlord participation in AHA's Tenant-Based Voucher program.

AHA's budget reflects the heightened focus on increasing the number of households served by allocating:

- \$94.7 million to cover the costs of the Tenant-Based Vouchers and to support additional marketing and advertising efforts to attract additional landlords to the Voucher program.
- \$39.4 million for AHA's Project Based Rental Assistance program, with a renewed focus on Areas of Opportunity, defined by AHA as areas of less

¹ Please note, this will result in a \$7.8 million excess of funds, of which \$4.7 million will be held by HUD under its cash management program for AHA's future use and the remaining \$3.1 million will be held in AHA's program income cash reserves.

than 20% poverty and less than 50% minority concentration.

- **Long-term real estate initiatives to expand and preserve affordable housing opportunities in mixed-income communities.** AHA will continue its mission of expanding quality affordable housing opportunities throughout the City of Atlanta through its various real estate initiatives, which includes the revitalization and continued development of mixed-income communities.

To this end, AHA's FY 2017 Budget provides for \$36.7 million of revitalization and development expenditures, primarily comprised of the following items:

- \$15.4 million towards the planned University Choice Neighborhoods Initiative
- \$6.0 million for the planned acquisition of a financially troubled mixed-income housing community
- \$5.6 million towards the conversion of five AHA-owned communities from Public Housing-funded (Section 9) to Housing Choice-funded (Section 8)

under HUD's Rental Assistance Demonstration (RAD) program with Juniper and Tenth and Piedmont Road high-rises scheduled for conversion closing during FY 2017

- \$1.5 million in homeownership down payment assistance for first-time homebuyers at or below 80% AMI
- \$1.1 million in real estate strategy consulting services

- **Continuation of effective and efficient agency administration.** To accomplish the FY 2017 Budget activities, AHA intends to add twelve (12) new full time positions over current existing positions. The chart below details these new positions. The cost impact of these positions, combined with a 3% merit pay increase and a 12% inflation increase in AHA-provided medical plan, results in higher budgeted Operating Divisions and Corporate Support expenses of \$1.0 million and \$0.7 million, respectively, over the FY 2016 Budget.

<i>Housing Choice (Customer Service Group)</i>	<i>Communications</i>
New Business Development Agent (2) Portfolio Manager Customer Services Representative I (2) Housing Services Administrator (2) Compliance Analyst Intake Document Coordinator	Director of Communications
<i>Information Technology</i>	<i>Finance</i>
IT Operations Manager	Director, Financial Planning & Analytics



The Housing Authority of the City of Atlanta, Georgia

Budget Financial Schedules

**For the Fiscal Year
Beginning July 1, 2016 and Ending June 30, 2017**

Adopted by AHA's Board of Commissioners on June 29, 2016

The Housing Authority of the City of Atlanta, Georgia

FY 2017 Budget Financial Schedules

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The Housing Authority of the City of Atlanta, Georgia

Sources and Uses of Funds

FY 2017 Budget

(Excludes Non-cash Items)

	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under) FY 2016 Budget	March 2016 YTD Actual
Sources of Funds				
Current Year Sources of Funds *				
Housing Choice Voucher Funds Authorized	\$ 200,102,471	\$ 202,159,540	\$ (2,057,069)	\$ 151,619,655
Public Housing Operating Subsidy	14,832,993	18,276,843	(3,443,850)	14,733,135
Capital Funds Program (CFP)	500,000	4,421,890	(3,921,890)	4,421,890
Total MTW Single Fund	215,435,464	224,858,273	(9,422,809)	170,774,680
Tenant Dwelling Revenue	5,749,447	5,828,230	(78,784)	4,531,557
Replacement Housing Factor (RHF) Grants	8,253,714	5,068,626	3,185,088	2,932,514
Choice Neighborhoods Implementation Grant	7,109,382	2,189,681	4,919,701	134,951
National Housing Compliance (NHC)	720,000	967,335	(247,335)	838,759
Development-related Income	2,481,116	904,551	1,576,565	1,332,456
Other Current Year Revenue and Grants	508,426	469,113	39,313	421,217
Non-Operating Sources of Funds	805,253	1,207,450	(402,197)	1,222,945
Total Current Year Sources of Funds	241,062,801	241,493,259	(430,458)	182,189,079
Sources of Funds from Prior Year Accumulations*				
Drawdown of Program Income and Other Funds	4,831,516	7,400,190	(2,568,674)	4,092,904
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	1,700,000	1,884,441	(184,441)	449,711
Total Sources of Funds from Prior Year Accumulations	6,531,516	9,284,631	(2,753,115)	4,542,615
Total Sources of Funds	\$ 247,594,317	\$ 250,777,890	\$ (3,183,573)	\$ 186,731,694

* Current Year Sources of Funds refers to funds which AHA receives from external sources during the current fiscal year. Sources of Funds from Prior Year Accumulations include the use of non-MTV funds cash balances available to AHA on July 1, 2016.

This schedule is continued on the following page.

Sources and Uses of Funds

FY 2017 Budget

(Excludes Non-cash Items)

Continued from previous page

Schedule		FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under) FY 2016 Budget	March 2016 YTD Actual
	Uses of Funds				
	Housing Assistance and Operating Subsidy Payments				
	Tenant-Based and Homeownership Vouchers	\$ 94,662,623	\$ 90,257,564	\$ 4,405,059	\$ 66,594,989
	Project Based Rental Assistance (PBRA)	39,412,269	37,026,131	2,386,139	27,182,146
	Mixed-Income Communities Operating Subsidy for AHA-Assisted Units	11,997,277	11,708,230	289,047	8,456,471
II	Total Housing Assistance and Operating Subsidy Payments	146,072,169	138,991,925	7,080,245	102,233,606
III	Operating Divisions	14,610,630	13,627,232	983,398	9,338,020
IV	Corporate Support	20,841,230	20,186,138	655,092	12,722,002
V	Human Development Supportive Housing Services and Community Relations	1,170,825	1,172,318	(1,493)	685,648
VI	Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	16,582,468	17,216,304	(633,836)	12,686,835
VII	Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,771,300	1,855,528	(84,228)	361,103
VIII	Development and Revitalization	36,676,136	22,822,128	13,854,008	10,371,404
	Debt Service on Energy Performance Contract (EPC) Capital Lease	2,125,882	660,905	1,464,977	660,905
	Total Uses of Funds for Operating Activities	93,778,471	77,540,553	16,237,918	46,825,917
	Total Uses of Funds	239,850,640	216,532,478	23,318,162	149,059,523
	Excess of Sources over Uses of Funds*	\$ 7,743,677	\$ 34,245,412	\$ (26,501,735)	\$ 37,672,171
	* The Excess of Funds is available for future MTW-eligible uses and to be held as follows:				
	Housing Choice Voucher Program Funds held at HUD**	\$ 4,674,121	\$ 28,451,701	\$ (23,777,580)	\$ 35,885,269
	Other Excess of Funds held at AHA	3,069,556	5,793,711	(2,724,155)	1,786,902
	Excess of Sources over Uses of Funds	\$ 7,743,677	\$ 34,245,412	\$ (26,501,735)	\$ 37,672,171

** As of March 31, 2016, funds totaling \$84.8 million were held at HUD and available to AHA for future MTW-eligible uses.

Schedule I
Sources and Uses of Funds by Major Program
FY 2017 Budget

Description	MTW Program	Housing Compliance (NHC)	Non-MTW Revitalization Program	FY 2017 Budget
Sources of Funds				
Current Year Sources of Funds *				
Housing Choice Voucher Funds Authorized	\$ 200,102,471	\$ -	\$ -	\$ 200,102,471
Public Housing Operating Subsidy	14,832,993	-	-	14,832,993
Capital Funds Program (CFP)	500,000	-	-	500,000
Total MTW Single Fund	215,435,464	-	-	215,435,464
Tenant Dwelling Revenue	5,749,447	-	-	5,749,447
Replacement Housing Factor (RHF) Grants	-	-	8,253,714	8,253,714
Choice Neighborhoods Implementation Grant	-	-	7,109,382	7,109,382
National Housing Compliance (NHC)	-	720,000	-	720,000
Development-related Income	-	-	2,481,116	2,481,116
Other Current Year Revenue and Grants	508,426	-	-	508,426
Non-Operating Sources of Funds	136,716	80,097	588,440	805,253
Total Current Year Sources of Funds	221,830,052	800,097	18,432,652	241,062,801
Sources of Funds from Prior Year Accumulations				
Drawdown of Program Income and Other Funds	-	5,000	4,826,516	4,831,516
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	-	-	1,700,000	1,700,000
Total Sources of Funds from Prior Year Accumulations	-	5,000	6,526,516	6,531,516
Total Sources of Funds	\$ 221,830,052	\$ 805,097	\$ 24,959,168	\$ 247,594,317
Uses of Funds				
Housing Assistance and Operating Subsidy Payments	\$ 146,072,169	\$ -	\$ -	\$ 146,072,169
Operating Divisions	14,527,021	83,609	-	14,610,630
Corporate Support	20,136,442	704,788	-	20,841,230
Human Development Supportive Housing Services and Community Relations	1,159,125	11,700	-	1,170,825
Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	16,582,468	-	-	16,582,468
Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,771,300	-	-	1,771,300
Development and Revitalization	14,781,524	5,000	21,889,612	36,676,136
Debt Service on Energy Performance Contract (EPC) Capital Lease	2,125,882	-	-	2,125,882
Total Uses of Funds	217,155,931	805,097	21,889,612	239,850,640
Excess of Sources over Uses of Funds*	\$ 4,674,121	\$ -	\$ 3,069,556	\$ 7,743,677
* The Excess of Funds is available for future MTW-eligible uses and to be held as follows:				
Housing Choice Voucher Program Funds held at HUD**	\$ 4,674,121	\$ -	\$ -	\$ 4,674,121
Other Excess of Funds held at AHA	-	-	3,069,556	3,069,556
Excess of Sources over Uses of Funds	\$ 4,674,121	\$ -	\$ 3,069,556	\$ 7,743,677

** As of March 31, 2016, funds totaling \$84.8 million were held at HUD and available to AHA for future MTW-eligible uses.

Schedule II
Housing Assistance and Operating Subsidy Payments
FY 2017 Budget

Schedule	Description	FY 2017	FY 2016	FY 2017	March 2016
		Budget	Budget	Over (Under) FY 2016 Budget	YTD Actual
II.A II.B	Tenant-Based and Homeownership Vouchers				
	In Jurisdiction Tenant-Based Vouchers	\$ 76,317,188	\$ 71,354,284	\$ 4,962,904	\$ 52,745,035
	Out of Jurisdiction (Port Out) Tenant-Based Vouchers	15,958,750	16,508,349	(549,599)	12,341,836
	Voucher Portability Administrative Fees	1,070,503	1,078,587	(8,084)	803,662
	Short-Term Housing Assistance	400,000	375,000	25,000	242,151
	Case Management and Administration of Supportive Housing Initiatives	200,000	200,000	-	83,333
	Leasing Incentive Fees	519,850	492,500	27,350	208,226
	Homeownership Vouchers	196,332	248,844	(52,512)	170,746
	Total Tenant-Based and Homeownership Vouchers	94,662,623	90,257,564	4,405,059	66,594,989
	Project Based Rental Assistance (PBRA)	39,412,269	37,026,131	2,386,139	27,182,146
	Mixed-Income Communities Operating Subsidy for AHA-Assisted Units	11,997,277	11,708,230	289,047	8,456,471
	Total	\$ 146,072,169	\$ 138,991,925	\$ 7,080,244	\$ 102,233,606

Schedule II.A (1 of 2)
Project Based Rental Assistance (PBRA) by Community
FY 2017 Budget

Community	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under) FY 2016 Budget	March 2016 YTD Actual
Adamsville Green	\$ 587,080	\$ 580,623	\$ 6,457	\$ 438,780
Arcadia at Parkway Village	769,447	776,049	(6,602)	575,891
Ashley Auburn Pointe I	82,318	82,342	(24)	61,741
Ashley Collegetown II	83,376	75,551	7,825	60,429
Ashley Courts at Cascade I	168,145	-	168,145	28,307
Ashley Courts at Cascade II	151,331	15,345	135,986	53,030
Ashley Courts at Cascade III	106,492	-	106,492	14,527
Ashton at Browns Mill	535,632	530,224	5,408	399,691
Atrium at Collegetown	899,857	915,938	(16,081)	675,738
Auburn Glenn	1,225,854	1,260,952	(35,098)	927,157
Avalon Park Family	508,709	530,727	(22,018)	388,377
Avalon Park Senior	1,258,571	1,265,537	(6,966)	942,222
Avalon Ridge Family	756,564	780,540	(23,976)	566,929
Campbell Stone	1,444,564	1,435,247	9,317	1,081,795
Capitol Gateway II	171,308	172,610	(1,302)	128,811
Centennial Place I	319,697	310,905	8,792	231,026
Centennial Place II	306,114	309,529	(3,415)	230,177
Centennial Place III	298,753	324,986	(26,233)	233,809
Centennial Place IV	339,089	337,585	1,504	254,519
Columbia at Sylvan Hills	532,452	539,388	(6,936)	399,538
Columbia Colony Senior	423,096	422,525	571	317,096
Columbia Commons	96,434	98,615	(2,181)	72,801
Columbia Heritage	1,019,561	1,003,641	15,920	765,611
Columbia High Point Senior	575,767	576,625	(858)	434,387
Columbia Mechanicsville Apartments	290,848	284,278	6,570	219,239
Columbia Senior Blackshear	521,221	519,168	2,053	389,747
Columbia Senior Edgewood	1,266,469	1,265,160	1,309	953,292
Columbia Senior Mechanicsville	628,301	618,227	10,074	468,857
Columbia Senior at MLK Village	833,104	831,565	1,539	623,627
Columbia South River Gardens	348,598	358,034	(9,436)	261,569
Columbia Tower at MLK Village	725,147	727,260	(2,113)	545,364
Constitution Avenue Apartments	482,023	489,240	(7,217)	364,613
Crogman School Apartments	306,236	297,877	8,359	230,354
First Step	223,639	221,002	2,637	165,643
Gateway at East Point	710,752	712,533	(1,781)	533,519
GE Towers	1,343,484	1,187,063	156,421	907,723
Heritage Green	275,706	279,817	(4,111)	207,900

Continued on next page

Schedule II.A (2 of 2)
Project Based Rental Assistance (PBRA) by Community
FY 2017 Budget

Community	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under) FY 2016 Budget	March 2016 YTD Actual
Heritage Station Family	\$ 802,103	\$ 783,608	\$ 18,495	\$ 604,872
Heritage Station Senior	1,250,910	1,227,649	23,261	935,485
Highbury Terraces	116,136	108,573	7,563	82,323
Imperial Hotel (Commons at Imperial)	724,968	694,270	30,698	541,339
Legacy at Walton Lake	193,535	193,379	156	144,413
Lillie R. Campbell House	192,367	206,015	(13,648)	147,270
Manor at Scotts Crossing	718,886	719,786	(900)	539,146
Martin House at Adamsville	559,247	590,127	(30,880)	418,493
Mechanicsville Crossing	289,357	294,886	(5,529)	218,302
Mechanicsville Station	335,538	333,398	2,140	249,538
Oasis at Scholars Landing	315,000	157,644	157,356	19,510
Odyssey at Villas	196,259	196,009	250	145,175
O'Hearn House	284,327	287,496	(3,169)	211,395
Park Commons-Gates Park (HFOP)	1,007,411	1,012,477	(5,066)	754,113
Park Commons-Gates Park (HFS)	799,135	801,097	(1,962)	603,571
Parkside at Mechanicsville	294,290	280,619	13,671	219,719
Pavilion Place	309,462	318,875	(9,413)	228,925
Peaks at MLK	638,143	642,350	(4,207)	485,179
Providence at Parkway Village	616,533	330,222	286,311	-
Quest Village III	76,183	77,018	(835)	56,720
Renaissance at Park Place South Senior	671,468	675,321	(3,853)	507,054
Retreat at Edgewood	410,287	418,234	(7,947)	308,702
Seven Courts	162,120	168,050	(5,930)	122,220
Summit Trail	301,903	299,254	2,649	224,029
Veranda at Auburn Pointe	632,515	636,743	(4,228)	472,442
Veranda at Auburn Pointe II	879,107	876,933	2,174	657,265
Veranda at Auburn Pointe III	867,635	894,035	(26,400)	655,032
Veranda at Carver Senior	727,646	728,603	(957)	545,735
Veranda at Collegetown	681,551	702,215	(20,664)	512,593
Veranda at Scholars Landing	765,986	781,767	(15,781)	575,645
Villas of H.O.P.E	222,052	228,633	(6,581)	170,285
Welcome House	143,496	149,605	(6,109)	108,560
Woodbridge at Parkway Village	749,885	749,532	353	563,260
PBRA Future	1,611,090	50,000	1,561,090	-
PBRA Rent Increase Contingency	250,000	275,000	(25,000)	-
Total Project Based Rental Assistance (PBRA) Payments	\$ 39,412,269	\$ 37,026,131	\$ 2,386,139	\$ 27,182,146

Schedule II.B
Mixed-Income Communities Operating Subsidy for AHA-Assisted Units
FY 2017 Budget

Community	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under) March 2016	
			FY 2016 Budget	YTD Actual
Ashley Auburn Pointe I	\$ 274,442	\$ 251,825	\$ 22,617	\$ 188,865
Ashley Auburn Pointe II	223,183	163,352	59,831	72,920
Ashley Collegetown	287,523	285,807	1,716	214,353
Ashley Collegetown II	350,630	301,753	48,877	226,314
Ashley Courts at Cascade I	297,453	275,664	21,789	206,748
Ashley Courts at Cascade II	186,408	182,144	4,264	136,611
Ashley Courts at Cascade III	129,718	138,994	(9,276)	104,247
Ashley Terrace at West End	86,909	75,492	11,417	56,619
Atrium at Collegetown	528,084	511,235	16,849	380,700
Capitol Gateway I	357,529	352,737	4,792	264,555
Capitol Gateway II	199,570	230,632	(31,062)	172,971
Columbia Commons	270,328	284,977	(14,649)	213,732
Columbia Creste	383,895	305,888	78,007	229,419
Columbia Estates	378,100	336,320	41,780	252,243
Columbia Grove	281,400	245,310	36,090	183,987
Columbia Mechanicsville Apartments	411,315	393,379	17,936	295,038
Columbia Park Citi	386,989	356,702	30,287	267,525
Columbia Senior Residences at Mechanicsville	260,715	255,493	5,222	191,619
Columbia Village	131,334	162,646	(31,312)	121,986
Gardens at CollegeTown	169,691	175,518	(5,827)	126,790
Magnolia Park I	326,230	326,230	-	189,510
Magnolia Park II	368,397	368,397	-	230,567
Mechanicsville Crossing	358,986	358,986	-	269,244
Mechanicsville Station	353,096	350,540	2,556	262,908
Parkside at Mechanicsville VI	320,879	273,326	47,553	204,993
Veranda at Auburn Pointe	69,338	117,874	(48,536)	88,407
Villages at Carver I	517,821	497,977	19,844	373,482
Villages at Carver II	93,449	146,529	(53,080)	109,899
Villages at Carver III	415,455	441,070	(25,615)	330,804
Villages at Carver V	209,452	259,587	(50,135)	194,688
Villages at Castleberry Hill I	318,889	324,130	(5,241)	243,288
Villages at Castleberry Hill II	432,765	412,534	20,231	309,402
Villages of East Lake I	766,656	710,512	56,144	532,881
Villages of East Lake II	1,200,648	1,184,670	15,978	888,507
MIMF Capital Reserve Contingency	150,000	150,000	-	-
MIMF Operating Contingency	500,000	500,000	-	320,649
Total Mixed-Income Communities Operating Subsidy for AHA-Assisted Units	\$ 11,997,277	\$ 11,708,230	\$ 289,047	\$ 8,456,471

Schedule III*
Operating Divisions
FY 2017 Budget

Description	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under)	March 2016 YTD Actual
			FY 2016 Budget	
Customer Services Group				
Customer Services	\$ 1,360,051	\$ 1,408,376	\$ (48,325)	\$ 1,080,394
Housing Services	5,240,388	4,345,372	895,016	3,011,324
Inspections Services	2,452,644	2,013,233	439,411	1,417,125
Human Development Services	916,638	794,538	122,100	566,096
Total Customer Services Group	9,969,721	8,561,519	1,408,202	6,074,939
Real Estate Group				
Office of the Chief Real Estate Officer	495,906	206,951	288,955	-
Real Estate Oversight & Services	1,887,576	2,119,886	(232,310)	1,430,240
Real Estate Development	509,685	1,064,510	(554,825)	515,436
Real Estate Investments & Finance	1,747,742	1,674,366	73,376	1,317,405
Total Real Estate Group	4,640,909	5,065,713	(424,804)	3,263,081
Total	\$ 14,610,630	\$ 13,627,232	\$ 983,398	\$ 9,338,020

* Please refer to Schedule III.A for FY 2017 budgeted Operating Divisions Expense by category.

Schedule III.A
Operating Divisions Expense by Category
FY 2017 Budget

Description	Salaries, Benefits & Taxes	Consulting & Professional Services*	Temporary Services*	Other*	Total FY 2017 Budget
Customer Services Group					
Customer Services	\$ 1,325,201	\$ -	\$ 9,600	\$ 25,250	\$ 1,360,051
Housing Services	4,723,302	361,786	-	155,300	5,240,388
Inspections Services	2,217,727	60,499	-	174,418	2,452,644
Human Development Services	899,538	-	-	17,100	916,638
Total Customer Services Group	9,165,768	422,285	9,600	372,068	9,969,721
Real Estate Group					
Office of the Chief Real Estate Officer	334,761	150,000	-	11,145	495,906
Real Estate Oversight & Services	1,590,351	252,773	-	44,452	1,887,576
Real Estate Development	481,542	-	-	28,143	509,685
Real Estate Investments & Finance	1,602,615	110,000	-	35,127	1,747,742
Total Real Estate Group	4,009,269	512,773	-	118,867	4,640,909
Total	\$ 13,175,037	\$ 935,058	\$ 9,600	\$ 490,935	\$ 14,610,630

* Please refer to "Support for Schedule III.A" at the end of this report for additional details of each expense category.

Schedule IV*
Corporate Support Expense
FY 2017 Budget

Description	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under)	March 2016
			FY 2016 Budget	YTD Actual
Executive Office	\$ 878,544	\$ 705,366	\$ 173,178	\$ 525,830
Office of General Counsel	2,605,595	2,463,279	142,316	1,631,508
Finance	1,944,919	1,775,431	169,488	1,351,042
Information Technology	6,511,085	6,385,799	125,286	4,114,438
Records & Information Management	1,781,998	2,052,874	(270,876)	1,235,764
Enterprise Program Management Office	544,120	507,788	36,332	285,559
Office of Policy & Strategy	1,023,162	1,329,543	(306,381)	736,341
External and Governmental Affairs & Corporate Communications	959,849	763,591	196,258	542,710
Corporate Administration Support & Office of Compliance	1,139,813	1,090,771	49,042	637,783
Acquisition & Management Services	1,210,312	1,046,812	163,500	765,239
Human Resources Operations	1,187,333	1,010,384	176,949	895,788
Activities Managed by Human Resources:			-	
Severance & Related Expense	54,500	54,500	-	-
Defined Benefit Pension Plan Contribution	1,000,000	1,000,000	-	-
Total	\$ 20,841,230	\$ 20,186,138	\$ 655,092	\$ 12,722,002

* Please refer to "Support for Schedule IV.A" at the end of this report for additional details of each expense category.

Schedule IV.A
Corporate Support Expense by Category
FY 2017 Budget

Description	Salaries, Benefits & Taxes	Consulting & Professional Services*(1)	Temporary Services*	Software Licenses & Hardware/ Software Expense*	Agency-wide Services and Expenses*	Other*	Total FY 2017 Budget
Executive Office	\$ 757,383	\$ -	\$ -	\$ -	\$ -	\$ 121,161	\$ 878,544
Office of General Counsel	1,867,593	695,000	-	-	-	43,002	2,605,595
Finance	1,722,339	195,400	-	-	-	27,180	1,944,919
Information Technology	3,819,992	643,875	12,500	1,547,178	411,040	76,500	6,511,085
Records & Information Management	1,064,516	2,000	-	-	689,282	26,200	1,781,998
Enterprise Program Management Office	536,494	-	-	-	-	7,626	544,120
Office of Policy & Strategy	759,451	230,000	-	-	-	33,711	1,023,162
External and Governmental Affairs & Corporate Communications	831,319	105,000	-	-	-	23,530	959,849
Corporate Administration Support & Office of Compliance	766,541	1,000	-	-	326,622	45,650	1,139,813
Acquisition & Management Services	1,011,201	15,000	-	-	100,000	84,111	1,210,312
Human Resources Operations	685,710	300,150	-	-	173,795	27,678	1,187,333
Activities Managed by Human Resources:							
Severance & Related Expense	-	-	-	-	54,500	-	54,500
Defined Benefit Pension Plan Contribution	-	-	-	-	1,000,000	-	1,000,000
Total	\$ 13,822,538	\$ 2,187,425	\$ 12,500	\$ 1,547,178	\$ 2,755,239	\$ 516,349	\$ 20,841,230

* Please refer to "Support for Schedule IV.A" at the end of this report for additional details of each expense category.

(1) Also includes Outside Legal Counsel expense.

Schedule V
Human Development, Supportive Housing Services and Community Relations*
FY 2017 Budget

Description	Managed by	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under)	March 2016 YTD Actual
				FY 2016 Budget	
Human Development Support**	Customer Services Group	\$ 744,058	\$ 723,078	\$ 20,980	\$ 359,761
Supportive Services at Gardens at CollegeTown	Real Estate Group	\$ 128,620	\$ 168,000	\$ (39,380)	\$ 110,472
Quality Living Services for Seniors	Real Estate Group	265,447	253,540	11,907	190,155
Community Relations**	External and Governmental Affairs & Corporate Communications	21,000	16,000	5,000	6,060
Corporate Match for AHA Scholarship Fund - Non-MTW funds	President and CEO	11,700	11,700	-	19,200
Total		\$ 1,170,825	\$ 1,172,318	\$ (1,493)	\$ 685,648

* This schedule does not include the cost of the Customer Services Goup - Human Development Services Department or human development services provided at AHA-Owned properties by PMDs, which are included in Schedules III and VI, respectively.

** Please refer to "Support for Schedule V" at the end of this report for additional details on these line items.

Schedule VI*
Operating Expense for AHA-Owned Residential Communities & Other AHA Properties
FY 2017 Budget

Description	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under) FY 2016 Budget	March 2016 YTD Actual
AHA-Owned Residential Communities				
Barge Road Highrise	\$ 974,220	\$ 971,519	\$ 2,701	\$ 670,764
Cheshire Bridge Road Highrise	1,398,653	1,257,220	141,433	956,324
Cosby Spear Highrise	2,128,631	2,175,297	(46,666)	1,690,127
East Lake Highrise	1,156,302	1,096,137	60,164	782,680
Georgia Avenue Highrise	727,088	700,828	26,260	542,628
Hightower Manor Highrise	967,180	979,838	(12,658)	780,536
Juniper and Tenth Highrise	654,685	1,237,061	(582,376)	971,734
Marian Road Highrise	1,589,397	1,611,898	(22,501)	1,176,182
Marietta Road Highrise	989,722	1,000,209	(10,487)	678,803
Martin Street Plaza	586,094	651,148	(65,053)	474,826
Peachtree Road Highrise	1,389,359	1,455,113	(65,755)	984,168
Piedmont Road Highrise	1,449,096	1,489,397	(40,301)	1,021,131
Westminster	316,698	294,836	21,863	201,510
Total AHA-Owned Residential Communities	14,327,126	14,920,501	(593,375)	10,931,413
Other AHA Properties				
AHA Headquarters Building	1,212,083	1,136,032	76,051	873,487
Zell Miller Center	182,091	173,279	8,812	89,645
PILOT and Other AHA Land	861,168	986,493	(125,325)	792,290
Total Other AHA Properties	2,255,342	2,295,803	(40,461)	1,755,422
Total	\$ 16,582,468	\$ 17,216,304	\$ (633,836)	\$ 12,686,835

* Please refer to Schedule VI.A for FY 2017 budgeted Operating Expense for AHA-Owned Residential Communities & Other AHA Properties by category.

Schedule VI.A

Operating Expense for AHA-Owned Residential Communities & Other AHA Properties by Category FY 2017 Budget

Description	Administrative Expense	Utilities	Maintenance & Operations	Protective Services	Human Development Services	Other*	Total FY 2017 Budget
AHA-Owned Residential Communities							
Barge Road Highrise	\$ 232,699	\$ 169,477	\$ 311,312	\$ 120,737	\$ 89,888	\$ 50,107	\$ 974,220
Cheshire Bridge Road Highrise	322,464	289,735	514,060	120,776	92,891	58,728	1,398,653
Cosby Spear Highrise	479,599	540,665	637,206	265,941	113,456	91,763	2,128,631
East Lake Highrise	255,361	214,990	419,365	134,100	84,854	47,633	1,156,302
Georgia Avenue Highrise	165,420	134,261	232,120	109,060	54,878	31,350	727,088
Hightower Manor Highrise	221,064	162,056	284,404	172,029	73,615	54,013	967,180
Juniper and Tenth Highrise	171,816	140,724	155,992	99,817	47,583	38,753	654,685
Marian Road Highrise	410,187	374,159	482,609	131,786	103,400	87,256	1,589,397
Marietta Road Highrise	236,917	181,136	309,864	120,737	97,063	44,005	989,722
Martin Street Plaza	105,464	203,927	173,439	53,757	28,828	20,680	586,094
Peachtree Road Highrise	351,019	319,473	402,111	130,194	117,836	68,725	1,389,359
Piedmont Road Highrise	369,203	361,942	411,910	131,888	111,705	62,448	1,449,096
Westminster	46,939	82,283	149,502	10,449	15,520	12,005	316,698
Total AHA-Owned Residential Communities	3,368,153	3,174,828	4,483,892	1,601,271	1,031,516	667,466	14,327,126
Other AHA Properties							
AHA Headquarters Building	219,646	247,109	530,163	180,675	-	34,490	1,212,083
Zell Miller Center	2,364	41,359	69,469	56,215	-	12,684	182,091
PILOT and Other AHA Land	6,000	2,579	450,639	-	-	401,949	861,168
Total Other AHA Properties	228,010	291,047	1,050,271	236,890	-	449,123	2,255,342
Total	\$ 3,596,163	\$ 3,465,875	\$ 5,534,163	\$ 1,838,161	\$ 1,031,516	\$ 1,116,589	\$ 16,582,468

* Other includes insurance, Payments in Lieu of Taxes (PILOT), bad debt expense and other expenses not included in the other categories

Schedule VII*

Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters FY 2017 Budget

Description	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under)	March 2016
			FY 2016 Budget	YTD Actual
AHA-Owned Residential Communities				
Barge Road Highrise	\$ 175,600	\$ 294,000	\$ (118,400)	\$ -
Cheshire Bridge Road Highrise	314,500	114,000	200,500	68,017
Cosby Spear Highrise	32,437	29,770	2,667	17,039
East Lake Highrise	155,605	114,138	41,467	15,640
Georgia Avenue Highrise	12,000	241,544	(229,544)	143,104
Hightower Manor Highrise	30,528	45,092	(14,564)	41,511
Juniper and Tenth Highrise	-	12,000	(12,000)	1,791
Marian Road Highrise	140,700	24,000	116,700	15,575
Marietta Road Highrise	170,200	204,000	(33,800)	-
Martin Street Plaza	42,250	138,042	(95,792)	-
Peachtree Road Highrise	71,920	134,000	(62,080)	6,155
Westminster	118,480	201,862	(83,382)	17,430
Total AHA-Owned Residential Communities	1,264,220	1,552,448	(288,228)	326,262
AHA Headquarters				
Technology Investments	358,080	303,080	55,000	34,841
Capital Improvements to AHA Corporate Headquarters	149,000	-	149,000	-
Total AHA Headquarters	507,080	303,080	204,000	34,841
Total	\$ 1,771,300	\$ 1,855,528	\$ (84,228)	\$ 361,103

* Please refer to "Support for Schedule VII" at the end of this report for additional details of capital expenditures.

Schedule VIII*
Development and Revitalization
FY 2017 Budget

Description	FY 2017 Budget	FY 2016 Budget	FY 2017 Over (Under)	March 2016 YTD Actual
			FY 2016 Budget	
Demolition & Remediation	\$ 500,000	\$ 532,667	\$ (32,667)	\$ 363,775
Property Acquisitions	7,000,000	1,000,000	6,000,000	-
Predevelopment Loans	2,618,817	1,368,789	1,250,028	354,658
Developer Loan Draws	7,006,250	375,000	6,631,250	-
Extraordinary Maintenance	12,000	12,000	-	-
Site Improvements	1,465,000	10,000	1,455,000	-
Homeownership Down Payment Assistance	1,500,000	2,728,300	(1,228,300)	1,446,300
Non Residential Structures	3,830,184	1,500,000	2,330,184	69,816
Public Improvements	7,900,000	12,515,032	(4,615,032)	7,390,977
Consulting and Professional Services	2,990,728	1,799,246	1,191,482	395,229
Outside Legal Counsel	25,000	20,000	5,000	-
Tenant Services Staffing	1,010,417	497,648	512,770	105,339
Meeting Expenses	45,000	63,056	(18,056)	15,236
Modular Office Expenses	125,139	352,098	(226,959)	225,313
Urban Farming	90,000	40,000	50,000	-
Owner Occupied Rehabs	100,000	-	100,000	-
Micro-Grants and Cash Donations	226,016	-	226,016	-
Roosevelt Administrative Building Operations	70,000	-	70,000	-
Relocation (Opt Out Payments)	100,000	-	100,000	-
Other Misc. Admin Expenses	61,585	8,292	53,294	4,761
Total Development and Revitalization Expenditures	\$ 36,676,136	\$ 22,822,128	\$ 13,854,008	\$ 10,371,404
Sources of Funds				
Replacement Housing Factor (RHF) Grants	\$ 8,253,714	\$ 5,068,626	\$ 3,185,088	\$ 2,932,514
Choice Neighborhoods Implementation Grant	7,109,382	2,189,681	4,919,701	134,951
Drawdown of Program Income and Other Funds	4,831,516	7,400,190	(2,568,674)	4,092,904
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	1,700,000	1,884,441	(184,441)	449,711
MTW Funds used for Revitalization	14,781,524	6,279,190	8,502,335	2,761,324
Total Sources of Funds	\$ 36,676,136	\$ 22,822,128	\$ 13,854,008	\$ 10,371,404

* Please refer to Schedule VIII.A and VIII.B for FY 2017 budgeted Development and Revitalization by Community/Property and by Major Program, respectively.

Schedule VIII.A
Development and Revitalization by Community/Property
FY 2017 Budget

<u>Community/Property</u>	<u>Auburn Pointe</u>	<u>Capital Gateway</u>	<u>Villages at Carver</u>	<u>Centennial Place</u>	<u>West Highlands</u>	<u>University</u>	<u>CollegeTown at West End</u>	<u>Choice Neighborhoods</u>	<u>RAD Revitalization*</u>	<u>Other Development**</u>	<u>Total FY 2017 Budget</u>
Demolition & Remediation	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 500,000
Property Acquisitions	-	-	-	-	-	-	-	1,000,000	-	6,000,000	7,000,000
Predevelopment Loans	-	-	-	-	-	-	-	320,000	1,973,817	325,000	2,618,817
Developer Loan Draws	-	-	-	-	-	-	-	3,506,250	3,500,000	-	7,006,250
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	12,000	12,000
Site Improvements	-	-	-	-	-	-	-	1,450,000	-	15,000	1,465,000
Homeownership Down Payment Assistance	-	-	-	-	180,000	-	-	-	-	1,320,000	1,500,000
Non Residential Structures	-	-	-	-	-	-	-	3,830,184	-	-	3,830,184
Public Improvements	-	-	-	1,500,000	4,800,000	-	-	1,600,000	-	-	7,900,000
Consulting and Professional Services	61,228	18,400	54,000	24,000	41,500	96,669	48,500	1,789,825	-	856,606	2,990,728
Outside Legal Counsel	-	-	-	-	-	-	-	-	-	25,000	25,000
Tenant Services Staffing	-	-	-	-	-	-	-	1,010,417	-	-	1,010,417
Meeting Expenses	-	-	-	-	-	-	-	45,000	-	-	45,000
Modular Office Expenses	-	-	-	-	-	-	-	125,139	-	-	125,139
Urban Farming	-	-	-	-	-	-	-	90,000	-	-	90,000
Owner Occupied Rehabs	-	-	-	-	-	-	-	100,000	-	-	100,000
Micro-Grants and Cash Donations	-	-	-	-	-	26,516	-	199,500	-	-	226,016
Roosevelt Administrative Building Operations	-	-	-	-	-	-	-	70,000	-	-	70,000
Relocation (Opt Out Payments)	-	-	-	-	-	-	-	-	100,000	-	100,000
Other Misc. Admin Expenses	-	-	-	-	-	-	-	61,585	-	-	61,585
Total Development and Revitalization Expenditures	\$ 61,228	\$ 18,400	\$ 54,000	\$ 1,524,000	\$ 5,321,500	\$ 123,185	\$ 48,500	\$ 15,397,900	\$ 5,573,817	\$ 8,553,606	\$ 36,676,136
Sources of Funds											
Replacement Housing Factor (RHF) Grants	\$ 23,228	\$ -	\$ -	\$ -	\$ -	\$ 96,669	\$ -	\$ 3,210,000	\$ 4,923,817	\$ -	\$ 8,253,714
Choice Neighborhoods Implementation Grant	-	-	-	-	-	-	-	7,109,382	-	-	7,109,382
Drawdown of Program Income and Other Funds	-	-	-	-	4,800,000	26,516	-	5,000	-	-	4,831,516
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	-	-	-	1,500,000	-	-	-	200,000	-	-	1,700,000
MTW Funds used for Revitalization	38,000	18,400	54,000	24,000	521,500	-	48,500	4,873,518	650,000	8,553,606	14,781,524
Total Sources of Funds	\$ 61,228	\$ 18,400	\$ 54,000	\$ 1,524,000	\$ 5,321,500	\$ 123,185	\$ 48,500	\$ 15,397,900	\$ 5,573,817	\$ 8,553,606	\$ 36,676,136

* Please refer to Schedule VIII.A.1 for additional information on Rental Assistance Demonstration (RAD) conversion activities by revitalization community.

** Please refer to Schedule VIII.A.2 for additional information on Other Development activities by revitalization property.

Schedule VIII.A.1

Rental Assistance Demonstration (RAD) by Revitalization Community FY 2017 Budget

<u>Revitalization Community</u>	Cosby Spear Highrise	Hightower Manor Highrise	Juniper and 10th Highrise	Peachtree Road Highrise	Piedmont Road Highrise	Total FY 2017 Budget
Predevelopment Loans	\$ 450,000	\$ 425,000	\$ 550,000	\$ 335,875	\$ 212,942	\$ 1,973,817
Developer Loan Draws	-	-	3,000,000	-	500,000	3,500,000
Relocation (Opt Out Payments)	-	-	100,000	-	-	100,000
Total Development and Revitalization Expenditures	\$ 450,000	\$ 425,000	\$ 3,650,000	\$ 335,875	\$ 712,942	\$ 5,573,817
Sources of Funds						
Replacement Housing Factor (RHF) Grants	\$ 450,000	\$ 425,000	\$ 3,000,000	\$ 335,875	\$ 712,942	\$ 4,923,817
MTW Funds used for Revitalization	-	-	650,000	-	-	650,000
Total Sources of Funds	\$ 450,000	\$ 425,000	\$ 3,650,000	\$ 335,875	\$ 712,942	\$ 5,573,817

Schedule VIII.A.2
Other Development by Revitalization Property
FY 2017 Budget

Revitalization Property	Bankhead Courts	Englewood Manor	Herndon Homes	Magnolia Perimeter	North Avenue	Cupola Building	Other Revitalization	Total FY 2017 Budget
Property Acquisitions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
Predevelopment Loans	-	-	300,000	-	25,000	-	-	325,000
Extraordinary Maintenance	-	-	-	-	-	12,000	-	12,000
Site Improvements	-	-	-	-	-	15,000	-	15,000
Homeownership Down Payment Assistance	-	-	-	-	-	-	1,320,000	1,320,000
Consulting and Professional Services	54,000	270,000	64,000	6,000	29,000	12,000	421,606	856,606
Outside Legal Counsel	-	-	-	-	-	-	25,000	25,000
Total Development and Revitalization Expenditures	\$ 54,000	\$ 270,000	\$ 364,000	\$ 6,000	\$ 54,000	\$ 39,000	\$ 7,766,606	\$ 8,553,606
Sources of Funds								
MTW Funds used for Revitalization	54,000	270,000	364,000	6,000	54,000	39,000	7,766,606	8,553,606
Total Sources of Funds	\$ 54,000	\$ 270,000	\$ 364,000	\$ 6,000	\$ 54,000	\$ 39,000	\$ 7,766,606	\$ 8,553,606

Schedule VIII.B
Development and Revitalization by Major Program
FY 2017 Budget

Description	Replacement Housing Factor (RHF)	Choice Neighborhoods	Drawdown of Program Income and Other Funds	Public Improvement and Other City Funds	Moving to Work (MTW)	Total FY 2017 Budget
Demolition & Remediation	\$ -	\$ -	\$ -	\$ 200,000	\$ 300,000	\$ 500,000
Property Acquisitions	-	1,000,000	-	-	6,000,000	7,000,000
Predevelopment Loans	1,583,817	-	-	-	1,035,000	2,618,817
Developer Loan Draws	3,500,000	3,506,250	-	-	-	7,006,250
Extraordinary Maintenance	-	-	-	-	12,000	12,000
Site Improvements	1,450,000	-	-	-	15,000	1,465,000
Homeownership Down Payment Assistance	-	-	-	-	1,500,000	1,500,000
Non Residential Structures	-	-	-	-	3,830,184	3,830,184
Public Improvements	1,600,000	-	4,800,000	1,500,000	-	7,900,000
Consulting and Professional Services	119,897	1,749,632	-	-	1,121,199	2,990,728
Outside Legal Counsel	-	-	-	-	25,000	25,000
Tenant Services Staffing	-	606,898	-	-	403,519	1,010,417
Meeting Expenses	-	-	5,000	-	40,000	45,000
Modular Office Expenses	-	52,517	-	-	72,622	125,139
Urban Farming	-	-	-	-	90,000	90,000
Owner Occupied Rehabs	-	100,000	-	-	-	100,000
Micro-Grants and Cash Donations	-	-	26,516	-	199,500	226,016
Roosevelt Administrative Building Operations	-	70,000	-	-	-	70,000
Relocation (Opt Out Payments)	-	-	-	-	100,000	100,000
Other Misc. Admin Expenses	-	24,085	-	-	37,500	61,585
Total Development and Revitalization Expenditures	\$ 8,253,714	\$ 7,109,382	\$ 4,831,516	\$ 1,700,000	\$ 14,781,524	\$ 36,676,136



The Housing Authority of the City of Atlanta

Comprehensive Budget Discussion and Analysis

**For the Fiscal Year
Beginning July 1, 2016 and Ending June 30, 2017**

BUDGET DISCUSSION AND ANALYSIS

BUDGET PROCESS AND MONITORING

AHA's annual budget is prepared with significant involvement from the President and CEO and the executive staff, and the support and analysis of AHA's Budget and Analytics staff. At the front-end of the budget process, the President and CEO and executive staff establish the key areas of focus for the coming year based on the MTW Annual Plan.

In addition to the priorities provided in the FY 2017 MTW Annual Plan, the President and CEO provided the following executive guidance for the development of the FY 2017 Budget:

- The FY 2017 Budget should move AHA forward in meeting its commitment to increase the number of families served.
- Budgets should be developed based only on commitments carried over from FY 2016 and new commitments included in the FY 2017 MTW Annual Plan and/or approved by the President and CEO for FY 2017.
- Budgets should be as realistic as possible and only include activities that can be accomplished with reasonable certainty in FY 2017.
- Continue to seek cost saving opportunities for AHA headquarters building.
- Professional services should be evaluated to determine if they can be handled internally, reduced or eliminated; and only contracts with reasonable certainty of services being delivered in FY 2017 should be budgeted.

- The President and CEO must personally approve any FY 2017 new hire requests or filling of vacant positions supported by business cases.
- No new positions should be requested except as necessary to meet AHA's family served commitments and support the goals and commitments included in the FY 2017 MTW Annual Plan.
- The FY 2017 Budget should continue to pursue opportunities to increase efficiency and reduce costs.

On an annual basis, the Board approves AHA's Comprehensive Operating and Capital Budget after the President and CEO has presented both the MTW Annual Plan and AHA's proposed budget for public review and comment. Throughout the fiscal year, the Board-approved budget becomes the primary management tool to plan, control and evaluate spending for major activities and programs. Monthly actual-to-budget performance reports are reviewed by the Budget and Analytics staff and the AHA's departments. Quarterly actual-to-budget reviews are conducted at the management and executive levels, and budget revisions and actions to address variances against budget, as needed, are taken to ensure appropriate budget control. A quarterly report is also submitted to the Board with a complete analysis and explanations of significant actual-to-budget variances.

BUDGET PRESENTATION

The FY 2017 Budget is presented in a "Sources and Uses of Funds" format. Certain non-cash items such as depreciation are not included in this presentation. As a result, the financial information presented in this Budget is not intended to comply with Generally Accepted Accounting Principles.

The following sections should be read in conjunction with the FY 2017 Budget Financial Schedules preceding this narrative.

In order to provide meaningful comparisons to the FY 2017 Budget (also referred to as “Budget”), figures for FY 2016 Board Approved Budget as revised (“FY 2016 Budget”) and FY 2016 Actual expenditures through March 2016 (“FY 2016 March YTD”) are included in the majority of the FY 2017 Budget Schedules.

It should be noted that the original FY 2016 Budget was revised primarily to account for changes following the award by HUD of a \$30 million Choice Neighborhoods Implementation Grant.

SOURCES OF FUNDS ASSUMPTIONS

AHA projects sources of funds totaling \$247.6 million as part of its FY 2017 Budget, a \$3.2 million decrease from the prior year budget primarily driven by a change in subsidy proration (*further described in page 3 under HUD Proration Factors*), of which \$241.1 million are current year funds from HUD and other external sources and \$6.5 million will be drawn from program income and City of Atlanta public improvement funds. Of the total FY 2017 budgeted current year sources of funds, AHA projects it will not draw \$4.7 million of the Housing Choice Voucher Program authorized funds, which will be held at HUD and available for AHA’s future MTW-eligible uses.

CURRENT YEAR SOURCES OF FUNDS

In FY 2017, AHA projects \$241.1 million in funds from HUD and other external sources, basically at the same level as the FY 2016

Budget. The details behind each of the fund components are explained in the following sections.

Moving to Work (MTW) Single Fund

Under AHA’s MTW Agreement, AHA administers its funding for the Housing Choice Voucher Program (Voucher Program), Public Housing Operating Subsidy (Operating Subsidy) and Capital Fund Program as a single fund (MTW Single Fund) in a substantially less-regulated environment with increased programmatic flexibility. Notwithstanding this increased flexibility, there remains ongoing program-specific budgeting, accounting and reporting responsibilities to HUD. AHA will continue to receive funds from these three program areas in accordance with HUD’s annual appropriations process.

Fiscal Years, the Congressional Appropriations Process and HUD Funding (*See chart at bottom of page 3*)

HUD’s Voucher Program, Operating Subsidy and Capital Fund Program are funded through the annual federal appropriations process. On December 18, 2015, the President signed the Consolidated and Further Continuing Appropriations Act, 2016 (2016 Appropriations Act), which includes the funds HUD is providing to public housing authorities for calendar year 2016, which is HUD’s Funding Year 2016.

AHA’s fiscal year begins July 1 and ends June 30. The AHA FY 2017 Budget, therefore, includes six months (July–December 2016) that will be funded based on HUD’s Funding Year 2016. Based on the provisions of the 2016 Appropriations Act, HUD has established Voucher Program and Capital Fund Program funding levels for public housing agencies for calendar year 2016. HUD required that each public housing authority (PHA) submit their

operating subsidy calculations for 2016. HUD's review of the requested calculations is ongoing and the approved funding levels are anticipated later this year.

The last six months of AHA's FY 2017 Budget (January–June 2017) will be based on HUD's Funding Year 2017. Although the Congressional Federal Fiscal Year 2017 appropriations process has begun and the Senate has begun work on its version, it is expected that the appropriations process will not be finalized until after the November elections. Therefore, AHA's FY 2017 Budget is based on HUD's Funding Year 2016 funding levels on the assumption that these levels will be repeated for HUD's Funding Year 2017.

HUD Proration Factors

HUD prorates the requested Operating Subsidy and Voucher Program funding to correlate with the amount that Congress provides for each fund. For example, if HUD requested \$100 billion for total Operating Subsidy and the sum of all PHAs Operating Subsidy calculations equaled \$120 billion, but Congress authorized only \$90 billion, each PHA's funding would receive a 75% proration.

This was in fact the case in the 2016 Appropriations Act which did not fund HUD programs to the levels authorized by HUD. The Voucher Program was only slightly under funded, resulting in a 99.58% proration while the Operating Subsidy proration is

expected to be approximately 89%. Capital Funds are not prorated but are allocated based on the amount of Congressional funding for those programs and are funded on a per eligible unit basis.

The last half of AHA's FY 2017 Budget assumes that the 2017 Voucher Program and the Operating Subsidy proration levels will remain at 99.58% and 89%, respectively, and Capital Fund Program funding will remain the same as the 2016 grant.

HUD's Rental Assistance Demonstration Program

During FY 2017, AHA plans to begin the conversion of its portfolio of AHA-owned communities and AHA-sponsored mixed-income, mixed-finance units from Public Housing funding (Section 9) to Voucher Program funding (Section 8) under HUD's Rental Assistance Demonstration (RAD) Program. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. Following approval by HUD, AHA and its partners will finalize revitalization plans, identify equity, and convert the properties from public housing units to AHA-PBRA units. HUD will change the funding to Voucher Program funding for the converted properties effective January 1 of the year following the financial closing.

HUD has a backlog of approving RAD projects which has caused uncertainty as to the timing of HUD approval and related activities. As such, AHA expects to receive Operating Subsidy for all current Public Housing units throughout FY 2017 until further

Comparison of AHA's Fiscal Year to the Federal Fiscal Year and HUD's Funding Year																							
Calendar Year 2016												Calendar Year 2017											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Oct 2015 <- Federal Fiscal Year (FFY) 2016									Federal Fiscal Year (FFY)2017											FFY 2018 ->			
HUD Funding Year (HFY) 2016												HUD Funding Year (HFY) 2017											
<- AHA Fiscal Year (FY) 2016						AHA Fiscal Year (FY) 2017										AHA Fiscal Year (FY) 2018 ->							

RAD projects are approved by HUD. *Please refer to the Uses of Funds Assumptions – Development and Revitalization section for more information on communities projected to convert under RAD in FY 2017.*

MTW Single Fund

AHA's projections of FY 2017 MTW funding from its three funding sources totaling \$215.4 million are as follows.

Housing Choice Voucher Program Funds

AHA's FY 2017 Budget includes \$200.1 million in Voucher Program funds, corresponding to full authorized funding, which represents a reduction of \$2.1 million from the FY 2016 Budget primarily due to a reduction in proration from 101.25% to 99.58% between the two periods. The \$200.1 million Voucher Program funds are comprised of \$190.9 million in funding for 19,069 MTW-qualified vouchers (MTW Voucher Program) and \$9.2 million for non-MTW special-purpose vouchers.

While AHA receives most of its Voucher Program funds as part of its MTW Single Fund, it also receives separate funds for 765 non-MTW special-purpose vouchers. Participants using these special-purpose vouchers are managed within AHA's MTW program, but special accommodations apply in accordance with HUD's guidance for each program.

These non-MTW special-purpose vouchers support the Family Unification Program (300), Veterans Affairs Supportive Housing (VASH) (240), One-Year Mainstream (Near elderly disabled) (175) and Five-Year Mainstream (50). Such vouchers, by virtue of the related authorization and appropriations language, will never be eligible for inclusion in AHA's MTW Single Fund and are calculated using HUD's standard formulas.

In addition to its 240 VASH vouchers, AHA requested 30 additional VASH vouchers, which were awarded on June 2, 2016 with an effective date of July 1st, 2016, and have been included in the FY 2017 Budget.

PHAs earn administrative fees from HUD for each non-MTW voucher under contract. Included in the \$9.2 million is \$0.6 million in administrative fees to be earned during FY 2017 for special-purpose vouchers, reflecting an 80% proration based on current HUD estimates. As a result of a recent HUD study on administrative fees, there may be changes in the calculation of fees in HUD's Funding Year 2017, which could affect the last six months of AHA's fiscal year. Because special-purpose voucher administrative fees constitute less than 0.25% of AHA's Voucher Program funding, no provisions were included in the FY 2017 Budget for such potential changes.

It should be noted that funding for the administration of 19,069 MTW-qualified vouchers is not separate but is included in the calculation of HUD's MTW Voucher Program authorization and, as such, is subject to the same proration factor as Voucher Program HAP.

For simplicity of presentation, all non-MTW revenue and expense are included as MTW Program in the Schedule I -Sources and Uses of Funds by Major Program, although they are managed as special-purpose vouchers and reported to HUD as non-MTW programs and managed separately.

Public Housing Operating Subsidy (Operating Subsidy)

During FY 2017, AHA projects that HUD will provide \$14.8 million in Operating Subsidy, based on 89% (FY 2016 – 85%) proration of funding calculated for 1,953 units (including 11 non-

residential units) at the 13 AHA-owned residential communities and 2,221 AHA-assisted units at 34 mixed-income, mixed-finance (MIMF) communities. It should be noted that there is a significant drop in the budget amount compared to FY 2016 Budget, because FY 2016 Budget included a special one-time draw which occurred in July 2015.

Capital Fund Program

HUD establishes Capital Fund Program budgets at the time of annual grant awards based on the amount funded by Congress and the characteristics of public-housing-assisted units subsidized by AHA under its Annual Contributions Contract with HUD, as amended. While Capital Fund Program funds are part of the MTW Single Fund, they are provided to AHA on an as-required basis. Any unexpended portion of the grant may be used for future year expenditures during the term and subject to the conditions of the grant award. AHA must expend each annual grant within four years of its award.

AHA expends Capital Fund Program grants as part of its MTW Cash Management Program in order to meet HUD deadlines and AHA's cash requirements. In FY 2017, AHA plans to draw \$0.5 million in Capital Fund Program funds awarded previously.

HUD is expected to award a new Capital Fund Program grant to AHA during FY 2017, but these funds will not be used in FY 2017.

Current Year Sources of Funds not Included in the MTW Single Fund

Tenant Dwelling Revenue

AHA projects it will receive \$5.7 million in Tenant Dwelling Revenue from the 13 AHA-owned residential communities during FY 2017. This amount reflects a slight decrease from the FY 2016 Budget primarily because rents from Juniper and Tenth Highrise are expected to end midyear as the community prepares for major rehabilitation. This decrease in rental revenue is expected to be offset by slight increases at the rest of the communities reflecting annual Social Security income increases for the majority of the tenants. Tenant Dwelling Revenue is used to fund operating expenses at the communities.

Rent collected by the Owner Entities from AHA-assisted residents of MIMF communities is not revenue to AHA because AHA does not own nor control these properties. AHA provides operating subsidy to the Owner Entities of these communities for the AHA-assisted units to the extent rent collected from the AHA-assisted residents does not cover the operating cost attributable and related to such units, pursuant to the regulatory and operating agreements between the Owner Entities and AHA.

Replacement Housing Factor Grants

Replacement Housing Factor Grants are used to fund activities under AHA's Revitalization Program. HUD calculates Replacement Housing Factor funding based on the characteristics of public-housing-assisted units subsidized by AHA that have been demolished or sold and their replacement has not otherwise been funded by HUD. Similar to Capital Fund Program funds, these funds are provided to AHA on an as-required basis. Any

unexpended portion of the grant may be used for future year expenditures during the term and subject to the conditions of the grant award. During FY 2017, AHA projects that it will use and HUD will disburse \$8.3 million in Replacement Housing Factor funds related to the revitalization of AHA's master-planned communities within the Choice Neighborhoods community and the rehabilitation of AHA-owned residential communities. This represents an increase of \$3.2 million over the FY 2016 Budget due to the changes in development activity and their eligibility for Replacement Housing Factor funding. *Please refer to Schedule VIII.A for details of Replacement Housing Factor funding by community/property.*

Choice Neighborhoods Implementation Grant (CNIG)

On September 28, 2015, AHA and the City of Atlanta were awarded \$30 million from HUD as part of a 2014 Choice Neighborhoods Implementation Grant (CNIG). These funds are to be utilized to redevelop the former University Homes public housing site and to revitalize the three surrounding neighborhoods of Ashview Heights, Atlanta University Center Neighborhood, and Vine City (collectively known as the "University Choice Neighborhoods" or "UCN").

AHA, MBS-Integral, UCNI, LLC, the City of Atlanta, Invest Atlanta and the United Way of Greater Atlanta are working in concert with the Atlanta University Center Consortium, Atlanta Public Schools, Arthur M. Blank Family Foundation, community partners, former residents of University Homes and community residents to develop programs and partnerships to improve the health, education and economic outcomes of the former residents of University Homes, residents of the revitalized site and residents of the UCN.

AHA started in FY 2016 to plan and execute activities included in the Choice Neighborhoods Transformation Plan submitted as part of the CNIG proposal. The implementation of these activities will be enhanced by leveraging AHA's MTW flexibility, and AHA may submit regulatory waiver requests to HUD as contemplated under the terms of the CNIG Agreement with HUD.

AHA projects to expend \$7.1 million of CNIG funds in FY 2017 compared to \$2.2 million in the FY 2016 Budget. *Please refer to Schedule VIII.B for details regarding the use of this grant in FY 2017.*

National Housing Compliance (NHC)

AHA will continue its fee-based business relationship with National Housing Compliance, Inc. (NHC). NHC was formed in August 1999 as a 501(c)(4) not-for-profit corporation pursuant to the laws of the State of Georgia for the purpose of administering Housing Assistance Payments Contracts between HUD and private owners of multi-family housing with project based rental assistance. NHC, headquartered in Atlanta, Georgia, is comprised of 11 member organizations, including AHA (Members). NHC earns fees for contract administration services as HUD's Performance Based Contract Administrator (PBCA) for the states of Illinois and Georgia. NHC makes periodic contributions to Members based on NHC's earned PBCA revenue in excess of NHC's operating expenses.

During FY 2017, AHA projects it will receive \$0.7 million in distributions as a NHC member, reflecting a \$0.2 million reduction from FY 2016 Budget, due to one-time distributions received from NHC in FY 2016.

Development-related Income

AHA earns developer and transaction fees for its participation in property development. AHA projects it will close the financial transaction for Centennial Place III in FY 2017 as part of its reformulation demonstration. AHA projects HUD's approval for the financial closing of Rental Assistance Demonstration (RAD) conversions for Juniper and Tenth Highrise and Piedmont Road Highrise. Finally, AHA projects the financial closing for Ashley Scholars Landing Phase IA and IB as part of the Choice Neighborhoods Project. AHA expects to earn a total of \$2.0 million in developer and transaction fees from these financial closings during FY 2017.

In addition, AHA projects the receipt of \$0.5 million in asset management and other fees related to previously closed deals.

Other Current Year Revenue and Grants

During FY 2017, AHA anticipates it will receive \$0.5 million from various sources including \$0.2 million in HUD ROSS Grant funding for Family Self Sufficiency Program Coordinators, as well as revenues for cell tower leases and other miscellaneous revenue, totaling \$0.3 million.

Non-Operating Sources of Funds

Due to their uncertainty, sources from the collection of certain receivables or interest thereon, or sale of property are excluded from the FY 2017 Budget as the timing and amounts are difficult to predict. However, included in the FY 2017 Budget are \$0.7 million of interest on loan primarily from the closing of Centennial Place III and \$0.1 million from sales of property, as both of which are expected with reasonable certainty.

SOURCES OF FUNDS FROM PRIOR YEAR ACCUMULATIONS

In addition to the uses of funds received from HUD and other external sources during FY 2017, AHA plans to use funds which it has accumulated or received in prior years. As described below, these funds were accumulated from a variety of sources for specific purposes and may have restrictions on their use. Accordingly, AHA has determined which funds accumulated or received in prior years are best suited for its FY 2017 Budget uses in order to optimize funds utilization.

AHA plans to continue to use a combination of Replacement Housing Factor Grants, MTW funds, program income funds accumulated in previous years and Public Improvement funds from the City of Atlanta and its Affiliates to leverage private sources of funds raised by its private-sector development partners to advance the revitalization activities.

Drawdown of Program Income and Other Funds

AHA, in partnership with its private-sector development partners, will continue to use funds which it has accumulated or received in prior years to advance its revitalization master plans for sustainable, market-rate quality, mixed-use, mixed-income communities. During FY 2017, AHA anticipates using \$4.8 million in cash that has been accumulated for public improvements at West Highlands.

Public Improvement Funds Provided by the City of Atlanta and Other City Agencies

The City of Atlanta and its Affiliates have supported AHA's Revitalization Program activities by providing funds for infrastructure and other public improvements in the public right-of-way. These funds typically have come from the sale of special purpose bonds (e.g., Tax Allocation District (TAD) bonds and Water & Sewer bonds). Depending on the source of funding, the City either provides the funds to AHA in advance of construction or as reimbursement for completed construction. During FY 2017, AHA anticipates using \$1.5 million in Public Improvement funds either provided in advance by the City of Atlanta and its Affiliates or subject to reimbursement by them. Pursuant to agreements with the City, AHA's private-sector development partners execute the public improvement work in order to better coordinate and integrate the construction-related activities. In addition, AHA expects that it will receive \$0.2 million in Community Development Block Grant (CDBG) funding.

Drawdown of MTW Funds pending HUD's Proposed Cash Management Requirement

In accordance with the terms of AHA's MTW Agreement, HUD has provided AHA funds under the Housing Choice Voucher Program, Public Housing Operating Subsidy and Capital Fund Program each year since 2004, which are combined into AHA's MTW Single Fund. If annual MTW Single Fund revenue exceeds the MTW expenditures, the balance remains available to be used for planned MTW-eligible activities in future years and to supplement future annual HUD MTW funds when proration reduces funding below levels necessary to meet AHA's mission and MTW objectives. These funds may be held in AHA-held bank

accounts or at HUD. AHA is projecting an additional \$4.7 million in excess MTW funds will be held at HUD during FY 2017.

USES OF FUNDS ASSUMPTIONS

AHA projects the use of \$239.8 million to support its FY 2017 Budget, representing a \$23.3 million increase over the FY 2016 Budget, primarily due to increased development activity and to support the planned increase in the number of families served in FY 2017.

Housing Assistance and Operating Subsidy Payments (Schedule II)

During FY 2017, AHA projects it will provide Housing Assistance and Operating Subsidy Payments totaling \$146.1 million to various Owner Entities, landlords, tenants and other housing authorities, representing a \$7.1 million increase over the FY 2016 Budget.

Tenant-Based and Homeownership Vouchers (Schedule II)

The Budget includes \$94.7 million to support AHA's Housing Choice Tenant-Based Voucher Program and other related programs, a \$4.4 million increase over the FY 2016 Budget, corresponding primarily to costs associated with the increased lease up activities during FY 2017. The total tenant-based and homeownership voucher payment is comprised of the following:

- This Budget anticipates funding a total of 10,304 Housing Choice participant households by the end of FY 2017, a net increase of 576 vouchers from the 9,728 vouchers projected to be leased-up by the end of FY 2016. Included in the projected 10,304 vouchers are 8,398 households (\$76.3 million) within AHA's jurisdiction and 1,906 households

(\$16.0 million) for whom AHA is responsible, but who reside outside AHA's jurisdiction and have "ported" their voucher to that jurisdiction under HUD's voucher portability policy. In addition, AHA expects to pay \$1.1 million in Voucher Portability Administrative Fees to other public housing authorities to administer these ported vouchers.

- In its FY 2017 MTW Plan, AHA committed to increasing the total number of families served through all programs from 22,028 (by end of FY 2016) to 22,524 households by the end of FY 2017. In order to ensure AHA accomplishes this goal and meets its five-year plan, while offsetting an expected annual attrition of 600 vouchers, AHA intends to issue 800 vouchers to eligible households drawn from AHA's Housing Choice waiting list and also absorb 77 additional participants who "port in" to Atlanta from other PHAs.
- AHA will continue the implementation of two existing programs. AHA will provide an additional 200 MTW vouchers for the Tenant-Based Supportive Housing program (also known as Flow) for individuals graduating from Shelter-Plus Supportive Housing, to bring the total to 350; with 163 expected to be leased during FY 2017. AHA also plans to lease up an additional 25 MTW vouchers to be used in support of AHA's Next Step program for young adults transitioning from foster care in FY 2017.
- In connection to the VASH program, AHA anticipates to have fully leased 240 vouchers by the end of FY 2016 and to lease 20 in FY 2017 of the new 30 recently awarded vouchers.

- To support the RAD conversion of Juniper and Tenth Highrise, AHA expects it will issue 91 vouchers to facilitate the relocation of residents.
- Included in the Budget is \$0.6 million to provide Short-Term Housing Assistance and case management to renters who are not participants in other AHA programs as part of AHA's Housing Stabilization Fund (which is also referred to as the "Home Again" program).
- The Budget also includes \$0.6 million for Leasing Incentive Fees, which will be used to aid AHA in negotiating rental agreements for selected hard-to-house households, where needed, and to encourage more rapid leasing.
- This Budget also supports 30 Homeownership Vouchers for \$0.2 million, which provide payments to eligible homeowners to assist them in making their monthly mortgage payments. AHA does not plan to issue new vouchers for this program.

Project Based Rental Assistance (PBRA) (Schedule II.A)

Under the auspices of AHA's PBRA Program, an Owner Entity agrees with AHA to set aside an agreed percentage of units in its housing community in exchange for long-term PBRA assistance for such units, thereby making such units affordable to eligible low-income households.

The FY 2017 Budget includes \$39.4 million in projected PBRA payments, a \$2.4 million increase over the FY 2016 Budget, to support 5,652 AHA-assisted households (available units at end of FY 2017) at over 72 participating mixed-income and supportive housing communities, including \$1.6 million for 452 new PBRA units at Reynoldstown, Lakewood Christian, and other potential

properties to be entered into contracts at various dates during FY 2017.

The FY 2017 Budget also reflects a \$0.3 million rent contingency in anticipation of rent increases assuming an average rate of 1.5%.

Mixed-Income Communities Operating Subsidy for AHA-Assisted Units (Schedule II.B)

Each AHA-sponsored mixed-income, mixed-finance rental community is owned by a public/private partnership. As a part of the development agreement, AHA provides operating subsidy for AHA-assisted units. The Budget includes \$12.0 million in operating subsidy payments to support 2,221 households at 34 AHA-sponsored mixed-use, mixed-income properties, representing a \$0.3 million increase over the FY 2016 Budget based on 2016 community operating budgets. Included in the FY 2017 Budget are operating and capital reserve contingencies totaling \$0.7 million to support potential subsidy “true-ups” and capital expenditure requests.

Operating Divisions Expense (Schedule III)

The Budget includes \$14.6 million for AHA’s Operating Divisions, an additional \$1.0 million over the FY 2016 Budget, primarily due to increased support required from the Customer Services Group for the projected increase in voucher lease-up activities during FY 2017, merit and benefit cost increases, as well as fill FY 2016 vacancies in the Office of the Chief Real Estate Officer. These increases are partially offset by reductions in professional services contract budgets in Real Estate Oversight & Services and Real Estate Development. The Operating Divisions include:

- The **Customer Services Group (CSG)**, with a FY 2017 Budget of \$10.0 million, a \$1.4 million increase over the FY 2016 Budget, manages the various components of AHA’s Tenant-Based Voucher program and includes the departments of Customer Services Group Administration, Housing Services, Inspections Services and Human Development Services. This group is responsible for lease up activity and comprehensive service delivery, as well as monitoring the work compliance program for all of AHA’s Housing Choice participants. This group is a one-stop shop where clients’ needs will be assessed and services effectively delivered through strategic partnership with highly skilled service providers.
- The **Real Estate Group (REG)**, with a FY 2017 Budget of \$4.6 million, a decrease of \$0.4 million from the FY 2016 Budget. REG includes three main functions in addition to the Office of the Chief Real Estate Officer:
 - **Real Estate Oversight & Services** provides property management oversight for AHA-owned residential communities, AHA-assisted units at MIMF communities and AHA’s portfolio of PBRA communities.
 - **Real Estate Development** manages AHA’s development, acquisition and revitalization activities.
 - **Real Estate Investments & Finance** manages AHA’s Homeownership Program, provides asset and financial management for mixed-income communities and AHA’s portfolio of PBRA communities as well as market and financial analysis support to the Real Estate Group and other AHA departments.

Corporate Support Expense (Schedule IV)

The Budget provides \$20.8 million for Corporate Support Expense, a \$0.7 million increase over the FY 2016 Budget primarily due to merit pay increases and anticipated inflation in medical programs, and higher legal expenses associated with increased real estate activity. Corporate Support includes the following departments:

- **Executive Office** provides strategic leadership and enterprise-wide guidance.
- **Office of General Counsel** provides legal support through in-house counsel and external legal services.
- **Finance** provides financial leadership and services including accounting, treasury, budgeting and forecasting, external and internal financial reporting in compliance with various regulatory requirements, tax reporting as well as internal control oversight and guidance.
- **Information Technology (IT)** leads the technology strategy required to support AHA's operations including the design, implementation, optimization and management of the systems, including the ERP. This department also provides day-to-day IT support to the enterprise including AHA-owned residential communities, as well as system and data security. IT also provides supervision to the Records & Information Management and Enterprise Program Management Office departments, which are further described below.
 - **Records & Information Management** leads the enterprise-wide document management capability and the centralized management of AHA's records and provides shared services to all AHA departments, with the ultimate goal of substantially reducing the use of printing and storage cost. This group supports the life-cycle management of AHA's physical and electronic documents/records and also provides printing, copying and other administrative services.
 - **Enterprise Program Management Office** provides best practice project management services and tools for the enterprise and facilitates communication, decision-making and alignment with strategic objectives to ensure projects are completed on time and within budget. This department is organized for scalability with a lean core team which can staff-up depending on project activity level.
- **Office of Policy & Strategy** leads the development and oversight of corporate policies and the standardization of procedures, leads strategic planning, and drives strategic goal setting and tracking at the enterprise level. This department is accountable for the acquisition of public and private funding sources that support AHA's strategic priorities.
- **External and Governmental Affairs & Corporate Communications** cultivates and manages AHA's relationships with local government and community stakeholders. The department promotes and maintains the enterprise standard for all communications, and develops and executes AHA's enterprise-wide communications strategy which includes the company's internet, intranet and various media for AHA constituents.
- **Office of Compliance** provides corporate direction and management for non-IT program management and compliance with applicable laws, regulations and other guidance.

- **Corporate Administration Support** provides supervision to Acquisition & Management Services and Human Resources Operations, which are described below. It also has the responsibility for enterprise-wide risk management and insurance as well as manages special administrative projects.
- **Acquisition & Management Services** leads AHA's contracting and procurement function. This department is also responsible for AHA's diversity, labor and other regulatory compliance tracking and reporting (i.e. Minority and Women Business Enterprises statistics, Davis-Bacon, e-Verify).
- **Human Resources Operations** leads the people strategy for the enterprise including the organization design, recruitment, talent management, compensation, authority-wide training and professional development. This department also manages payroll, employee benefits and pension plans.

FY 2017 Staffing Budget

The FY 2017 Budget includes salaries and benefits for 278 permanent and temporary employees up from 264 current existing positions but still significantly lower than the 330 budgeted headcount in FY 2010. The increase of 14 positions (of which 12 are full time) is primarily due to new positions required to support the voucher lease-up increased activities planned for FY 2017.

The Budget assumes a merit increase of 3% for employees, effective July 1, 2016, based on comparable pay raises for other Georgia government organizations. *See also section "Employee Compensation Special Funding Restrictions" below for funding restrictions.*

The Budget also provides for employer-paid benefits at the same employee/employer ratio as in FY 2016 and a projected 12% increase in major health care plan costs during the last six months of FY 2017 due to inflation.

Employee Compensation Special Funding Restrictions

The 2016 Appropriations Act restricts the use of Public Housing Operating Subsidy, Capital Fund Program and Housing Choice Voucher Program funds for the payment of salaries to employees of local housing authorities who earn in excess of \$160,300 annually (2015 - \$158,700). AHA projects it will pay approximately \$0.8 million during FY 2017 in excess of the Congressional limit in connection with compensation paid during calendar year 2016. In accordance with the guidance from HUD, AHA will continue to pay the excess compensation from non-federal sources.

Human Development, Supportive Housing Services and Community Relations (Schedule V)

AHA projects total spending of \$1.2 million, basically the same level as in the FY 2016 Budget, which includes programs and activities that facilitate access to Human Development Services for AHA-assisted households, in order for Housing Choice families to become compliant with AHA's work compliance program and achieve self-sufficiency. These services are in addition to those provided directly by private management and development companies at AHA-owned residential communities and by AHA's Customer Services Group - Human Development Services department.

The FY 2017 Human Development budget supports the provision of intensive case management for families with complex needs, the Good Neighbor training program, Aging Well programs for

seniors, supportive services and activities for youth which are primarily provided through contracted service providers.

In addition to the general Human Development Support, the Budget also provides for Supportive Services for residents of Gardens at CollegeTown, Quality Living Services for residents of AHA-owned communities, community relations and a non-federal match from employee contributions to AHA's Scholarship Fund.

Operating Expense for AHA-Owned Residential Communities and Other AHA Properties (Schedule VI)

AHA projects to spend \$14.3 million to operate AHA-owned residential communities, including human development services at those communities, representing a \$0.6 million decrease from the FY 2016 Budget, primarily due to a reduced budget for Juniper and Tenth which assumed only six months of operations before it begins renovations under the RAD program and continuous cost reductions at other properties.

In addition, the Budget provides for a total of \$2.3 million to maintain other AHA properties in Payments in Lieu Of Taxes (PILOT), property maintenance and protective services at AHA Headquarters and other AHA properties, basically at the same level as the FY 2016 Budget.

Capital Expenditures for AHA-Owned Residential Communities and AHA Headquarters (Schedule VII)

AHA projects it will spend \$1.3 million in FY 2017 to make critical and necessary capital improvements to preserve the physical conditions of its AHA-owned residential communities,

which are not subject to an imminent RAD conversion. This represents a decrease of \$0.3 million from the FY 2016 Budget as AHA continues to limit new capital projects in preparation for conversions.

AHA also projects it will spend \$0.5 million on other capital expenditures during FY 2017 for various technology investments to maintain and optimize AHA enterprise-wide operations, and for improvements on the AHA corporate headquarters building.

Development and Revitalization (Schedule VIII)

AHA projects it will spend \$36.7 million in FY 2017, a \$13.9 million increase over the FY 2016 Budget. The main components of the FY 2017 Budget are as follows:

- Choice Neighborhoods activities are budgeted at \$15.4 million. In addition to CNIG funds, AHA intends to expend a combination of MTW funds, Replacement Housing Factor funds, program income funds accumulated from prior years and other sources of funds towards the transformation of the University Choice Neighborhoods and towards the accomplishment of the housing, people and neighborhood strategies. *Please refer to Schedule VIII.A for budgeted activities and funding. Please also refer to the FY 2017 MTW Plan for additional details.*
- Development and revitalization activities as AHA and its private-sector development partners continue to advance the master plans for seven AHA-sponsored master-planned, mixed-use, mixed-income communities. These activities include public improvements at West Highlands (\$4.8 million) and Centennial Place (\$1.5 million) as well as other

development-related expenditures. *Please refer to Schedule VIII.A for additional details by community/property.*

- Predevelopment and development loans for the conversion of selected AHA-owned residential communities to AHA PBRA units under HUD's RAD program for \$5.6 million. These communities include Cosby Spear Highrise, Hightower Manor Highrise, Juniper and Tenth Highrise, Peachtree Road Highrise and Piedmont Road Highrise. The Budget also provides \$0.1 million for the relocation of residents of Juniper and Tenth Highrise prior to the rehabilitation work at that community. *Please refer to Schedule VIII.A.1 for additional details by revitalization community.*
- AHA expects it will spend \$8.2 million related to the acquisition of a financially troubled MIMF property, the exploration of opportunities for the development of other AHA-owned properties and to AHA's off-site Homeownership Down Payment program. *Please refer to Schedule VIII.A.2 for additional details by property.*

In order to execute its FY 2017 development and revitalization plan, AHA projects the use of Replacement Housing Factor grants for \$8.3 million, Choice Neighborhoods Implementation Grant funds for \$7.1 million, program income funds accumulated in prior years for \$4.8 million, public improvements and other funds provided by the City of Atlanta and other City Agencies for \$1.7 million as well as MTW funds for \$14.8 million. As mentioned previously, pursuant to its cash management policy, AHA optimizes the use of available funds by taking into consideration statutory and regulatory restrictions and deadlines and may change the sourcing of activities as required. *Please refer to Schedule VIII.B for additional details.*

Debt Service on Energy Performance Contract (EPC) Capital Lease (Sources and Uses of Funds Schedule)

In FY 2012, AHA entered into an Energy Performance Contract (EPC), which used a \$9.1 million EPC capital lease along with supplemental MTW funds to further implement energy conservation and efficiency solutions at the AHA-owned residential communities. These improvements were substantially completed in FY 2015. The FY 2017 normal debt service for the EPC capital lease is expected to amount to \$0.7 million. HUD's EPC program provides for continued HUD public housing subsidy funding at the utility consumption rates existing prior to the improvements. Utility savings realized from these improvements, therefore, cover the debt service. In addition to normal debt service, AHA expects to pay down a total of \$1.4 million of EPC capital lease at closing of the Juniper and Tenth and Piedmont RAD conversions.

RECLASSIFICATIONS WITHIN THE FY 2017 BUDGET

The FY 2017 Budget Resolution authorizes AHA to reallocate between funding sources, business lines, departments and accounts, as necessary, to execute the FY 2017 MTW Annual Plan as long as AHA remains within the FY 2017 Budget spending authority approved by the Board of Commissioners.

BUDGET RISK ANALYSIS

The FY 2017 Budget is based on a number of assumptions, which have been addressed earlier in this document. Should these assumptions not occur as described, there will be impacts on the ability of AHA to execute this Budget. The significant assumptions and the related risks are as follows:

- AHA's funding from HUD is based on the assumption that Congress will fund Federal Fiscal Year 2017 essentially at the same levels as Federal Fiscal Year 2016. Should Congress elect to reduce funding levels, the Excess funds which are forecasted to be held at HUD would be reduced, accordingly.
- The Budget was developed on the assumption that the economy of Atlanta will remain relatively stable in the next 12-18 months. Changes in the economy affect both the availability and affordability of housing. The Budget assumes that AHA will be able to lease up over 1,176 new tenant-based Housing Choice Voucher participants in FY 2017 before attrition. This requires that this level of qualified units exists at affordable rates that are acceptable to the participants. If such a level of affordable housing does not exist, AHA may not be able to lease up and meet the budgeted HAP levels.
- AHA will implement new expanded submarket payment standards in FY 2017. While these new standards will allow for higher rents for some landlords, it is unknown at this time what the total effect of these new standards will have on FY 2017 HAP expenses.
- The economy may also have an impact on AHA's Development and Revitalization program as demand for construction assets may be affected and the availability of suitable homebuyer opportunities may change.
- The Budget assumes that AHA will be able to negotiate and contract with new Owner-entities for over 230 additional

PBRA units for an average of three months in FY 2017. Should AHA not enter into these contracts as projected, AHA may not use all of its budget for PBRA expenses.

- The Budget also assumes that AHA partners will be able to obtain financing for the conversion of Juniper and Tenth and Piedmont Road; and that HUD will grant approval for Piedmont Road, Cosby Spear, Hightower Manor and Peachtree Road to convert under the RAD program. Currently HUD has only approved Juniper and Tenth. If these financings and related agreements do not occur, including delays in obtaining HUD's approval, AHA may not use its budget for RAD conversion.
- Furthermore, HUD has announced that, in order to meet US Department of the Treasury cash management rules, it is planning to reduce the disbursement of cash to public housing agencies in order to reduce the amount of cash reserves associated with Voucher Program funds held locally by the PHAs. Although HUD has recognized that a certain level of cash reserve is necessary by the agencies to meet operating cash flow requirements, it has yet to provide guidance as to the level of Voucher Program cash reserve balance the agencies will be allowed to hold locally.

However, HUD's proposed new disbursement process will not reduce the total amount of Voucher Program funds allocated to the agencies, but will shift the cash reserve from locally-held funds to HUD-held funds. This "transfer" of cash, therefore, does not have any impact on FY 2017 Voucher Program funding included in the Budget as sources of funds.

Capital Planning – FY 2018

Major Capital Needs, Projects, and Estimated Costs

This section describes AHA's capital plans using MTW funds. AHA established four priorities for FY 2018 capital improvements at the AHA-Owned Communities:

1. Health and safety of residents
2. Property viability
3. Energy conservation
4. Redevelopment through Rental Assistance Demonstration (RAD) or AHA Reformulation for the AHA-Owned Communities or MIXED Communities (AHA-Sponsored Mixed-Income Communities).

AHA plans the following expenditures for capital improvements at the AHA-Owned Communities during FY 2018:

AHA-Owned Community	Budget	Capital Improvements
Barge Road Highrise	\$203,500	Site/Building Improvements and Furniture, Fixtures & Equipment
Cheshire Bridge Road Highrise	\$181,500	
Cosby Spear Highrise	\$68,750	
East Lake Highrise	\$39,111	
Georgia Avenue Highrise	\$109,000	
Hightower Manor Highrise	\$30,250	
Marian Road Highrise	\$82,500	
Marietta Road Highrise	\$192,500	
Martin Street Plaza	\$190,500	
Peachtree Road Highrise	\$176,000	
Piedmont Road Highrise	RAD	
Westminster	\$11,000	
Total Capital Improvements	\$1,284,611	

As described in the FY 2018 MTW Annual Plan, AHA will explore development options for one or more of the AHA-Owned Communities and MIXED Communities based on development plans submitted by the Property Management-Developers (PMDs) and our development partners. AHA may choose to utilize Replacement Housing Factor (RHF) funding or Capital Improvement funding to support the redevelopment of those properties chosen as the first priority for reformulation or conversion strategies. AHA funding could include, but is not limited to:

1. Pre-development loans for the PMDs
2. Paying off the Energy Performance Contract (EPC) loan for the selected AHA-Owned Communities
3. Gap financing for the Rental Assistance Demonstration (RAD)/Reformulation deal

Further Redevelopment Plans

Through the RAD program, AHA is working on planning for Piedmont Road Highrise and construction for Juniper & Tenth Highrise. AHA's development partner will complete the property rehabilitation of Centennial Place III and IV using LIHTC credits. Additionally, AHA's partner for the Village at Castleberry Hill I has been awarded LIHTC and is on the RAD waiting list. AHA is considering advancing the redevelopment plans for the following properties during FY 2018: Cosby Spear Highrise, Hightower Manor Highrise, Peachtree Road Highrise, Village at Castleberry Hill II, and the Villages of East Lake I and II.

Combined Statements of Revenues, Expenses and Changes in Net Position

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF REVENUE, EXPENSE AND CHANGES IN NET POSITION

Year Ended June 30, 2016

OPERATING REVENUES

MTW Single Fund used for operations	183,182,507
Tenant dwelling revenue	6,065,683
Development grants used for operating expense	3,364,537
Fees earned from National Housing Compliance	1,018,345
Other operating revenues	<u>2,824,867</u>
Total operating revenues	196,455,939

OPERATING EXPENSES

Housing assistance and operating subsidy payments	136,313,227
Administration including direct operating division	35,245,986
Utilities, maintenance and protective services	11,034,296
Tenant and participant services	3,161,177
Revitalization, demolition and remediation	3,474,924
General expense	2,922,669
Depreciation and amortization	<u>9,579,660</u>
Total operating expense	<u>201,731,939</u>

NET OPERATING INCOME (LOSS) (5,276,000)

NON-OPERATING REVENUES (EXPENSES)

Interest and investment income	1,332,490
Gain/(loss) on sale of assets	555,253
Valuation Allowance	(1,728,240)
Interest expense	<u>(434,013)</u>
Total non-operating revenues (expenses)	<u>(274,510)</u>

INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS (5,550,510)

CAPITAL CONTRIBUTIONS

MTW Single Fund used for modernization of AHA-owned properties and revitalization capital expenditures	3,579,449
Development grants used for development capital expenditures and loans	<u>586,017</u>
Total capital contributions	<u>4,165,466</u>

INCREASE (DECREASE) IN NET POSITION (1,385,044)

NET POSITION — beginning of year 434,622,427

NET POSITION — end of year 433,237,383

Source: AHA Comprehensive Annual Financial Report and Independent Auditors' Report for the fiscal years ended June 30, 2016 and 2015

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Amended and Restated Statement of Corporate Policies

Adopted by the Board of Commissioners

March 27, 2017

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The Housing Authority of the City of Atlanta, Georgia

Amended and Restated Statement of Corporate Policies

PREAMBLE

The *Amended and Restated Statement of Corporate Policies* (Statement of Corporate Policies) is the controlling policy document governing the rental assistance programs administered by The Housing Authority of the City of Atlanta, Georgia (“Atlanta Housing Authority” or “AHA”). The Statement of Corporate Policies captures the Moving to Work Demonstration policy innovations in effect for the MIXED Communities (formerly *AHA-Sponsored Mixed-Income, Mixed-Finance Residential Communities*), AHA-Owned Residential Communities, Housing Choice Tenant-Based Program, HomeFlex (formerly *Project Based Rental Assistance*), and Supportive Housing (collectively “Rental Assistance Programs”). Finally, the Statement of Corporate Policies is organized around Atlanta Housing Authority’s guiding principles and its corporate vision, *Healthy Mixed-Income Communities; Healthy Self-Sufficient Families*.

The Statement of Corporate Policies is organized into the following chapters:

Chapter 1: General Policy Requirements for Rental Assistance Programs

Chapter 2: AHA-Assisted Unit Policies

Chapter 3: Housing Choice Tenant-Based Program Policies

Chapter 4: Supportive Housing Policies

Administrative processes, operating procedures, protocols, and management practices for any policy, initiative, or approach shall be developed pursuant to this Statement of Corporate Policies and are subject to Atlanta Housing Authority’s prior review and approval. Such approval may be amended and/or withdrawn from time-to-time at the discretion of Atlanta Housing Authority.

The President and Chief Executive Officer of Atlanta Housing Authority, as vested by the Board of Commissioners, can authorize revisions, as appropriate, to this Statement of Corporate Policies in order to clarify the original intent of any policy enumerated herein without the prior approval of the Board of Commissioners, provided that any such revision to this Statement of Corporate Policies does not substantially change the original intent of any policy. Significant changes to major policy provisions in this Statement of Corporate Policies must be approved by the Board of Commissioners.

This Statement of Corporate Policies adopted by the AHA Board of Commissioners on March 27, 2017 supersedes the *Amended and Restated Statement of Corporate Policies* adopted on March 30, 2016.

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**AMENDED AND RESTATED STATEMENT OF CORPORATE POLICIES
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CHAPTER 1

GENERAL POLICY REQUIREMENTS FOR RENTAL ASSISTANCE PROGRAMS

ARTICLE ONE.

OBJECTIVE

1. This Chapter 1 sets forth the general requirements applicable to all Rental Assistance Programs covered under this Statement of Corporate Policies (“General Policy Requirements”).
2. While there are policies that are unique to each Rental Assistance Program (“Program-Specific Policies”), the General Policy Requirements represent certain fundamental policies that apply to all Rental Assistance Programs, which are to be used in tandem with the Program-Specific Policies as set forth in Chapters 2, 3 and 4 of this Statement of Corporate Policies.
3. In the event there should be any questions regarding the interpretation of the General Policy Requirements and Program-Specific Policies, the Legal Department and/or Policy Department will respond to any such policy questions.

ARTICLE TWO.

DEFINITIONS

Definitions applicable to the General Policy Requirements in this Chapter 1 of the Statement of Corporate Policies are set forth below.

1. “AHA-Assisted Household” means any household that receives assistance under any one of AHA’s Rental Assistance Programs.
2. “Applicant” means any household that has applied for assistance under a Rental Assistance Program.
3. “Covered Unit” means a Rental Assistance Program unit occupied by an AHA-Assisted Household.
4. “Management Agent” means the management company, property manager and/or other management personnel that manage a property on behalf of the owner of the property that has one or more Covered Units.
5. “Owner Entity” means the owner of the property that contains one or more Covered Units.

ARTICLE THREE.

MOVING TO WORK DEMONSTRATION

1. The Statement of Corporate Policies is aligned with the Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009; and as extended by Congress to June 30, 2028 under the same terms and conditions and confirmed by the U.S. Department of Housing and Urban Development (HUD) on April 14, 2016; and as may be amended or extended from time to time, by and between HUD and Atlanta Housing Authority.

2. The MTW Agreement governs and supersedes, as appropriate, applicable Federal laws, rules, regulations, contracts, and agreements that have been or will be waived and/or modified by the MTW Agreement.
3. As a Moving to Work agency, Atlanta Housing Authority has and will continue to establish, implement and evaluate innovative cost-effective affordable housing strategies that are designed to improve operational efficiencies and help low-income families achieve greater economic independence.
4. While recognizing that implementation of various policy initiatives may be immediate, progressive, or refined through various activities and demonstration programs, the implementation of these strategic initiatives, not expressly enumerated in Atlanta Housing Authority's MTW Annual Plan, may be advanced, provided such strategic initiatives are consistent with these policies and the spirit and intent of the authorizations under the MTW Agreement.
5. Administrative procedures, processes and general management practices for new strategic initiatives shall be developed following the intent of this Statement of Corporate Policies and, upon review and approval, may be amended from time-to-time at the discretion of Atlanta Housing Authority.

ARTICLE FOUR.

FAIR HOUSING AND EQUAL OPPORTUNITY

1. Atlanta Housing Authority supports all applicable Federal and State nondiscrimination and fair housing laws and applicable HUD regulations in all housing and program activities. Atlanta Housing Authority responds to fair housing and equal opportunity complaints brought to its attention to ensure compliance with all applicable laws and regulations.
2. Atlanta Housing Authority supports the protections afforded all victims of domestic violence, dating violence, sexual assault, and stalking under the *Violence Against Women Act*, regardless of sex, gender identity or sexual orientation, and applies such protections in its Rental Assistance Programs in accordance with all nondiscrimination and fair housing requirements.
3. Atlanta Housing Authority acknowledges the importance of serving persons with Limited English Proficiency (LEP) in its Rental Assistance Programs, as applicable. Persons with LEP are individuals who, because of their national origin, do not speak English as their primary language and who have a limited ability to speak, read, write or understand English. In accordance with Federal guidelines, Atlanta Housing Authority, Owner Entities and Management Agents will make reasonable efforts to provide or arrange language assistance for program Applicants and members of AHA-Assisted Households with LEP if they require such assistance in order to access AHA's Rental Assistance Program and related activities.

ARTICLE FIVE.

DECONCENTRATION POLICY

1. In order to realize its corporate vision of Healthy Mixed-Income Communities/Healthy Self-Sufficient Families, Atlanta Housing Authority is pledged to outcomes that promote the deconcentration of poverty in the administration of its Rental Assistance Programs.

2. With respect to the percentage of AHA-Assisted Households residing in a multifamily community, Atlanta Housing Authority's Deconcentration Policy provides that, unless Atlanta Housing Authority approves a lower percentage, it will assist:
 - A. No more than fifty percent (50%) of the Covered Units in a multifamily community built or substantially rehabilitated for occupancy by Families, as this term is defined in Article Seven of this Chapter 1, may be assisted under Section 8 and/or Section 9 of the United States Housing Act of 1937, as amended ("Act"); and
 - B. Up to 100% of the Covered Units in a multifamily community that was officially designated, built or substantially rehabilitated for occupancy by Elderly Families, Disabled Families, and/or Families enrolled in an AHA-approved supportive housing program, as these terms are defined in Article Seven of this Chapter 1, may be assisted under Section 8 and/or Section 9 of the Act.
3. Under Moving to Work, Atlanta Housing Authority has the authority to pursue locally driven policies, procedures and programs with the aim of developing better, more efficient and effective ways of providing quality, mixed-income housing to low income families
4. Atlanta Housing Authority will also continue to reposition its portfolio of public housing developments through a variety of strategies, foremost of which is the transformation of its conventional public housing developments into market-rate, mixed-income communities, each with a seamless affordable component and households having a range of incomes and diverse backgrounds.
5. Atlanta Housing Authority will seek to ensure that the placement of supportive housing units in residential communities will be sensitive and thoughtful in addressing community standards while promoting the unique requirements of supportive housing participants.
6. Atlanta Housing Authority, in its discretion, may develop a deconcentration strategy that would limit the percentage of AHA-Assisted Households in designated census tracts in the City of Atlanta with the goal and intent of limiting occupancy in areas with high poverty concentrations.

ARTICLE SIX.

REASONABLE ACCOMMODATION POLICY

Atlanta Housing Authority is committed to assisting persons with disabilities and will make reasonable accommodations in policies, procedures, rules and services when such accommodations are necessary to afford persons with disabilities an equal opportunity to participate in or benefit from its programs. Requests for accommodations must be reasonable, meaning Atlanta Housing Authority, Owner Entities and Management Agents are not required to provide accommodations which would cause either undue financial and administrative burden or a fundamental alteration in the nature of AHA's Rental Assistance Programs. Requests for Reasonable Accommodations will be considered on a case-by-case basis so that consideration can be given to, among other factors, the cost of the requested accommodation, the benefits that the accommodation would provide to the requester and the availability of alternative accommodations that would effectively meet the requester's

disability-related needs. These reasonable accommodations shall extend to the administration of AHA's Rental Assistance Programs, as applicable, by Atlanta Housing Authority, Owner Entities and Management Agents with respect to application procedures and program participation.

ARTICLE SEVEN.

DEFINITIONS OF FAMILY

1. A Family is defined as one or more persons who may or may not be related that are residing together in the same household.
2. An Elderly Family is defined as a Family whose head (and co-head, if applicable), spouse or sole member is an "Elderly Person," age 62 or older.
3. A Disabled Family is defined as a Family whose head (and co-head, if applicable), spouse or sole member is a "Disabled Person" with a verified qualifying disability. The definition of a Disabled Person in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth in Article Eight.
4. An Elderly Family or Disabled Family may include one or more adult members and/or one or more members under the age of 18.
5. Any member of an AHA-Assisted Household who is (i) under the age of 18, (ii) a person (other than the head, co-head or spouse) with a verified qualifying disability, or (iii) a full-time student (subject to documented verification) up to the age of 24 will be considered a dependent of the AHA-Assisted Household ("Dependent"). The definition of a "person with disabilities" in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth below in Article Eight.

ARTICLE EIGHT.

DISABILITY DEFINITIONS FOR PROGRAM ELIGIBILITY DETERMINATIONS

To determine whether a person is a Disabled Person or a "person with disabilities" for the purpose of establishing program eligibility, HUD applies the following definitions:

1. A Disabled Person is one with an inability to engage in any substantial gainful activity because of any medically determinable physical or mental impairment that is expected to result in death or has lasted or can be expected to last continuously for at least 12 months; or for a blind person at least 55 years old, inability because of blindness to engage in any substantial gainful activities comparable to those in which the person was previously engaged with some regularity and over a substantial period.
2. A developmentally Disabled Person is one with a severe chronic disability that:
 - A. Is attributed to a mental and/or physical impairment;
 - B. Has manifested before age 22;
 - C. Is likely to continue indefinitely;

- D. Results in substantial functional limitations in three or more of the following areas: capacity for independent living, self-care, receptive and expressive language; learning, mobility, self-direction, and economic self-sufficiency; and
 - E. Requires special interdisciplinary or generic care treatment, or other services which are of extended or lifelong duration and are individually planned or coordinated.
3. A Disabled Person is also one who has a physical, emotional or mental impairment that:
 - A. Is expected to be of long-continued or indefinite duration;
 - B. Substantially impedes the Disabled Person's ability to live independently; and
 - C. Is such that the Disabled Person's ability to live independently could be improved by more suitable housing conditions.
 4. A person whose disability is based solely on any drug or alcohol dependence is not to be considered a person with disabilities for program eligibility purposes.

ARTICLE NINE.

LIVE-IN AIDE POLICY

1. A Live-in Aide that is essential for the care and support of an Elderly Person or Disabled Person who is a member of an AHA-Assisted Household, the need for which having been certified by a medical or other qualified professional having knowledge of the need, may reside in the Covered Unit with the Elderly Person or Disabled Person.
2. As a reasonable accommodation and as approved by AHA, a member of an AHA-Assisted Household who provides the same care and meets the same qualifications as a Live-in Aide would be deemed a "Caretaker." A Caretaker may be granted an exemption from the Work Requirement pursuant to Article Ten, Section 3 of this Chapter 1.
3. The AHA-Assisted Household may request a Covered Unit with no more than one additional bedroom under the applicable Rental Assistance Program, in order to provide space in the Covered Unit for a Live-in Aide. The Live-in Aide selected by the AHA-Assisted Household may not be qualified to serve in this capacity if the Live-in Aide requires more than one additional bedroom due to a reason not essential for the care and support of the member of the household who is an Elderly Person or Disabled Person.
4. In that Atlanta Housing Authority, the Owner Entities and their respective Management Agents, as applicable, have the sole authority to approve a Live-in Aide, a Live-in Aide must demonstrate her/his suitability to reside in the Covered Unit prior to occupancy, and continue to demonstrate her/his suitability and status as a Live-in Aide for as long as the Live-in Aide resides in the Covered Unit.

5. Live-in Aides must consent to screening requirements of Atlanta Housing Authority, the Owner Entities and their respective Management Agents, as applicable, including, without limitation, criminal background screening and a review of past participation in an Atlanta Housing Authority program or residence in the Covered Unit's community or another community owned by Atlanta Housing Authority or an Owner Entity, or a community managed by the Management Agent.
6. Live-in Aides, having no tenancy rights under state law or other rights to the Covered Unit under any Rental Assistance Program, as applicable, must vacate the Covered Unit if the Elderly or Disabled person they are assisting ceases to qualify for a Live-in Aide, ceases to qualify for the Covered Unit, or vacates the premises, which in any case shall result in the Live-in Aide having absolutely no right to continue to reside in the Covered Unit or to receive rental assistance or to remain on the premises.
7. Further, Atlanta Housing Authority, the Owner Entity or Management Agent reserve the right, in each's respective sole discretion, to require a Live-in Aide, who is not a member of the AHA-Assisted Household and therefore not afforded the protections of the Lease or any agreement between AHA and the Owner Entity pursuant to any Rental Assistance Program, as applicable, to vacate the Covered Unit if he or she is no longer performing as a Live-in Aide in the Covered Unit or exhibits such other behavior that is deemed disruptive to the community and/or its residents.

ARTICLE TEN.

WORK REQUIREMENT

Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households under one of AHA's Rental Assistance Programs are required to comply with Atlanta Housing Authority's Work Requirement.

1. The Work Requirement establishes that:
 - A. At least one adult member of the household, age 18 - 61 must be legally employed or self-employed in a legitimate business enterprise, appropriately documented, either on a full-time equivalent basis or for at least 30 hours per week;
 - AND**
 - B. All other household members, ages 18 – 61, must be actively engaged in one of the following:
 - i. Full-Time Work: Legally employed or self-employed either on a full-time equivalent basis or for at least 30 hours per week;
 - ii. Full-Time School/Training: Enrolled in and attending an AHA-recognized school or institution as a full-time student; or
 - iii. Part-Time Work and Part-Time School/Training: Combined minimum of 30 hours per week of employment and education/training with the following conditions:

- a. Legally employed (but not self-employed) on a part-time basis;

AND

- b. Enrolled in and attending an AHA-recognized school or institution on a part-time basis;

OR

- c. Participating in an AHA-recognized training program.

C. Household members exempted from the Work Requirement include:

- i. Elderly Person.
 - ii. Disabled Person. The definition of a Disabled Person in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth above in Article Eight.
 - iii. Full-time student Dependent (subject to documented verification) up to the age of 24 in an Elderly Family or Disabled Family.
- 2. Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households assisted under one of AHA's Rental Assistance Programs may either be denied admission to or terminated from the Rental Assistance Program, as applicable, for failure to comply with the Work Requirement.
 - 3. As a reasonable accommodation, either the head-of-household of the AHA-Assisted Household or another adult member of the household who would otherwise be required to meet the Work Requirement but who is needed for the essential care and support of a member of the household who is an Elderly Person or Disabled Person, or other member who requires essential care and support for an indefinite period of time, the need for which having been certified by a medical or other qualified professional having knowledge of the need, may qualify for a "Caretaker Exemption" from the Work Requirement for as long as the Elderly Person, Disabled Person or other member requires such essential care and support. The procedures for granting Caretaker Exemptions are set forth in the operating procedures of the applicable Rental Assistance Program.

ARTICLE
ELEVEN

GENERAL RENT POLICIES

- 1. Atlanta Housing Authority, in its discretion, may explore innovative rent simplification strategies and methodologies for determining Tenant Rent, as defined below in Section 4, that benefit AHA-Assisted Households, while streamlining administrative processes, improving cost-effectiveness and promoting operational efficiencies ("Rent Simplification"). Prior to the implementation of any proposed Rent Simplification strategy or methodology, AHA will conduct an impact analysis to determine whether the implementation of any change in determining Tenant Rent will result in unreasonable rent burdens for AHA-Assisted Households ("Rent Burden Analysis"). The Rent Burden Analysis supporting any proposed Rent Simplification strategy or methodology must be submitted to and approved by the AHA Board of Commissioners before implementation.

2. Atlanta Housing Authority, in its discretion, may establish fixed-rate or standard deductions and asset determination procedures to be used in calculating Income-Adjusted Rents. 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 Income-Adjusted Rents. The President and Chief Executive Officer as approved by the AHA Board of Commissioners is authorized to approve revisions to the schedule of Standard Income Deductions and revisions to the treatment of assets. If it is determined that the implementation of any such revision could adversely impact Tenant Rent, as defined below in Section 4, AHA will conduct a Rent Burden Analysis, which would require AHA Board of Commissioners approval before implementation.
3. In determining annual household income, Atlanta Housing Authority will disregard the employment income of an Elderly Person or Disabled Person whose primary source(s) of income are Social Security, SSI, and/or other similar fixed income received from a verified plan ("Annual Fixed Income"). For those cases in which the Annual Fixed Income is not the primary source of income, Atlanta Housing Authority, in its discretion, may establish a limit on the amount of employment income that may be disregarded. Any employment income that is not disregarded will be included in annual household income for purposes of calculating Total Tenant Payment, as defined below in Section 4. The definition of a Disabled Person in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes, and is set forth above in Article Eight. This policy is applicable to all AHA Rental Assistance Programs and serves as the replacement for any applicable HUD rules and regulations. AHA, in its discretion, may establish reasonable verification procedures and documentation requirements to ensure program integrity.
4. The rent payable by an AHA-Assisted Household to Atlanta Housing Authority or the Owner of a Covered Unit is the net tenant rent to owner ("Tenant Rent"). The Tenant Rent is derived by subtracting the allowances for tenant-paid utilities and certain services for the Covered Unit, if any, according to the AHA-approved schedule ("Utility Allowance Schedule") from the AHA-Assisted Household's AHA-determined monthly gross affordable rent ("Total Tenant Payment"). Determinations of the Tenant Rent and the Total Tenant Payment will be in accordance with the Operating Procedures established for the applicable Rental Assistance Program.
5. The Utility Allowance Schedule will be analyzed on a periodic and ongoing basis in order to identify any fluctuations and trends in the cost of utilities and certain services within Atlanta Housing Authority's jurisdiction. If such analysis reveals an extraordinary increase in the cost of utilities and certain services that will have a discernible impact on AHA-Assisted Households, Atlanta Housing Authority will revise the Utility Allowance Schedule and implement it within a reasonable time frame in order to preserve housing affordability for AHA-Assisted Households. Such ongoing analysis notwithstanding, Atlanta Housing Authority will conduct a comprehensive review of the cost of utilities and certain services on an annual basis and issue a Utility Allowance

Schedule each calendar year. Based on its ongoing review and analysis of the cost of utilities and certain services and allowance expenses, Atlanta Housing Authority will continue to examine strategies and policies that lead to cost-effective measures and operating efficiencies that will promote the sustainability of the applicable Rental Assistance Program.

6. In order to preserve housing affordability for all AHA-Assisted Households under any of AHA's Rental Assistance Programs, each AHA-Assisted Household, unless subject to Atlanta Housing Authority's minimum rent as defined below in Section 7, will pay no less than 30% of the household's monthly adjusted income for rent, utilities and certain services in determining the applicable Tenant Rent, but no more than a reasonable percentage of the AHA-Assisted Household's monthly adjusted income ("Rent Burden"), as determined by a Rent Burden Analysis of all AHA-Assisted Households in AHA's Rental Assistance Programs. Any change in the Tenant Rent based on the Rent Burden Analysis must be reviewed and approved by the AHA Board of Commissioners prior to implementation.
7. AHA-Assisted Households must pay a minimum rent as determined and approved by Atlanta Housing Authority ("Minimum Rent"). AHA may revise its Minimum Rent and establish it as a Total Tenant Payment or Tenant Rent, as these terms are defined above in Section 4 of this Article Ten. A new Minimum Rent will not go into effect until a Rent Burden Analysis has been conducted and approved by the AHA Board of Commissioners and all AHA-Assisted Households have been provided advance notice of the effective date of the new Minimum Rent.
 - A. The Minimum Rent requirement may not apply to Elderly Families and Disabled Families as defined above in Article Seven.
 - B. An AHA-Assisted Household who has previously paid but later becomes unable to pay the Minimum Rent, due to extraordinary financial distress, may request "Hardship Consideration."
 - C. An AHA-Assisted Household may be eligible for Hardship Consideration when any one of the following circumstances is present: (i) the AHA-Assisted Household has lost eligibility or is waiting an eligibility determination for a Federal, State or local assistance program; (ii) the income of the AHA-Assisted Household has decreased because of extraordinary changed circumstances, including layoff from a job; or (iii) such other extraordinary circumstances as Atlanta Housing Authority or the Owner of the Covered Unit may determine.
 - D. Atlanta Housing Authority or the Owner of the Covered Unit shall promptly investigate any request for Hardship Consideration and take appropriate actions based on this investigation to determine whether the AHA-assisted household is experiencing an actual hardship situation and that the AHA-Assisted Household is otherwise in compliance with its obligations under the applicable Rental Assistance Program. Such actions resulting from such determination may include, but not be limited to:

- i. Temporary suspension of the entire Minimum Rent under such terms as Atlanta Housing Authority shall direct. Such suspensions shall not last greater than ninety (90) days unless otherwise extended upon the written request of the AHA-Assisted Household based on verifiable circumstances reasonably affecting the AHA-Assisted Household's ability to pay the Minimum Rent. The period of the temporary suspension may be extended by the Atlanta Housing Authority or the Owner of the Covered Unit after supervisory review and documented approval of the request;
 - ii. Accelerated enrollment in one of Atlanta Housing Authority's approved human development program components;
 - iii. Referral to third party agencies who assist households with the payment of rent; and
 - iv. Such other actions as Atlanta Housing Authority or the Owner of the Covered Unit shall direct.
- E. The AHA-Assisted Household will not be required to pay Minimum Rent arrearages that accumulated during the entire period of a temporary suspension of the Minimum Rent due to an approved Hardship Consideration.
8. If any member of an AHA-Assisted Household loses, quits, leaves, resigns, is terminated or fired from her or his job or loses her or his welfare benefit, the AHA-Assisted Household shall continue to pay the Tenant Rent based on the AHA-Assisted Household member's prior employment income or welfare benefit status. If any such member can provide third party verification satisfactory to the Management Agent that loss of employment or welfare benefit was due solely to a reason beyond her or his control (e.g. reduction-in-force) or other independent action, as applicable, the AHA-Assisted Household will receive consideration for a reduction in Tenant Rent resulting from the change in income due to the loss of employment or loss of benefit.

ARTICLE. TWELVE.

RECERTIFICATION

- 1. Atlanta Housing Authority, the Owner or Management Agent of the Covered Unit, as applicable, will reexamine the income, family composition and program compliance of each AHA-Assisted Household on a periodic basis, whether annually, on an optional interim basis or over some longer interval of time, in accordance with the authorizations under the MTW Agreement and as set forth in the Operating Procedures ("Recertification").
- 2. Atlanta Housing Authority may determine at Recertification whether an AHA-Assisted Household is over-income and whether such household is eligible for continued assistance. Criteria for determining over-income AHA-Assisted Households pursuant to Atlanta Housing Authority requirements will be set forth in the Operating Procedures.
- 3. In order to streamline the Recertification process, Atlanta Housing Authority or the Owner of the Covered Unit may accept a "Recertification Self-Certification" from an AHA-Assisted Household for any one or more of the Recertification criteria set forth in Section 1 of this Article Twelve.

4. Recertification requirements and the obligations and responsibilities of AHA-Assisted Households with respect to such requirements are set forth in various written communications and guidelines in accordance with the Operating Procedures.

ARTICLE THIRTEEN.

SPECIAL PROGRAMS, POLICIES AND STRATEGIC INITIATIVES

Atlanta Housing Authority, in its discretion, may establish special programs, special admissions policies, operational protocols and/or strategies designed to address economic, human development or self-sufficiency programs, relocation activities, displacement related to real estate development initiatives, MTW initiatives, pilot programs, safe and secure community enhancements, the use of bona fide law enforcement agencies or personnel, and homeownership opportunities. Written procedures and processes developed for any special program, policy and/or strategy must be approved by AHA and/or authorized by the President and Chief Executive Officer for implementation and/or inclusion in the MTW Annual Plan.

ARTICLE FOURTEEN.

ECONOMIC SELF-SUFFICIENCY

1. Atlanta Housing Authority, in its discretion, may explore strategies that recognize the progression of AHA-Assisted Households toward economic self-sufficiency which may lead to their graduation from a Rental Assistance Program.
2. HUD established the Community Service and Self-Sufficiency Requirement (CSSR) which would require unemployed AHA-Assisted Household members (ages 18 – 61 who are not receiving TANF benefits, exempt from work requirements, engaged in work activities or unable to comply because of a disability) to contribute the HUD-specified number of hours each month to community service or an economic self-sufficiency program. AHA's Work Requirement, as set forth above in Article Ten, applies to its Rental Assistance Programs instead of HUD's CSSR.
3. Each AHA-Assisted Household is responsible for ensuring that any school age member who is under 18 years of age attends school on a regular basis in accordance with local school board policies and state law. Upon the request of Atlanta Housing Authority, an Owner Entity or Management Agent, the AHA-Assisted Household must provide such information, releases and authority to verify compliance and the attendance status of any such school age member of the AHA-Assisted Household.
4. If it is determined that any school age member of the AHA-Assisted Household who is under 18 years of age is not attending school on a regular basis or who has not completed her/his secondary education, such school age member will be required to attend school on a regular basis or enroll or reenroll, as applicable in and attend an accredited public or private secondary academic or technical school. The AHA-Assisted Household must provide to Atlanta Housing Authority, the Owner Entity or the Management Agent such information, releases and authority to verify compliance and the attendance status of any such school age member of the AHA-Assisted Household.

5. An AHA-Assisted Household, in which one or more of its members who are subject to but not in compliance with the Work Requirement, may be determined to be a household that is progressing toward self-sufficiency, provided such non-compliant members of the AHA-Assisted Household are engaged in work, school, training or any combination thereof for at least 15 hours per week (“Progressing Household”). Progressing Household status cannot be used for determining initial compliance with the Work Requirement for new admissions.
6. Any member of an AHA-Assisted Household who is subject to the Work Requirement and is not working full-time may be required to enroll and satisfactorily participate in an AHA-recognized economic independence program, and if such economic independence program is not a full-time program, such member of the AHA-Assisted Household shall be required to have part-time employment.
7. Any member of an AHA-Assisted Household who is subject to the Work Requirement, regardless of such member’s work status (full or part-time employment), may be required to participate in an AHA-recognized economic and life-style initiative that has as one of its components, the completion of an approved planning document, which charts out a path towards economic, and life-style independence and devises strategies to address any barriers confronting the member of the AHA-Assisted Household.
8. Having eliminated the federal earned income disallowance for AHA-Assisted Households paying an Income Adjusted Rent, Atlanta Housing Authority, in its discretion, may implement an Individual Development Account initiative as an approved MTW activity (“IDA Initiative”), which would promote and encourage personal economic independence among AHA-Assisted Households through a monetary incentive program.
 - A. The IDA Initiative would be linked to meaningful capacity-building initiatives offered by a variety of organizations and institutions in Atlanta. A mechanism would be created for eligible AHA-Assisted Households that would allow them to accrue a portion of their rental payments, as determined by Atlanta Housing Authority, and set aside in a separate IDA.
 - B. To fulfill the eligibility requirements of the program, participating AHA-Assisted Households would be required to participate in an AHA-approved personal human development program that sets economic independence milestones.
 - C. AHA-Assisted Households that achieve the self-sufficiency and economic independence milestones would be eligible for reimbursement of IDA funds. Those who do not achieve their milestones would not be eligible for the IDA initiative nor would they be eligible to receive a reimbursement of any portion of the funds in the IDA account.

ARTICLE
FIFTEEN.

CRIMINAL HISTORY SCREENING

Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households under one of AHA's Rental Assistance Programs may either be denied admission to or terminated from the Rental Assistance Program, as applicable, if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, and the agents and employees of Atlanta Housing Authority, Owners, and/or Management Agents. An arrest record alone may not provide sufficient evidence of disqualifying conduct. However, an arrest record can trigger an inquiry into whether a person engaged in disqualifying criminal activity. Additional evidence, such as law enforcement reports detailing the circumstances of the arrest, witness statements and other relevant documentation, may be used to assist in making a determination that the disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy (such as a background report from a reliable source) or an admission by the offender may also be the basis for determining that the disqualifying conduct occurred.

1. OFFENSES SPECIFICALLY IDENTIFIED BY HUD

- A. Pursuant to 24 CFR § 960.204 and 24 CFR § 982.553 according to the applicable subsidy program, Applicants may be denied admission if any member of their households:
 - i. Has been evicted from federally assisted housing for drug-related criminal activity within the three year period preceding application;
 - ii. Is currently engaging in the illegal use of drugs;
 - iii. Has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing;
 - iv. Is subject to a lifetime registration requirement under a State sex offender registration program; or
 - v. Is abusing or demonstrates a pattern of abuse of alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- B. An AHA-Assisted Household may also be subject to termination or non-renewal of tenancy if, subsequent to admission, Atlanta Housing Authority determines that any of the statements included in paragraph A above were applicable to an AHA-Assisted Household at the time of admission.

2. VIOLENT OR DRUG-RELATED OFFENSES

Applicants may be denied admission and AHA-Assisted Households may be subject to termination or non-renewal of tenancy if any member of their households is determined to be engaged in any Violent or Drug-Related Offenses.

Examples of Violent or Drug-Related Offenses include, but are not limited to, the following:

- A. Homicide, Murder, Voluntary Manslaughter;
- B. Rape, Sexual Battery, other Aggravated Sex-Related Crimes;
- C. Child Molestation, Child Sexual Exploitation;
- D. Drug Charges;
- E. Kidnapping, False Imprisonment;
- F. Terrorism;
- G. Arson;
- H. Possessing, Transporting or Receiving Explosives or Destructive Devices with the Intent to Kill, Injure, Intimidate or Destroy;
- I. Assault and Battery (Simple and Aggravated);
- J. Trafficking, Distribution, Manufacture, Sale, Use, or Possession of Illegal Firearms;
- K. Carjacking;
- L. Robbery;
- M. Hate Crimes;
- N. Criminal Damage to Property Endangering Life, Health and Safety;
- O. Aiding and Abetting in the Commission of a Crime Involving Violence; and
- P. Other Violent or Drug-Related Offenses that may Pose a Threat to Public Health and Safety.

3. OTHER CRIMINAL OFFENSES (Not Violent or Drug-related)

Applicants may be denied admission if any member of their households have, within the five-year period preceding application, been determined to have been engaged in any other criminal offenses that do not involve violence or drugs. An AHA-Assisted Household may be subject to termination or non-renewal of tenancy if any member of their households is determined to have been engaged in any other criminal offenses that do not involve violence or drugs. Examples of Other Criminal Offenses (not violent or drug-related) include, but are not limited to the following:

- A. Child Neglect;
- B. Disorderly Conduct;
- C. Motor Vehicle Theft;
- D. Burglary, Larceny, Receiving Stolen Goods;

- E. Prostitution and Solicitation of Prostitution;
- F. Vandalism; and
- G. Other Offenses that may Pose a Threat to Public Health and Safety but do not involve Violence or Drugs.

4. ADVERSE CRIMINAL HISTORY DECISIONS

Prior to an adverse decision based on criminal activity, affected applicants and AHA-Assisted Households will receive notification of the proposed adverse decision and will receive an opportunity to dispute the accuracy and relevance of a criminal record. The dispute processes for adverse criminal history decisions are set forth in the Program-Specific Policies in Chapters 2 and 3 of this Statement of Corporate Policies.

ARTICLE SIXTEEN.

FRAUD AND MISREPRESENTATION

1. Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households under one of AHA's Rental Assistance Programs are required to provide truthful, complete information to Atlanta Housing Authority, Owners and Management Agents, including but not limited to information relating to participation in other housing subsidy programs, income from all sources, employment status of all household members, household composition, criminal history and other requested household background information to qualify for initial eligibility and continued residency in an Covered Unit.
2. Such Applicants and AHA-Assisted Households who engage in acts of fraud and misrepresentation are subject to loss of program benefits, reimbursement of subsidy assistance, and prosecution under State and Federal laws, and where appropriate, will be referred for such prosecution by Atlanta Housing Authority, an Owner and/or a Management Agent.
3. In addition, such Applicants and AHA-Assisted Households who have made any intentional misrepresentation, or who have omitted or misrepresented material information, at the time of admission, during any subsequent recertification and/or lease renewal, or at any other time shall be denied admission or be subject to termination or non-renewal of tenancy, as applicable. Such Applicants and AHA-Assisted Households will be afforded the right to an informal review or hearing, as applicable, pursuant to this Statement of Corporate Policies.

ARTICLE SEVENTEEN.

RESPONSE TO FEDERALLY DECLARED DISASTERS

In order to respond to federally declared disasters and other federally declared emergencies Atlanta Housing Authority may provide disaster or other emergency relief utilizing its Rental Assistance Programs on a funding availability and resource allocation basis.

1. The President and Chief Executive Officer is authorized to develop an agency-wide disaster or other emergency relief plan to address the needs arising from a disaster or other emergency in a strategic, meaningful, and effective manner pursuant to applicable rules, regulations, emergency legislation, and Executive Orders.

2. The President and CEO is further authorized to take any action that the President and CEO may deem necessary and appropriate pursuant to federal disaster relief authorizations applicable to housing programs within the scope of the resources available to Atlanta Housing Authority, and to waive Atlanta Housing Authority's administrative policies governing its Rental Assistance Programs related to intake procedures including but not limited to establishing a preference for disaster victims on waiting lists for its Rental Assistance Programs, rent collections, subsidy payments, work program compliance, and other related and relevant administrative policies.
3. The President and CEO will provide the Board of Commissioners with a full report on a disaster or emergency relief plan implemented pursuant to this Article Seventeen.

[END OF CHAPTER 1]

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CHAPTER 2

AHA-ASSISTED UNIT POLICIES

PART I - INTRODUCTION

ARTICLE ONE.

GENERAL POLICY REQUIREMENTS

The General Policy Requirements for Rental Assistance Programs set forth in Chapter 1 are applicable to this Chapter 2 which covers the Program-Specific Policies for AHA-Assisted Units.

ARTICLE TWO.

AHA-ASSISTED UNIT

1. Any residential unit that receives either public housing operating subsidy or project based rental assistance, regardless of the ownership structure of the community in which the residential unit is located, is referred to as an “AHA-Assisted Unit.”
2. Atlanta Housing Authority-owned public housing developments with AHA-Assisted Units are referred to as AHA-Owned Residential Communities (“AHA-Owned Communities”).
3. Privately-owned market-rate, mixed-income communities with a percentage of AHA-Assisted Units receiving public housing operating subsidy under Section 9 of the 1937 Housing Act, as amended, are referred to as MIXED Communities.
4. Privately-owned market rate, mixed income communities with a percentage of AHA-Assisted Units receiving project based rental assistance under Section 8 of the 1937 Housing Act, as amended, are referred to as HomeFlex Communities. The HomeFlex program, as designed and implemented by Atlanta Housing Authority using its MTW flexibility and authorizations, differs from the HUD regulations at 24 CFR, Part 983 for the Project-Based Voucher (PBV) Program. In the event should there be any conflict between the policies and procedures of the AHA HomeFlex program and HUD PBV program requirements, AHA will adhere to the AHA HomeFlex policies and procedures, which include, but are not limited to, policies and procedures for the form of HomeFlex agreement, rent setting, site-based administration, site-based waiting lists and the percentage of units in a HomeFlex Community that can be project-based. Atlanta Housing Authority may project-base, without limitation, any number of its authorized units under the Housing Choice Program.
5. In some cases, both public housing operating subsidy and HomeFlex may be present in a MIXED Community. In general, MIXED Communities and HomeFlex Communities are owned by a limited partnership or similar ownership structure (“Owner Entity”) and are independently operated by the Owner Entity’s managing general partner and professional management company.

6. With respect to the deal structure for the development of these communities, Atlanta Housing Authority may or may not be a sponsor, co-developer, lender and/or holder of a ground lease on the real estate. Finally, AHA-Assisted Units in these communities may also be a low income housing tax credit unit (“LIHTC Unit”).

ARTICLE THREE. MANAGEMENT AND ADMINISTRATION

1. For the purpose of this Chapter 2 of this Statement of Corporate Policies, a private management company that manages an AHA-Owned Community, MIXED Community or HomeFlex Community is referred to as “Management Agent.”
2. Atlanta Housing Authority and its Management Agents are responsible for developing and implementing written operating procedures for the AHA-Owned Communities that are consistent with this Statement of Corporate Policies.
3. Owner Entities and their respective Management Agents are responsible for developing and implementing written operating procedures for the MIXED and HomeFlex Communities that are consistent with this Statement of Corporate Policies and to the requirements of other funding sources to the extent that MIXED and HomeFlex Communities may be subject to stricter requirements. Such operating procedures are subject to review by Atlanta Housing Authority with respect to the intent of any related policies and requirements. Atlanta Housing Authority will require the Owner Entity to revise any operating procedure that conflicts with the governing agreement between Atlanta Housing Authority and the Owner Entity for the property.
4. For the purpose of this Chapter 2 of the Statement of Corporate Policies the operating procedures under Sections 2 and 3 above are referred to as “Management Operating Procedures.”
5. Notwithstanding the fact that the HomeFlex program is administered independent of and separate from the Housing Choice Tenant-Based Voucher Program, Atlanta Housing Authority may enter into Housing Choice Rental Assistance Agreements for Housing Choice Tenant-Based Vouchers in a property that is under an executed HomeFlex Agreement or a written commitment to enter into a HomeFlex Agreement, provided that the combined total of AHA-Assisted Units and voucher-assisted units in a HomeFlex Community does not exceed the deconcentration limits as set forth in Chapter 1, Article Five of this Statement of Corporate Policies.
6. The administrative requirements for HomeFlex are set forth in the Atlanta Housing Authority's *Administrative Plan Governing Project Based Rental Assistance under the HomeFlex Program*, as amended, and any successor document adopted by the Atlanta Housing Authority, including any policies and procedures provided to the Owner Entity by the Atlanta Housing Authority for purposes related to the administration of the HomeFlex program.

7. An AHA-Owned Community or MIXED Community undergoing a subsidy conversion from Section 9 to Section 8 of the Act through the Rental Assistance Demonstration (“RAD”) will follow Atlanta Housing Authority’s HomeFlex policies and procedures unless otherwise prohibited by HUD pursuant to RAD requirements not subject to waiver.

ARTICLE FOUR.

APPLICABILITY OF POLICIES TO APPLICANTS AND RESIDENTS

The Statement of Corporate Policies applies to all Applicants and members of the Applicant households, and Residents and members of the Resident households who have applied for or reside in an AHA-Assisted Unit, as applicable. The singular use of the terms “Applicant” and “Resident” shall be deemed to include all household members for the purposes of this Statement of Corporate Policies.

ARTICLE FIVE.

SITE-BASED WAITING LIST POLICY

1. The Site-Based Waiting List Policy established the equitable and consistent administration of independent site-based waiting lists at each AHA-Owned Community, MIXED Community and HomeFlex Community. A single site-based waiting list will serve the entire MIXED Community or HomeFlex Community comprised of one or more development phases. This policy provides for the fair and equitable selection of eligible and qualified Applicants from a community waiting list rather than from a centralized pool. Although an Applicant can lease only one AHA-Assisted Unit, Applicants have the freedom to submit applications to the site-based waiting list of the community or communities of their choice, provided the site-based waiting list is open and receiving applications.
2. The implementing protocols for the administration of site-based waiting lists are memorialized as separate policy documents approved by HUD and are hereby included, by reference, in this Statement of Policies. In addition, AHA’s MTW Agreement states that AHA will continue to operate site-based waiting lists in accordance with the existing HUD-approved policies and provides further that AHA, at its option, has the authority to develop and administer other site-based waiting lists to address various situations.

ARTICLE SIX.

REASONABLE ACCOMMODATION

1. Atlanta Housing Authority’s Reasonable Accommodation Policy is set forth in Chapter 1, Article Six of the Statement of Corporate Policies.
2. Atlanta Housing Authority and Owner Entities through their respective Management Agents have (i) set forth the process for Applicants and Residents who participate in programs in AHA-Owned Communities and/or MIXED and HomeFlex Communities to request reasonable accommodations; (ii) provided forms for individuals to request reasonable accommodations; (iii) set forth specific procedures regarding the acceptance, processing and disposition of reasonable accommodations requests, including target timeframes; and (iv) provided formal appeal/grievance procedures for individuals who have been denied reasonable accommodations. Persons with disabilities who require a

Reasonable Accommodation because of a disability, or persons making a request on behalf of a person with disabilities should submit a request to the Management Agent, preferably using the request forms the Management Agent provides in order to simplify processing; however, use of specific forms is not required. The requester may be asked to provide verification of the need for the accommodation from a doctor or other professional who has direct knowledge of the subject disability if the need for the request is not obvious to the Management Agent. The verifier will be asked to provide reliable verification that the person seeking the accommodation is a person with disabilities and the person needs the accommodation to afford an equal opportunity to participate in or benefit from the subject Atlanta Housing Authority program.

3. As a component of Atlanta Housing Authority's reasonable accommodation efforts, Atlanta Housing Authority will advise Applicants and Residents, employees and, to the extent applicable, members of the public of the Applicants' and Residents' right to effective communication in programs, services and activities. Management Operating Procedures will provide that:
 - A. Interested persons, including persons with hearing, visual or cognitive disabilities, can obtain information concerning the existence and location of accessible services, activities, and facilities;
 - B. Atlanta Housing Authority, Owner Entities, or Management Agents, as applicable, shall furnish appropriate auxiliary aids and services, where necessary, to afford a person with disabilities an equal opportunity to participate in programs, services and activities. In determining what auxiliary aids are necessary, Atlanta Housing Authority, Owner Entities, or Management Agents shall give primary consideration to the requests of the person with disabilities unless doing so would result in a fundamental alteration of programs or activities, or an undue financial and administrative burden; and
 - C. Residents and Applicants are aware of alternative, non-written methods to request a reasonable accommodation and the availability of forms and information in alternative formats.

ARTICLE SEVEN.

PRIVATE SECTOR INNOVATION

In order to take advantage of private sector innovation, Atlanta Housing Authority may make available to the Owner Entities of MIXED and HomeFlex Communities the least restrictive regulatory requirements to achieve goals in accordance with the MTW Annual Plan. Owner Entities may engage in innovative activities in developing and implementing management practices and streamlined processes; higher community standards; and quality of life initiatives in order to create quality living environments.

1. Owner Entities are authorized, subject to the approval of the Atlanta Housing Authority, to create, adopt and implement their own occupancy, leasing and rent policies for Residents and eligible Applicants with respect to their communities.

2. Innovative policies and procedures, if approved by Atlanta Housing Authority, may include, but are not limited to, new rent structures such as affordable fixed rents; standard deductions; application and waiting list procedures; selection preferences for a site-based waiting list; eligibility and/or suitability criteria; meaningful economic independence milestones; and term limits.
3. Such innovative policies and procedures, once approved by Atlanta Housing Authority, will supplement and will not be considered in conflict with this Statement of Corporate Policies and Atlanta Housing Authority's requirements for AHA-Assisted Units.

PART II – APPLICANT AND RESIDENT SUITABILITY

ARTICLE ONE.

DETERMINING CRITERIA

1. An Applicant desiring to lease an AHA-Assisted Unit must first demonstrate all of the following:
 - A. Applicant meets one of the definitions of Family and is an eligible low-income household based on total annual household income pursuant to and verified according to U. S. Department of Housing and Urban Development (“HUD”) rules and regulations and as provided in Atlanta Housing Authority’s MTW Annual Plan;
 - B. Applicant satisfies HUD’s statutory and regulatory requirements for citizenship/eligible immigrant status;
 - C. Each school-age member of the Applicant’s household who is under 18 years of age and who has not completed her/his secondary education may be required to enroll and attend an accredited public or private secondary academic or technical school;
 - D. Applicant would be a suitable Resident based on past satisfactory behavior including, but not limited to, housekeeping performance, acceptable payment records for rent and/or utilities (as applicable), acceptable credit history, acceptable criminal background record, and a commitment to abide by the Dwelling Lease offered to eligible Applicants (the “Lease”); and
 - E. Compliance with Atlanta Housing Authority’s Work Requirement.
2. A Resident of an AHA-Assisted Unit must continue to demonstrate compliance with all eligibility and suitability requirements for admission and continued program participation, all Lease requirements, apartment rules and other program requirements throughout the Resident’s tenancy.
3. All Applicants must certify at application, and Residents must certify at recertification, that they have the ability to comply with all requirements of the Lease and such other related certifications as deemed appropriate by Atlanta Housing Authority.

ARTICLE TWO.

INITIAL LEASING CONSIDERATIONS

1. An Applicant desiring to lease an AHA-Assisted Unit must apply at the community or communities of the Applicant's choice.
2. An Applicant, if eligible, will be placed on the applicable site-based waiting list for the community or communities.
3. Certain communities with AHA-Assisted Units may require Applicants to pay a non-refundable application fee, which, in the Management Agent's discretion, may be applied to the Applicant's security deposit, provided the Applicant is offered and accepts the offer of an AHA-Assisted Unit.
4. Applicants must provide all information on all household members requested in the application for admission on the form in use by the Management Agent.
5. The application for admission will give persons with disabilities the opportunity to (i) specify whether they need a unit with accessible features and describe the necessary accessibility features they require; (ii) specify if they require reasonable accommodation(s) in their housing and/or during the application process; and (iii) request a copy of Atlanta Housing Authority's Reasonable Accommodation Policy.
6. Application information available to Applicants will include the name and contact information of the Management Agent for each community, and the name and contact information of Atlanta Housing Authority's Section 504/ADA Coordinator, including the TDD/TTY number or Georgia Relay Service telephone number.

ARTICLE THREE.

APPLICANT SELECTION POLICIES

Applicants for AHA-Assisted Units will be placed on the applicable site-based waiting list in accordance with the requirements as set forth below.

1. Order of Applicant selection for communities where the Resident population is comprised of Elderly Persons, Almost-Elderly Persons (as this term is defined below) and/or Non-Elderly Disabled Persons (as this term is defined below):
 - A. To be considered for a community for Elderly, Disabled, Almost-Elderly and/or Non-Elderly Disabled Persons, an Applicant must be a household comprised of members in one or more of the following categories:
 - i. An Elderly Person;
 - ii. An Almost Elderly Person who is 55-61 years of age;
 - iii. A Disabled Person who is either an Elderly Person or Almost Elderly Person; or

iv. A Non-Elderly Disabled Person who, for the purpose of this admission policy under paragraph B below, is a Disabled Person who is 18-54 years of age.

v. Applicants who do not qualify as outlined above are not eligible for admission.

B. Atlanta Housing Authority pursuant to its MTW Annual Plan will strive to achieve an optimal balance of Elderly, Almost Elderly, and Non-Elderly Disabled Residents in senior communities that do not have a designation pursuant to paragraph C of this Section. The Management Agents of such communities shall be permitted to admit applicants from the waiting list at a ratio of four (4) Elderly and Almost Elderly Applicants to one (1) Non-Elderly Disabled Applicant in order to achieve the optimal balance.

C. Atlanta Housing Authority in accordance with its Moving to Work Annual Plan may designate up to 100% of the AHA-Assisted Units in a community for Elderly, Almost Elderly, Disabled or Non-Elderly Disabled Persons, as applicable and appropriate.

D. In the event there is an insufficient number of Elderly and Almost Elderly Applicants to admit to AHA-Assisted Units pursuant to paragraphs B and C above, Atlanta Housing Authority may, in its sole discretion, exercise its authority to permit Elderly and/or Almost Elderly Applicants on the Housing Choice Program waiting list to be selected for screening and admission, if approved, to a senior community with AHA-Assisted Units.

E. The definition of a Disabled Person in the context of this Article Three of Chapter 2 is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth in Article Eight of Chapter 1.

ARTICLE FOUR

GENERAL CONSIDERATIONS FOR APPLICANT SELECTION FROM A SITE-BASED WAITING LIST

1. To be eligible for selection, an Applicant's eligibility and qualifications must be verified through appropriate documentation as reasonably required by the Management Agent in the Management Operating Procedures.
2. An Applicant's placement on or selection from a site-based waiting list at an AHA-Owned Community, MIXED Community and/or HomeFlex Community shall be based on either the date-and-time of application or a random method such as a lottery, as determined by the Management Agent in accordance with the Statement of Corporate Policies and the Management Operating Procedures. In either case, to the extent that either a current Resident or eligible Applicant requires the accessibility features of an available Uniform Federal Accessibility Standards Unit ("UFAS-Accessible Unit"), the requirements in Article Five of this Part II will take precedence in the order of selection.

3. The site-based waiting list will be opened following a public notice which will contain the following information:
 - A. Location of the AHA-Owned Community, MIXED Community and/or HomeFlex Community where applications may be placed;
 - B. Availability of AHA-Assisted Units by bedroom size;
 - C. References to basic eligibility criteria for Applicants including Special Qualifications, as applicable;
 - D. Method of Selecting Applications (date and time of application, or by a random method such as a lottery);
 - E. Fair Housing Logo or statement; and
 - F. Accessibility Logo or statement.
4. If the public notice does not include the closing date of the site-based waiting list then a separate public notice must be published to announce the closing date of the site-based waiting list.
5. The Management Agent will ensure that the opening and/or closing of a site-based waiting list will be published in selected newspapers of general public circulation, including minority and foreign language newspapers (for persons with LEP) that may be available to potential Applicants in order to ensure fair and equitable marketing efforts. The selection of such newspapers will be in accordance with the Management Operating Procedures and/or Affirmatively Furthering Fair Housing marketing plan, as applicable.
6. The method used in ranking Applicants on the site-based waiting list for an AHA-Assisted Unit determines the organization of Applicants on the site-based waiting list. Applicants ranked by date-and-time of application will be organized according to bedroom size eligibility whereby the application with the earliest date-and-time will be first. Applicants ranked by lottery will be organized according to bedroom size eligibility in sequential numerical order, first to last, of the random selection. In the case of the reoccupancy of a revitalized community, eligible returning residents of the former public housing project will be placed on the applicable site-based waiting list and given first consideration as Applicants for an AHA-Assisted Unit prior to any consideration given to other Applicants who were placed on the applicable site-based waiting list according to a public notice.
7. The maintenance of a site-based waiting list with respect to updating applications, notice letters, and non-responsive files will be detailed in the Management Operating Procedures.
8. Atlanta Housing Authority's fair and equitable "Site-Based Waiting List Policy" for AHA-Assisted Units strengthens the concepts of community building and housing choice. Based on available housing opportunities, Applicants choose communities according to location, amenities, job opportunities, schools, and neighborhoods. The result is a policy approach that supports the deconcentration of poverty.

9. General Consideration for MIXED and HomeFlex Communities:

- A. At least five percent (5%) of all AHA-Assisted Units in MIXED Communities and HomeFlex Communities will be available to eligible and qualified Applicants and Residents with disabilities who require the accessibility features of UFAS-Accessible Units, provided the AHA-Assisted Unit count remains within the limits established by the governing legal and financial agreements should the percentage exceed five (5%).
- B. While still subject to the requirements of the Low Income Housing Tax Credit (LIHTC) program under Section 42 of the federal Internal Revenue Code, and in consideration of the expected income levels of residents of apartments other than AHA-Assisted Units being contemplated by Owner Entities of MIXED and HomeFlex Communities with AHA-Assisted Units with LIHTC units, such Owner Entities are hereby permitted to manage admissions to an appropriate goal of a broad range of incomes whereby fifty percent (50%) of AHA-Assisted Units would be occupied by Resident families with incomes less than thirty percent (30%) of Area Median Income for the Atlanta-Sandy Springs-Marietta, Georgia MSA (adjusted for family size) and fifty percent (50%) by Resident families with incomes equal to or greater than thirty percent (30%) Area Median Income for the Atlanta, Georgia MSA (adjusted for family size).

ARTICLE FIVE.

ORDER OF SELECTION FOR UFAS-ACCESSIBLE UNITS

1. Atlanta Housing Authority identifies and prioritizes the needs of eligible Residents and Applicants who require the accessibility features of a UFAS-Accessible Unit in a centralized database according to the date and time of a Resident's transfer request, or the date and time or ranking by lottery, as applicable, of an Applicant's application. This database ("UFAS-Accessible Unit Database") maintains data on such Residents and Applicants for both the AHA-Owned Communities and MIXED or HomeFlex Communities.
2. Each AHA-Owned Community and each MIXED or HomeFlex Community will maintain a separate, site-based UFAS-Accessible Unit Waiting List ("UFAS Waiting List") for eligible Applicants and Residents with disabilities that require UFAS-Accessible Units.
3. The UFAS-Accessible Unit Database is established to provide:
 - A. Direct assistance to Residents and Applicants with disabilities, upon request, in identifying an available AHA-Assisted UFAS-Accessible Unit in any AHA-Owned Community, MIXED Community or HomeFlex Community;
 - B. A process for notifying and referring Residents from the database to AHA-Owned Communities, MIXED Communities or HomeFlex Communities with openings on the respective site-based UFAS Waiting Lists;

- C. A process for notifying and referring Applicants from the database to AHA-Owned Communities, MIXED Communities or HomeFlex Communities with openings on the respective site-based UFAS Waiting Lists; and
 - D. A method for monitoring the maximization of occupancy of AHA-Assisted Units that are UFAS-Accessible Units, in AHA-Owned Communities, MIXED Communities and HomeFlex Communities, by Residents who require the accessibility features of those units.
4. When a UFAS-Accessible Unit becomes available in the appropriate bedroom size in an AHA-Owned Community, the Management Agent shall offer the UFAS-Accessible Unit as follows:
- A. First, to a current Resident with disabilities in an AHA-Owned Community who is being relocated due to Atlanta Housing Authority revitalization activities and who requires the accessibility features of the available UFAS-Accessible Unit;
 - B. Second, to a current Resident with disabilities in the same AHA-Owned Community who requires the accessibility features of the available UFAS-Accessible Unit and is occupying a unit without those features;
 - C. Third, if there is no current Resident in the same AHA-Owned Community who requires the accessibility features of the available UFAS-Accessible Unit and wishes to reside in that unit, then it will be offered to an eligible, qualified current Resident with disabilities, according to date and time of transfer request, residing in another AHA-Owned Community, who requires the accessibility features of the available, UFAS-Accessible Unit and is occupying a unit without these features;
 - D. Fourth, if there is no current Resident in any AHA-Owned Community who requires the accessibility features of the vacant, UFAS-Accessible Unit and wishes to reside in that unit, then it will be offered to an eligible, qualified current Applicant with disabilities, according to date and time of application on the site-based waiting list of the same AHA-Owned Community who requires the accessibility features of the available UFAS-Accessible Unit;
 - E. Fifth, if there is no qualified Applicant on the site-based waiting list of the same AHA-Owned Community who requires the accessibility features of the vacant, UFAS-Accessible Unit, then it will be offered to an eligible, qualified Applicant with disabilities, according to date and time of application, on the site-based waiting list of another AHA-Owned Community who requires the accessibility features of the available, UFAS-Accessible Unit; and
 - F. Sixth, if there is not an eligible, qualified Resident or Applicant with disabilities in the AHA-Owned Communities who wishes to reside in the available, UFAS-Accessible Unit, then the unit may be offered to the next Applicant or Resident, according to the date and time of the transfer request or application, in the AHA-Owned Community who does not need the accessibility features of the unit. The occupying

Resident will sign a lease or lease addendum that requires the Resident of any UFAS-Accessible Unit in an AHA-Owned Community who does not need the accessibility features of that unit to relocate, at no expense to the Resident, to a vacant, non-accessible unit within thirty (30) days of notice by the AHA-Owned Community when there is an eligible, qualified current Applicant or Resident with disabilities who requires the accessibility features of the unit.

5. When an AHA-Assisted Unit that is a UFAS-Accessible Unit becomes available in the appropriate bedroom size in a MIXED or HomeFlex Community, the Management Agent shall offer the UFAS-Accessible Unit to Residents and/or Applicants, as follows:
 - A. First, to a current Resident with disabilities in the same MIXED or HomeFlex Community who requires the accessibility features of the available, UFAS-Accessible unit and is occupying a unit without those features;
 - B. Second, if there is no current Resident in the same MIXED or HomeFlex Community who requires the accessibility features of the vacant, UFAS-Accessible Unit and wishes to reside in that unit, then it will be offered to an eligible, qualified current Applicant for an AHA-Assisted Unit, according to date and time of application, on the site-based waiting list of the same MIXED or HomeFlex Community who requires the accessibility features of the available, UFAS-Accessible Unit;
 - C. Third, if there is no qualified Applicant for an AHA-Assisted Unit on the site-based waiting list of the same MIXED or HomeFlex Community who requires the accessibility features of the vacant UFAS-Accessible Unit, then the MIXED or HomeFlex Community will coordinate with Atlanta Housing Authority's Section 504/ADA Coordinator for referrals from the AHA-Owned and MIXED or HomeFlex UFAS-Accessible Unit Database. If Atlanta Housing Authority identifies a current Resident or Applicant on the AHA-Owned and MIXED or HomeFlex UFAS-Accessible Unit Database, Atlanta Housing Authority shall refer the Resident or Applicant, according to date and time of transfer request or application, to the MIXED or HomeFlex Community; and
 - D. Fourth, if there is no eligible, qualified Resident or Applicant with disabilities in the MIXED or HomeFlex Community or referred by Atlanta Housing Authority pursuant to a review of the AHA-Owned and MIXED or HomeFlex UFAS-Accessible Unit Database, who submits an application for the unit within a reasonable time period following receipt of a notice, then the unit may be offered to the next Applicant or Resident, according to date and time of transfer request or application, in the MIXED or HomeFlex Community who does not need the accessibility features of the unit. The occupying Resident will sign a lease or lease addendum that requires the Resident of any UFAS-Accessible Unit in a MIXED or HomeFlex Community who does not need the accessibility features of that unit to relocate, at no expense to the Resident, to a vacant, non-accessible unit within thirty (30) days of notice by the MIXED or HomeFlex Community when there is an eligible, qualified current Applicant or Resident with disabilities who requires the accessibility features of the unit.

ARTICLE SIX.

SCREENING OF APPLICANTS AND RESIDENTS

1. Applicants and Residents, at least 16 years of age or older, are subject to initial and ongoing screening to ensure that they can demonstrate their current and continued suitability as a Resident of a community with AHA-Assisted Units. Atlanta Housing Authority, the Owner Entity or Management Agent shall be responsible for: (i) screening household members 16 years old and over; and (ii) ensuring that all background information, including deductions and allowances, are properly verified.
2. Applicants shall undergo and complete the screening process prior to the offer of an AHA-Assisted Unit. Residents shall undergo and complete the screening process annually, on an interim basis, or over some longer interval of time in accordance with the MTW Annual Plan.
3. Screening practices that are common and customary for the purpose of leasing apartments in the State of Georgia may be utilized including, but not limited to examination of landlord and dispossession records; review of past and current apartment management records; review of housekeeping performance based on a home visit; and requesting credit reports, utility records, and criminal background histories.
4. Applicants and Residents are required to execute authorization forms allowing Atlanta Housing Authority, Owner Entities and/or their respective Management Agents to conduct any background check, examination, or verification required for appropriate determinations under the initial or periodic reexamination process.
5. Applicants and Residents are required to cooperate with the Management Agent during the screening process by providing truthful, complete information relating to all income, household composition, criminal history background, and all other household background information.
6. An Applicant with an unsatisfactory screening report will be denied and sent a suitability denial notice. A Resident household with an unsatisfactory screening report will be subject to termination or nonrenewal of the Resident household's Lease.
7. Applicants and Residents with unsatisfactory screening reports will be presented with notice of denial, termination or non-renewal, as applicable, which will include a copy of any adverse report(s), where permitted, or reason(s), and the opportunity to dispute the accuracy and relevance of the adverse report(s) or reason(s). Applicants and Residents desiring to dispute such determinations, including those with adverse criminal history reports, may do so as set forth in the Statement of Policies, as applicable, based on the circumstances.
8. Atlanta Housing Authority, Owner Entities and Management Agents may share information with one another on the denial of admission of Applicants and the termination of Residents in order to avoid any duplication of effort and ensure the integrity of the screening process.

ARTICLE SEVEN.

DISPUTE PROCESS FOR ADVERSE CRIMINAL HISTORY DECISIONS

1. Atlanta Housing Authority, Owner Entities, and/or Management Agents may deny admission to Applicants or terminate or not renew the leases of Residents if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, and the agents and employees of Atlanta Housing Authority, Owner Entity, and/or Management Agent. An arrest record alone may not provide sufficient evidence of disqualifying conduct. However, an arrest record can trigger an inquiry into whether a person engaged in disqualifying criminal activity. Additional evidence, such as law enforcement reports detailing the circumstances of the arrest, witness statements and other relevant documentation, may be used to assist in making a determination that the disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy (such as a background report from a reliable source) or an admission by the offender may also be the basis for determining that the disqualifying conduct occurred. Atlanta Housing Authority's Criminal History Screening Policy is set forth in Chapter 1, Article Fifteen of this Statement of Corporate Policies.

2. ADVERSE CRIMINAL HISTORY DECISIONS

- A. NOTICE: Denied Applicants and Residents for whom termination is proposed will receive a written notice outlining:

- i. The specific reasons for the denial or proposed termination;
- ii. The dispute process, including the opportunity to dispute the accuracy and relevance of the criminal record prior to the denial, termination or eviction; and
- iii. The opportunity for requesting reasonable accommodation in the dispute process for persons with disabilities.

- B. Dispute Process Available to *Applicants Denied for Criminal History*

- i. INFORMAL REVIEW: Denied Applicants have the right to request an informal review by an impartial person designated by Atlanta Housing Authority, the Owner Entity and/or the Management Agent, as applicable, who did not have any prior role in processing the Applicant's application and who is not the subordinate of the person who made the initial decision. Informal reviews must be requested in writing within ten (10) days from the date of receipt of the denial notice. If the Applicant requires assistance with making a written request, the Applicant may come into the management office before the end of the ten (10) day period to request assistance with the written request. If the Applicant does not submit a written request for an informal review within this time period, the decision will be considered final.

- ii. **DOCUMENT REVIEW:** Prior to the informal review, a denied Applicant may request an opportunity to examine the application file and to copy any relevant documents at the Applicant's cost.
- iii. **WITNESSES AND REPRESENTATIVES:** The Applicant may bring witnesses, representatives (including attorneys) or letters of support to the informal review. In the event Atlanta Housing Authority, the Owner Entity and/or the Management Agent, as applicable, presents any witnesses, the Applicant will have a right to cross-examine them.
- iv. **DISPOSITIONS:** Denied Applicants are strongly encouraged to bring to the informal review a copy of the disposition of the criminal offenses which form the basis of the denial. If, however, a denied Applicant admits that he or she committed a crime, was convicted of a crime or that he or she entered a guilty plea for the criminal offense in question, the Applicant will not need to provide additional information regarding a criminal conviction or a guilty plea. This does not mean, however, that an Applicant who admits to committing a crime, was convicted of a crime or entered a guilty plea will not be allowed to discuss the circumstances or any of the review considerations set forth below if he or she wants the Management Agent to consider such additional information.
- v. **REVIEW CONSIDERATIONS:** At the informal review, a denied Applicant may present, and Atlanta Housing Authority, Owner Entity and/or Management Agent, as applicable will consider, evidence of the following:
 - a. **Circumstances:** Circumstances of the criminal case(s) and mitigating or aggravating circumstances;
 - b. **Conduct:** The time, nature and extent of the Applicant's conduct (including the severity of the conduct and the seriousness of the offense);
 - c. **Future Danger:** Whether the conduct indicates that the Applicant would pose a danger to the health, safety or welfare of others (including other residents, the agents and employees of Atlanta Housing Authority, Owner Entity, and/or Management Agent); whether the Applicant has been rehabilitated so as not to pose such a danger; and other facts which would prevent the Applicant from posing a danger.
- vi. **REVIEW DECISIONS:** A written review decision should be provided to the denied Applicant within ten (10) days following the informal review or, if the reviewer requested additional information from the Applicant, within ten (10) days following the date the information was submitted, or was due if not submitted, whichever comes first. If the reviewer's decision is to deny the application, the decision shall set forth the reasons for the denial in detail.

- C. Residents subject to Lease termination who desire to dispute the accuracy and relevance of the criminal history information may do so as set forth in Part III, Article Six: “Disputing Decisions of Manager.”
- D. Applicants who desire to dispute decisions to deny their applications *for reasons other than criminal history* may do so as set forth in Part III, Article Six: “Disputing Decisions of Manager.”

PART III - RESIDENT BENEFITS AND OPPORTUNITIES

ARTICLE ONE.

RENT STRUCTURES AND RELATED POLICIES

1. Residents are required to pay Rent according to the instructions provided by the Management Agent pursuant to the terms of the Lease.
2. Atlanta Housing Authority may, from time to time, establish various rent structures that will combine the Rent charged to Residents with the budgeted federal subsidy in order to balance affordability and operating expenses to ensure that the financial obligations of each community with AHA-Assisted Units are covered.
3. Rent structures will be evaluated on a property-by-property basis with the goal of using the rent structure that best positions the individual community to remain self-sustaining. The appropriate rent structure for each community with AHA-Assisted Units may be established by using one of the following income-based and non-income-based approaches:
 - A. “Income Adjusted Rent” is the standard rent structure that applies a pre-determined percentage of the Resident’s adjusted household income to calculate the Total Tenant Payment. Unless otherwise exempted pursuant to Chapter 1, Article Eleven, Section 7 of this Statement of Corporate Policies, Residents paying an Income Adjusted Rent are subject to the Minimum Rent requirements.
 - B. “Flat Rent” is a standard non-income-based rent structure established in accordance with HUD rules and regulations that uses the fair market rent (FMR) schedule published by HUD as a benchmark in setting reasonable market rents for AHA-Assisted Units. Atlanta Housing Authority, in its discretion and using its MTW flexibility, may discontinue the use of Flat Rents.
 - C. “Affordable Fixed Rent” is an AHA-designed non-income-based rent structure that sets rents for AHA-Assisted Units according to private market practices using property-related factors, including, but not limited to, the particular community in question, location, unit size, operating costs and other expenses, demand for the community, community demographics, and the amenity package.
4. When Income Adjusted Rents and Flat Rents are available in the Resident’s community, the amount of a Resident’s rent will be based on whether a Resident selects either the Income Adjusted Rent or the Flat Rent.
5. When Income Adjusted Rents and Flat Rents are available in the Resident’s community, a Resident will be subject to a “Rent Adjustment Fee” if the Resident changes the method of rent payment during the calendar year, unless the Resident can document a hardship reason as to why the change is necessary.

6. Affordable Fixed Rents, if implemented, may be the only rent structure offered in certain communities identified under Atlanta Housing Authority's Annual MTW Plan. Income-adjusted Rents will not be available in those communities. All Residents residing in these communities will have to pay the applicable Affordable Fixed Rent for AHA-Assisted Units in accordance with the schedule established for their community.

ARTICLE TWO.

BASIC LEASE OBLIGATIONS AND RESPONSIBILITIES

1. Resident is to live in the AHA-Assisted Unit in such a manner that does not adversely impact the quiet, peaceful enjoyment of the premises by other residents while meeting all of the obligations set forth in the Lease, including, but not limited to, those obligations relating to the Work Requirement, housekeeping, other health and safety concerns, criminal activity prohibitions, reporting criminal activity on the premises, and economic independence initiatives.
2. All household members, 16 years of age or older, are required to execute authorization forms allowing the Management Agent to conduct any background check, examination, or verification required for appropriate determinations under the initial or periodic recertification process in order to ensure Residents meet all criteria for continued occupancy. The period of the authorization will be established in the Management Operating Procedures.
3. Resident households that are not compliant with the applicable Lease, including the community's apartment rules and Atlanta Housing Authority's Work Requirement, are subject to Lease termination.
4. Each Resident Head of Household and Resident household member shall be responsible for the actions and activities of household members, visitors, guests, and invitees while those persons are either a member of the household, visiting the household, or are on the property.
5. Residents who fail to fulfill the obligations and responsibilities under the provisions of this Part III, Article Two, or under the provisions of the Lease shall be subject to the termination of or significant reduction in rental subsidy resulting in an increase in the amount of Tenant Rent, or the nonrenewal or termination of their Lease.

ARTICLE THREE.

OCCUPANCY, CHARGES AND ALLOWANCES

1. To avoid overcrowding and the conditions that may arise from overcrowding in an AHA-Assisted Unit, no more than two people shall be approved to occupy a bedroom. Additional consideration, as determined by Atlanta Housing Authority, the Owner Entity or the Management Agent, may be given to households who may request a larger AHA-Assisted Unit based on significant, verifiable circumstances, including, but not limited to, the age and gender of household members and reasonable accommodations requests.
2. Security deposits shall be collected at such levels as Atlanta Housing Authority, Owner Entities, and/or Management Agents may determine based on the bedroom size and the particular community with AHA-Assisted Units.

3. Atlanta Housing Authority or the Owner Entity (with the approval of Atlanta Housing Authority) may establish community-specific utility allowances by bedroom size for each community based on the reasonable rate of actual utility consumption by energy conservative households; and may, after considering the existing condition of a community, including the age of building infrastructures, amount of insulation, and air circulation, adjust such allowances to account for the actual utility consumption required to maintain a reasonable quality of life environment under such conditions.
4. Atlanta Housing Authority, in its discretion, may charge Residents for excess utility usage that exceeds the utility allowances established for the AHA-Owned Community.
5. The Management Agent may establish and, if approved by Atlanta Housing Authority or the Owner Entity, publish for each community with AHA-Assisted Units a schedule of reasonable fees and charges, including but not limited to Maintenance Charges, Transfer Fees, Application Fees, Damage Fees, Supplemental Screening Fees, Pet Deposits, Pet Application Fees, and Dispossession Fees which may be charged to residents in addition to rent and excess utility charges, as applicable.

ARTICLE FOUR.

TRANSFERS

1. Residents may request a transfer to another AHA-Assisted Unit within the same community with AHA-Assisted Units subject to approval by the Management Agent (“Community Transfer”). A request to move to another community is not considered a Community Transfer. Residents cannot initiate a transfer to another community. Residents must submit an application to the other community and, if approved, provide the appropriate notice under the current Lease, except as provided for in Section 6 of this Article Four.
2. Residents who have requested a Community Transfer must be current in all obligations under the Lease.
3. A Resident’s request for a Community Transfer may not be approved if the Resident has resided in the current apartment for less than one year, except in those cases where there are verifiable medical reasons or a verifiable disability requiring special features, which cannot be provided through a reasonable accommodation in the current unit.
4. If the Community Transfer is approved by the Management Agent, the Resident may be required to pay a “Transfer Fee” based on the schedule of fees published for the particular community with AHA-Assisted Units.
5. Residents will not have to pay the Transfer Fee if the Community Transfer is required or initiated by Atlanta Housing Authority, Owner Entity, or Management Agent, or for such other valid reason, such as a reasonable accommodation as outlined in Section 6, as determined by the Management Agent.
6. The following policies apply to reasonable accommodation transfers:
 - A. All reasonable accommodation transfers have priority over all other transfers, except natural disaster transfers, emergency transfers and relocations;

- B. Residents of AHA-Owned Communities with disabilities who require a transfer to another AHA-Owned Community as a reasonable accommodation will not be required to make a separate application at the desired Atlanta Housing Authority AHA-Owned Community;
 - C. A Resident's initial security deposit will be transferred to the new unit and no additional security deposit charges will be incurred when the Resident with disabilities transfers to another AHA-Owned Community as a reasonable accommodation; and
 - D. Residents with disabilities who require a transfer as a reasonable accommodation will not incur any termination penalties for early lease termination.
 - E. Management Agents of AHA-Owned Communities and MIXED or HomeFlex Communities will maintain a Transfer List that prioritizes the transfer of Residents who require a transfer due to an obvious or verified qualifying disability over new admissions of Applicants. The Transfer List will document the following:
 - i. Date and time of each reasonable accommodation transfer request;
 - ii. Name and address of Resident(s) to be transferred;
 - iii. Reason(s) for transfer, including information regarding the Resident's reasonable accommodation request(s) and/or request for a UFAS-Accessible Unit or an AHA-Assisted Unit with accessible features;
 - iv. Current disposition of reasonable accommodation transfer request;
 - v. Date of transfer; and
 - vi. Name of Resident transferred out of an AHA-Assisted Unit to accommodate a Resident's disability per the Management Agent's execution of a lease addendum that requires a Resident without a disability to relocate to a vacant, non-accessible unit, at no expense to that Resident.
7. Atlanta Housing Authority may initiate "Relocation Transfers" outside of a community from time to time to facilitate Atlanta Housing Authority's property repositioning strategy, which includes, but is not limited to, the sale of property, revitalization activities, and/or development opportunities related to an AHA-Owned Community, or for other valid reasons as determined by Atlanta Housing Authority.
 8. Relocation Transfers are transfers from one AHA-Owned Community to another AHA-Owned Community ("Destination Community"). Relocation Transfers are not considered Community Transfers, as described above in this Article Four, and Residents are not subject to the same requirements as set forth above for Community Transfers. Residents who are subject to Relocation Transfers bypass the waiting list at the Destination Community and receive priority consideration for the first available AHA-Assisted Unit at the Destination Community. Such Residents must meet the eligibility and suitability requirements outlined

in Part II of the Statement of Corporate Policies in order to be transferred to the Destination Community.

9. In order to accommodate a Resident household and to avoid overcrowding when a suitably sized AHA-Assisted Unit is not available, the Resident may request and the Management Agent may approve a Community Transfer from one AHA-Assisted Unit to two AHA-Assisted Units (“Split-Family Transfer”). The Resident’s request must be in writing stating the reason for the Split-Family Transfer, unless initiated by the Management Agent. Whether requested by the Resident or initiated by the Management Agent, the Resident must agree in writing to a Split-Family Transfer.
10. To qualify for a Split-Family Transfer, the Resident household must meet the requirements of this Article Four and the proposed Heads-of-Household of the units to be assigned under the Split-Family Transfer must be: (a) listed on the existing Lease as a member of the household as of the most recent recertification; and (b) legally capable of executing a lease.
11. Split-Family Transfers may be used by Resident households subject to Relocation Transfers when a suitably sized apartment is not available in a Destination Community. Such Resident households must qualify for the Split-Family Transfer pursuant to this Article Four, as applicable.

ARTICLE FIVE.

PET POLICY

1. Atlanta Housing Authority will permit Residents of AHA-Owned Communities to keep common household pets or other animals that are widely acknowledged and accepted as household pets, provided the Resident’s keeping of a pet is not a threat to the health and safety of other residents and otherwise meets the requirements established by the Management Agent for the community.
2. Residents of communities with AHA-Assisted Units are not allowed to keep: animals that are not widely acknowledged and accepted as household pets; household pets that are unlicensed as required by Fulton County; household pets temporarily (e.g. pet-sitting); and/or household pets for the purpose of training or engaging in any business activity related to household pets in the Resident’s apartment, or anywhere else within the community.
3. Residents in a MIXED or HomeFlex Community, who desire to keep a common household pet, may only do so if household pets are generally allowed at the community and then only in strict accordance with the household pet procedures prescribed at the Resident’s MIXED or HomeFlex Community, except as provided for in Section 5 below with respect to Assistance Animals.
4. Certain MIXED or HomeFlex Communities may exclude common household pets altogether if it is in the best interest of the community to do so, except as provided for in Section 5 below.
5. Owner Entities and Management Agents will make reasonable accommodations for an “assistance animal”. Pet policies for AHA-Owned Communities and MIXED or HomeFlex Communities shall:

- A. Expressly exclude Assistance Animals clarifying that an “Assistance Animal” is an animal that is needed as a reasonable accommodation for persons with disabilities and is not generally subject to the standard pet policy;
- B. Define an “Assistance Animal” as an animal that is needed as a reasonable accommodation for persons with disabilities (Assistance Animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability; or animals that provide emotional support that alleviate one or more identified symptoms or effects of a person’s disability);
- C. Remove unreasonable height and weight restrictions for Assistance Animals;
- D. Remove unreasonable breed restrictions for Assistance Animals, except in accordance with local laws or ordinances;
- E. Remove pet deposits for Assistance Animals; and
- F. Clarify that any household pet exclusions in any community’s policies do not apply to Assistance Animals required by Residents of AHA-Assisted Units.

ARTICLE SIX.

DISPUTING DECISIONS OF MANAGER

The purpose of Article Six is to provide Applicants and Residents with a dispute process to address eligibility, general admissions, occupancy and leasing issues, and requests for reasonable accommodations in a manner that seeks equitable resolutions to such issues in an expedient and responsive manner. Applicants and Residents with disabilities may request reasonable accommodations in order to participate in the dispute process. The dispute process outlined in this Article Six shall not govern the process related to the denial of admission based on the findings of a criminal history report as outlined in Part II, Article Seven, Section 2 (Adverse Criminal History Decision) of the Statement of Corporate Policies.

1. DISPUTE PROCESS FOR APPLICANTS

- A. Applicants for AHA-Assisted Units who are denied admission based on eligibility and general admissions criteria and desire to dispute this action must request a meeting with the Management Agent or the Management Agent’s designee within ten (10) calendar days of the disputed action.
- B. An Applicant’s request for a meeting, including the need for a reasonable accommodation, must be in writing.
- C. The Management Agent will schedule the meeting within a reasonable period of time, provided the Applicant’s written request for the meeting was received in a timely manner.
- D. An Applicant may bring a representative to this meeting to assist the Applicant.
- E. The Management Agent is under no obligation to meet with the Applicant after the conclusion of the requested meeting.

- F. A written decision should be provided to the Applicant within a reasonable time following the conclusion of the meeting. If the Management Agent's decision is to deny the application, the decision shall set forth the reasons for the denial.

2. DISPUTE PROCESS FOR RESIDENTS

- A. Atlanta Housing Authority, Owner Entity and/or Management Agent, as applicable, are authorized under the terms of the Lease, Lease Addenda, and Apartment Rules to initiate an adverse action against a Resident with respect to leasing and occupancy violations that may result in a denial, significant reduction or termination of benefits otherwise due a Resident. With respect to termination or eviction based on criminal activity, Residents are to be offered an opportunity to dispute the accuracy and relevance of a criminal record prior to termination or eviction based on criminal activity.
- B. Residents may dispute such adverse actions.
- C. Residents must request a meeting with the Management Agent or the Management Agent's designee within ten (10) calendar days of notice of the adverse action or in accordance with the dispute handling procedures in effect at the Resident's community with AHA-Assisted Units.
- D. The period of time within which the Resident must request a meeting may be shorter if the Resident's Lease is being terminated for criminal activity and the Management Agent has reasonably determined that the Resident poses a threat to the health and safety of the Community.
- E. A Resident's request for a meeting, including the need for a reasonable accommodation, must be in writing.
- F. The dispute process at each community with AHA-Assisted Units must allow the Resident to meet with an impartial designee of the Management Agent who did not participate in the initial decision affecting the Resident. The impartial designee may not be a subordinate of the person who made the initial decision. A Resident may bring a representative to this meeting(s) to assist the Resident.
- G. The impartial designee of the Management Agent is under no obligation to meet with the Resident about the dispute after the conclusion of the final meeting.
- H. A written decision should be provided to the Resident within a reasonable time following the conclusion of the meeting. If the impartial designee's decision is to rule against the Resident, the decision shall set forth the reasons for the denial, significant reduction or termination of benefits.
- I. Notwithstanding anything to the contrary set forth above, the Owner or the Management Agent may evict the occupants of a dwelling unit through judicial eviction procedures instead of providing the dispute process opportunity outlined above.

PART IV - MISCELLANEOUS

ARTICLE ONE.

AVAILABILITY OF OFFICIAL LEASING DOCUMENTS

1. Official leasing-related documents will be maintained in the management office of any community with AHA-Assisted Units.
2. Official leasing-related documents can be reviewed by Applicants, Residents, and other interested parties upon reasonable request and notice during normal office hours.
3. Amendments and/or updates to Fee Schedules, Rent Structures, Utility Allowances, Routine Maintenance and other charges may be approved from time to time by Atlanta Housing Authority or the Owner Entity, as applicable. Such amendments and/or updates shall be implemented only after Residents have been given reasonable notice of the effective date.

ARTICLE TWO.

APPROVAL OF MANAGEMENT PRACTICES

Management Operating Procedures, administrative procedures, processes, protocols, and management practices for any policy, initiative, or approach shall be developed following the intent of this Statement of Corporate Policies and may be approved, amended, or withdrawn at the discretion of Atlanta Housing Authority.

[END OF CHAPTER 2]

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CHAPTER 3

HOUSING CHOICE TENANT-BASED PROGRAM POLICIES

PART I – INTRODUCTION

ARTICLE ONE. GENERAL POLICY REQUIREMENTS

The General Policy Requirements for Rental Assistance Programs set forth in Chapter 1 are applicable to this Chapter 3 which covers the Program-Specific Policies for the Housing Choice Tenant-Based Program (“Program”).

ARTICLE TWO. PROGRAM MANAGEMENT AND OPERATING PROCEDURES

1. The operating division designated by Atlanta Housing Authority is responsible for performing all program management functions related to the implementation and administration of the Program (“Operations Division”). The Operations Division is responsible for developing and implementing written Program operating procedures (“Operating Procedures”) that are consistent with the policies outlined in this Statement of Corporate Policies.
2. Atlanta Housing Authority may create and apply technology solutions to improve the efficiency and effectiveness of applicable program management functions in order to create, where appropriate and practical, a paperless environment. The Operations Division will include the requirements, procedures and processes for the implementation and administration of technology solutions and concomitant applications in the Operating Procedures.
3. The terms Applicant and Participant are defined to include all household members with respect to their compliance with the Housing Choice Tenant-Based Program Policies set forth in this Chapter 3 of this Statement of Corporate Policies and implemented through the Operating Procedures.

PART II – ADMISSION TO THE PROGRAM

ARTICLE ONE. WAITING LIST NOTIFICATION

1. Atlanta Housing Authority will comply with all Fair Housing and Equal Opportunity requirements applicable to public notices announcing the opening and closing of the Program waiting list (“Waiting List”) for a Housing Choice Tenant-Based Voucher (“Voucher”).
2. Atlanta Housing Authority will make reasonable efforts to provide adequate notification to potential applicants with respect to applicant eligibility, the period of the opening, reasonable accommodations opportunities and other details related to the acceptance of applications to the Waiting List as set forth in the Operating Procedures.

ARTICLE TWO

WAITING LIST APPLICATION PROCESS

The form of application and administrative procedures for receiving applications from Applicants, placing Applicants on the Waiting List and selecting Applicants from the Waiting List are set forth in the Operating Procedures.

ARTICLE THREE.

ORGANIZATION AND MAINTENANCE OF THE WAITING LIST

1. The equitable methods of processing Applicants on the Waiting List and the processes for organizing, updating and maintaining Applicant records are set forth in the Operating Procedures. AHA, in its discretion, may establish reasonable procedures related to the Waiting List, including but not limited to procedures for reevaluating the reliability of waiting list information provided by Applicants, exploring alternative strategies for the selection of Applicants (including the implementation of residency and other local preferences) 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.
2. The maintenance of the Waiting List with respect to updating applications, notice letters, and removals will be detailed in the Operating Procedures.
3. Applicant responsibilities and requirements for updating changes to the information reported during the application process and for responding to requests for information are stated in the Operating Procedures.

ARTICLE FOUR.

SPECIAL ADMISSIONS

1. Atlanta Housing Authority may accept applications from eligible households who have relocated from a community owned by Atlanta Housing Authority due to demolition, repositioning, disposition or other related Atlanta Housing Authority activities without opening the Waiting List.
2. Atlanta Housing Authority, in its discretion, may authorize the special admission of eligible and qualified applicants to the Program, in order to implement special initiatives; offer homeownership opportunities to eligible households; admit households impacted by an owner opt-out of a housing assistance contract on a HUD-insured multi-family development; and/or address an urgent local need as determined and approved by Atlanta Housing Authority including, but not limited to, foreclosure assistance and natural disasters, assistance to eligible victims of domestic violence pursuant to the *Violence Against Women Act*, pilot programs for at-risk populations, relocation activities and mitigation of displacement related to real estate development initiatives. Special admissions may also be approved, as a reasonable accommodation, for transfer assistance to an eligible and qualified person with a verifiable disability who resides in an AHA-Owned Community or whose name is on a transfer/waiting list to be assisted who requires a UFAS Accessible Unit.
3. Any household eligible for a special admission, as determined by Atlanta Housing Authority, may not be denied a Voucher for admission to the Program provided that no member of the household has committed an offense specifically identified by HUD pursuant to 24 CFR 982.553 as described in Chapter 1, Article Fifteen of this Statement of Corporate Policies.

4. Atlanta Housing Authority, in its discretion, may deny special admission to a household if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, Atlanta Housing Authority and its staff, Owners/Landlords, and/or Management Agent staff as stated in Chapter 1, Article Fifteen of this Statement of Corporate Policies.
5. Other eligibility requirements specific to the special admission program, procedures, processes and general management practices for special admissions will be outlined in the Operating Procedures.

ARTICLE FIVE.

ELIGIBILITY DETERMINATION

1. An Applicant desiring to participate in the Program must complete a full application in accordance with the Operating Procedures and demonstrate that: (a) Applicant meets one of the definitions of Family; (b) Applicant's total household income verified for the initial eligibility determination does not exceed the "Very Low-Income" limit published by HUD for the household size; (c) Applicant fully satisfies applicable statutory and HUD's regulatory requirements for citizenship and/or eligible immigrant status; (d) Applicant is in compliance with the Work Requirement set forth in Chapter 1, Article Ten of this Statement of Corporate Policies; (e) Applicant has an acceptable criminal background record; and (f) Applicant is able to comply with all Program obligations.
2. An Applicant's qualifications for Participation must be verified through appropriate documentation as set forth in the Operating Procedures.
3. Atlanta Housing Authority will notify Applicants, in writing, of an ineligibility determination. Such notification will set forth the reasons for the ineligibility determination and provide instructions regarding how the ineligible Applicant may request a review of the determination.

PART III – PROGRAM PARTICIPATION

ARTICLE ONE.

FAMILY BRIEFINGS

Prior to Voucher issuance, Applicants are required to participate in a "Family Briefing" that provides an overview of the Program in order to inform, review and educate Applicants regarding Program procedures, family obligations, compliance with Program requirements, and available housing opportunities. The Family Briefing will be conducted in accordance with the Operating Procedures.

ARTICLE TWO.

VOUCHER ISSUANCE

Vouchers are issued to Applicants for a reasonable period of time in accordance with the Operating Procedures. Extensions to the term of the Voucher may be granted on a case-by-case basis, reasonable accommodation requests, and other reasonable requests related to an Atlanta Housing Authority special or strategic initiative. The procedures for granting extensions are set forth in the Operating Procedures.

ARTICLE THREE.

VOUCHER SIZE

1. The size of the rental housing unit that a Participant may lease under the Program is based on the number of bedrooms Atlanta Housing Authority has approved for the Participant's Voucher ("Voucher Size").
2. A Participant may not lease a rental housing unit that has more bedrooms than the Voucher Size unless approved by Atlanta Housing Authority. In the event Atlanta Housing Authority approves a Participant's request for a change in the Voucher Size, a new Voucher with the approved Voucher Size will be issued to the Participant.
3. To avoid overcrowding and the conditions that may arise from overcrowding, the Voucher Size of the Voucher issued to each eligible Participant will be determined in accordance with Operating Procedures based on the verifiable needs of the Participant household. As a general rule, no more than two people may occupy a bedroom. However, in considering a request made by a Participant, a variety of factors, including, but not limited to, the number of people in the household, the age and gender of household members, special needs and reasonable accommodations, may be approved by Atlanta Housing Authority in determining Voucher Size.

ARTICLE FOUR.

TRANSFER OF ASSISTANCE

1. An Applicant cannot transfer her/his Voucher to another person or family. There is no expressed nor implied right that permits or entitles the selective transfer of a Voucher that was issued to an Applicant for her/his exclusive use as head-of-household on behalf of an assisted household.
2. If the Voucher holder, as the head-of-household of a housing unit assisted under the Program, abandons, leaves, moves out of or is involuntarily removed from the household or dies, Atlanta Housing Authority will determine the disposition of the Voucher with respect to the remaining members of the household in accordance with the Operating Procedures.

ARTICLE FIVE.

SUITABILITY

Atlanta Housing Authority determines Participant eligibility for the Program in accordance with the Operating Procedures but does not otherwise screen Participants as to their suitability as tenants. It is the rental property owner's (Owner/Landlord) responsibility, not Atlanta Housing Authority's responsibility, to screen and make its own determination regarding the suitability and acceptability of Participants as prospective tenants using the Owner/Landlord's own screening criteria in compliance with the Fair Housing Act and other applicable requirements. As a general practice, Atlanta Housing Authority does not provide its screening reports to Owners/Landlords and Owner/Landlords may not rely upon such screening reports for any purpose.

ARTICLE SIX.

PARTICIPANT OBLIGATIONS AND RESPONSIBILITIES

1. Participants must occupy their assisted unit as their sole place of residence and conduct themselves in an acceptable and responsible manner that would not adversely impact the quiet and peaceful enjoyment of the premises and neighborhood by other community residents.

2. Participants must meet all obligations set forth in this Statement of Corporate Policies as implemented through the Operating Procedures, including, but not limited to those obligations relating to lease violations, housekeeping, criminal activity prohibitions, other health and safety concerns, and economic independence initiatives.
3. Participants, or any member of the Participant's household, who becomes unemployed due to her/his resignation, retirement before age 62, quitting, termination, firing or other voluntary reasons, may not receive any rent relief as a result of the loss of employment and shall continue to be responsible for the entire Tenant Rent based on prior employment and income status.
4. Participants who provide third party verification satisfactory to AHA that loss of employment was due solely to a layoff will receive consideration for a reduction in Tenant Rent.

ARTICLE SEVEN.

PROGRAM MOVE

1. A Participant must give written notice to the Owner/Landlord and to Atlanta Housing Authority of intent to move from a unit assisted under the Program pursuant to the terms of the lease between the Participant and the Owner/Landlord and the Participant's obligations under the Program ("Program Move").
2. The procedures, processes and general administrative guidelines governing Program Moves are set forth in the Operating Procedures.
3. Atlanta Housing Authority may initiate a Program Move due to Owner/Landlord non-compliance with Program requirements; requests for reasonable accommodations; victim protection under the *Violence Against Women Act*; relocation activities; pilot program requirements for at-risk populations; and other reasons as set forth in the Operating Procedures.
4. Participants undergoing a Program Move may be required to attend a Family Briefing as set forth in the Operating Procedures.

ARTICLE EIGHT.

PORTABILITY

1. Voucher portability procedures, processes and general administrative practices are set forth in the Operating Procedures.
2. Voucher portability to another jurisdiction will generally follow the applicable HUD rules and regulations unless modified by an inter-jurisdictional cooperative agreement and applicable authorizations under Atlanta Housing Authority's MTW Agreement.
3. Atlanta Housing Authority will require Participants porting to other jurisdictions to comply with Atlanta Housing Authority's policies, including the Work Requirement. Atlanta Housing Authority may, at its discretion, waive such requirements for Participants where Atlanta Housing Authority determines that it is not feasible to administer program compliance for such Participants.

4. Atlanta Housing Authority, in its discretion, may place reasonable restrictions on the ability of Participants to port outside of its jurisdiction. Such restrictions may include, but will not be limited to, Program tenure, Work Requirement compliance, status of current Lease and other restrictions relating to compliance with family obligations under the Program.

PART IV – AHA SUBMARKET PAYMENT STANDARDS AND CONTRACT RENT DETERMINATIONS

ARTICLE ONE.

MTW AUTHORIZATION

1. Atlanta Housing Authority’s MTW Agreement authorizes AHA to make determinations with respect to payment standards, rent reasonableness methodologies, and reasonable contract rents and increases to such rents.
2. Atlanta Housing Authority, in its discretion and pursuant to the MTW authorizations, may explore, establish and implement different rent structures to further align the Program with private sector practices as well as to maximize the use of the subsidy resource to promote and support economic independence among Program Participants.
3. Atlanta Housing Authority’s policies regarding payment standards and rent determinations support effective strategies for the deconcentration of poverty by providing Participants with meaningful and broader housing opportunities in order to access quality affordable housing.

ARTICLE TWO.

AHA SUBMARKET PAYMENT STANDARDS

1. Atlanta Housing Authority will establish, implement and publish maximum rental subsidy amounts for Voucher-assisted rental units by location and bedroom size (“AHA Submarket Payment Standards”). The AHA Submarket Payment Standards will be used in lieu of the Fair Market Rents published annually by HUD in the Federal Register. AHA will utilize recognized market study practices and other valuation methods for establishing the AHA Submarket Payment Standards.
2. The objective of the AHA Submarket Payment Standards is to maximize the use of Voucher subsidy funding in support of strategies that promote the deconcentration of poverty and broader housing opportunities, promote the expansion of affordable housing, provide reasonable accommodation for Participants who are Elderly or Disabled Persons, and support the sustainability of the Program.
3. Atlanta Housing Authority, in its discretion, may establish, implement and publish a payment standards schedule applicable to a broader area in support of portability initiatives.
4. Atlanta Housing Authority may amend the AHA Submarket Payment Standards periodically based on changing market conditions.
5. The procedures for implementing the AHA Submarket Payment Standards will be set forth in the Operating Procedures.

ARTICLE THREE.

SETTING REASONABLE CONTRACT RENTS

1. The rent requested by an Owner/Landlord and approved by Atlanta Housing Authority for a rental unit to be leased under the Program is the “Contract Rent.”
2. To be approved, a Contract Rent must be reasonable when compared to comparable unassisted rental units in the rental market. Any exception to a Contract Rent determination must be approved by AHA’s Investment Committee or its designee.
3. Methodologies for determining reasonable Contract Rents will utilize data derived from a variety of resources including, but not limited to, market rent studies (whether conducted by Atlanta Housing Authority or other public or private entities), HUD Fair Market Rent data for the Atlanta-Sandy Springs-Marietta MSA, private sector databases, academic and other empirical studies, and regional economic forecasts.
4. Atlanta Housing Authority’s process for setting reasonable Contract Rents are set forth in the Operating Procedures.

ARTICLE FOUR.

AHA SUBMARKET PAYMENT STANDARDS LIMITATIONS ON CONTRACT RENTS

1. A Contract Rent proposed for a rental unit under the Program cannot exceed the applicable AHA Submarket Payment Standard.
2. When a Contract Rent for a rental unit exceeds the applicable AHA Submarket Payment Standard, an exception to the applicable AHA Payment Submarket Standard may be granted, provided the Contract Rent is reasonable and the justification for such approval is based on the quality of the rental unit regardless of submarket, the location of the rental unit with respect to its proximity to revitalization activities, a reasonable accommodation request, and other reasonable justifications related to achieving Atlanta Housing Authority’s goals. Any exception to the AHA Submarket Payment Standards must be approved by AHA’s Investment Committee or its designee. The procedures for granting exceptions will be set forth in the Operating Procedures.
3. In some cases that cannot be fully justified, AHA, in its discretion, may not grant an exception to an AHA Submarket Payment Standard when the Contract Rent for a rental unit exceeds the AHA Submarket Payment Standard. In such cases AHA may allow the Participant to add that portion of the proposed Contract Rent that exceeds the applicable AHA Submarket Payment Standard to the Participant’s Tenant Rent, provided the proposed Contract Rent is reasonable and the Participant will not experience an excessive Rent Burden, as determined and approved by AHA.

PART V – INSPECTIONS

ARTICLE ONE.

QUALITY UNITS

1. Atlanta Housing Authority established and may amend enhanced local standards (“AHA Enhanced Inspection Standards”) periodically to ensure that rental units under the Program offer Participants quality housing in healthy communities.

2. Factors such as levels of concentrated poverty, neighborhood crime, proximity to good neighborhood schools, access to public transportation, and access to retail businesses, among other factors, will be considered. Unit, site, and neighborhood conditions must continue to meet AHA Enhanced Inspection Standards for as long as the assisted unit remains on the Program. It is the goal of the Program to provide opportunities for all Participants to reside in rental units in neighborhoods that promote and enhance educational and employment goals, good citizenship, and peaceful and cooperative community living.
3. Atlanta Housing Authority policy requires that only Owners/Landlords with quality rental units can participate in the Program. Atlanta Housing Authority, in its discretion, can deny the participation of Owners/Landlords with substandard or marginal rental units (including rental units in areas that do not meet Atlanta Housing Authority site and neighborhood standards) for Program participation.
4. AHA, in its discretion, may develop and implement procedures and practices governing the abatement of housing assistance payments payable to Owners/Landlords in the event a rental unit assisted under the Program fails to comply with the AHA Enhanced Inspection Standards. The procedures and practices established under this policy will be set forth in the Operating Procedures and implemented as a substitute for any applicable HUD rules and regulations.

ARTICLE TWO.

FREQUENCY OF INSPECTIONS

1. To ensure ongoing compliance with the AHA Enhanced Inspection Standards, Atlanta Housing Authority will inspect or coordinate the inspection of all rental units assisted under the Program prior to occupancy, on a periodic but planned basis and under special circumstances related to health and safety issues and quality assurance measures in accordance with the procedures, processes and general administrative practices set forth in the Operating Procedures.
2. AHA may establish a process in the Operating Procedures that would permit a high performing Owner/Landlord with a high quality property to self-certify that any rental unit under the Program in such property complies with the AHA Enhanced Inspection Standards without the need for an inspection by AHA. The Operating Procedures would also set forth the qualifications of high-performing Owners/Landlords, the quality benchmarks for eligible properties, the self-certification process and quality control measures.

ARTICLE THREE.

PROGRAM MARKETING AND OUTREACH

Atlanta Housing Authority will continue to educate the public about the Program and to foster successful relationships throughout human services organizations, local and state governments, and the business community in order to ensure the availability of quality affordable rental units and family self-sufficiency opportunities for Program Participants. This effort includes outreach activities to Owners/Landlords with quality rental units as well as pre-qualification/pre-inspection processes to ensure the availability of quality rental units.

PART VI – HOUSING CHOICE RENTAL ASSISTANCE AGREEMENT

ARTICLE ONE. BUSINESS RELATIONSHIP WITH OWNERS/LANDLORDS

The Housing Choice Rental Assistance Agreement, (“HCRA Agreement”), or any successor or related agreement that Atlanta Housing Authority may develop and implement pursuant to its authorizations under the MTW Agreement, is the controlling agreement that defines the business relationship between Atlanta Housing Authority and Owners/ Landlords.

ARTICLE TWO. LEASE ADDENDUM

The Housing Choice Rental Lease Addendum, (“Lease Addendum”), or any successor or related lease addendum that Atlanta Housing Authority may develop and implement pursuant to its authorizations under the MTW Agreement, is the controlling document that defines business relationship between Participants and Owners/ Landlords with respect to their participation in the Program.

ARTICLE THREE. LEASE AND HCRA AGREEMENT TERMINATION

Procedures, processes and general administrative guidelines governing lease terminations by the Owner/Landlord with respect to the Participant and the resulting termination of the HCRA Agreement are set forth in the Operating Procedures.

ARTICLE FOUR. ENHANCEMENTS TO HCRA AGREEMENT AND LEASE ADDENDUM

Atlanta Housing Authority may develop enhanced versions of the HCRA Agreement and Lease Addendum in order to attract and retain high quality multifamily communities in the Program.

ARTICLE FIVE. BUSINESS RELATIONSHIP PROGRAM PROCEDURES

Atlanta Housing Authority’s Program procedures governing the conduct of the business relationship between Atlanta Housing Authority and Owners/Landlords are set forth in various written communications and guidelines as set forth and directed by the Operating Procedures.

PART VII – PROGRAM TERMINATIONS

ARTICLE ONE. DENIAL AND TERMINATION OF ASSISTANCE

1. Atlanta Housing Authority may deny admission to Applicants or terminate the housing assistance benefits of Participants if they or any household member are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others. Atlanta Housing Authority’s Criminal History Screening Policy is set forth in Chapter 1, Article Fifteen of this Statement of Corporate Policies. An arrest record alone may not provide sufficient evidence of disqualifying conduct. However, an arrest record can trigger an inquiry into whether a person engaged in disqualifying criminal activity. Additional evidence, such as law enforcement reports

detailing the circumstances of the arrest, witness statements and other relevant documentation, may be used to assist in making a determination that the disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy (such as a background report from a reliable source) or an admission by the offender may also be the basis for determining that the disqualifying conduct occurred.

2. Other causes Atlanta Housing Authority may deny admission to Applicants or terminate the housing assistance benefits of Participants include the following.
 - A. An Applicant or Participant who owes rent or other amounts to Atlanta Housing Authority or to another housing agency in connection with Program.
 - B. An Applicant or household member, either of whom being a former Program Participant or former public housing resident, who failed to reimburse Atlanta Housing Authority or another housing agency for overpaid assistance or underpaid rent or for any outstanding charges owed to an Owner/Landlord under an assisted lease paid by Atlanta Housing Authority or another housing agency.
 - C. An Applicant or Participant who is not in compliance with any of the requirements for selection and continued participation in the Program as set forth in the program application, voucher, program rules, family obligations set forth in the voucher, HCRA Lease Addendum, applicable HUD regulations or this Statement of Corporate Policies.

ARTICLE TWO.

OTHER TERMINATIONS OF HCRA AGREEMENTS AND PARTICIPANT ASSISTANCE

1. Atlanta Housing Authority may terminate a HCRA Agreement if the Owner/Landlord is not in compliance with the terms and conditions of the HCRA Agreement and for any other reason set forth in the HCRA Agreement or otherwise allowed by law.
2. Atlanta Housing Authority may deny or terminate assistance if Atlanta Housing Authority has reason to believe that a Participant household member has failed to abide by Program rules, regulations, or family obligations. Atlanta Housing Authority shall have the discretion to consider all of the circumstances in each case, including the seriousness of the offense, if the violation is a first offense or a pattern of behavior, the extent of participation by the household member, and the effects that denial or termination would have on the other members of the Participant household not involved in the prescribed activity.

ARTICLE THREE.

TERMINATION OF ASSISTANCE NOTIFICATION

If Atlanta Housing Authority deems it necessary to terminate assistance, Atlanta Housing Authority will give both the Participant and the Owner/Landlord written termination notices in accordance with the Operating Procedures.

ARTICLE FOUR.

INFORMAL REVIEWS AND INFORMAL HEARINGS

1. **Applicants** may exercise the right to an “Informal Review” regarding denial of an application for housing assistance or denial of a reasonable accommodation request. Requests for an Informal Review must be made in writing within ten (10) business days from the date of the notice of ineligibility or denial of assistance from the Atlanta Housing Authority.
2. Prior to the Informal Review, a denied Applicant may request an opportunity to examine the application file and to copy any relevant documents at the Applicant’s cost. The Informal Review will be conducted by a person appointed by Atlanta Housing Authority who is neither the person who made or approved the decision under review nor the subordinate of such person. Both the Applicant and Atlanta Housing Authority will have the opportunity to present evidence at the Informal Review. The Applicant may bring witnesses, representatives (including attorneys) or letters of support to the Informal Review. In the event Atlanta Housing Authority’s representative for the Housing Choice Voucher Program presents any witnesses, the Applicant will have a right to cross-examine them. In the event the Applicant presents any witnesses, the representative from Atlanta Housing Authority will have a right to cross-examine them. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings. An Informal Review decision shall be provided in writing to the Applicant within fifteen (15) business days from the date of the Informal Review. Requests for Informal Reviews, supporting documentation, and a copy of the final decision shall be retained in the applicant’s file.
3. **Participants** may exercise the right to an “Informal Hearing” to consider whether certain adverse actions that may result in significant reduction or termination of housing subsidy benefits violate the law, HUD regulations (to the extent applicable under MTW) or Atlanta Housing Authority policies.
4. Adverse decisions based on criminal activity - If the denial of admission or termination of assistance is based on criminal activity, Atlanta Housing Authority will provide a copy of the criminal background report at issue and the Applicant or Participant will be given the opportunity to dispute the accuracy and relevance of the record prior to the adverse decision. Applicants and Participants are strongly encouraged to provide a copy of the disposition of the subject criminal offenses. If, however, an Applicant or Participant admits that he or she committed a crime, was convicted of a crime or that he or she entered a guilty plea for the criminal offense in question, he or she will not need to provide additional information regarding a criminal conviction or a guilty plea. This does not mean, however, that he or she will not be allowed to discuss the circumstances or any of the review considerations set forth below if he or she wants such additional information to be considered. Atlanta Housing Authority will consider evidence of the circumstances of the criminal case(s) including mitigating or aggravating circumstances; the time, nature and extent of the conduct including the severity of the conduct and the seriousness of the offense; and whether the conduct indicates that the Applicant or Participant would pose a danger to the health, safety or welfare of others.

5. Requests for an Informal Hearing must be made in writing within ten (10) business days from the date of the notice of denial or termination of assistance from the Atlanta Housing Authority. Prior to the Informal Hearing, the Participant may request an opportunity to examine the Participant's file and to copy any relevant documents at the Participant's cost. The Informal Hearing will be conducted by a person appointed by Atlanta Housing Authority who is neither the person who made or approved the decision under review, nor the subordinate of such person. Both the Participant and Atlanta Housing Authority will have the opportunity to present evidence at the Informal Hearing. The Participant may bring witnesses, representatives (including attorneys) or letters of support to the Informal Hearing. In the event Atlanta Housing Authority's representative for the Housing Choice Voucher Program presents any witnesses, the Participant will have a right to cross-examine them. In the event the Participant presents any witnesses, the representative from Atlanta Housing Authority will have a right to cross-examine them. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings. Determinations shall be based on the preponderance of the evidence presented at the Informal Hearing. An Informal Hearing decision shall be provided in writing to the Participant within fifteen (15) business days from the date of the Informal hearing.
6. Requests for Informal Hearings, supporting documentation, and a copy of the final decision shall be retained in the Participant's file.
7. Applicants and Participants with disabilities may request reasonable accommodation in order to participate in the Informal Review and Informal Hearing process, as applicable.

PART VIII – INTER-JURISDICTIONAL COOPERATION

ARTICLE ONE.

COOPERATIVE AGREEMENTS

Atlanta Housing Authority may seek to establish cooperative agreements and similar arrangements between and among other housing agencies in other jurisdictions administering the Housing Choice Tenant-Based Program with respect to Voucher portability relating to eligibility, inspections, program requirements, fee sharing, billing and other arrangements that would promote and benefit inter-jurisdictional cooperation.

PART IX – SPECIAL PROGRAMS

ARTICLE ONE.

SPECIAL PROGRAMS POLICY

Atlanta Housing Authority, in its discretion, and as a policy matter may develop special programs, pilots and initiatives utilizing the regulatory relief and authorizations granted Atlanta Housing Authority under the MTW Agreement that address an identified need and support Atlanta Housing Authority's Vision, Mission and Guiding Principles. A special program that AHA may pilot utilizing tenant-based assistance solely for the purpose of addressing the local housing needs of at-risk populations shall comply with the applicable provisions of the Supportive Housing Policies as set forth in Chapter 4 of this Statement of Corporate Policies.

PART X – HOMEOWNERSHIP POLICY

ARTICLE ONE.

AUTHORIZATION

The Housing Choice Homeownership Program was first authorized under Section 555 of the Quality Housing and Work Responsibility Act of 1998. Pursuant to the statutory and regulatory relief afforded Atlanta Housing Authority under its MTW Agreement, Section VI.A.22 of the Statement of Authorizations authorizes Atlanta Housing Authority to determine the structure, terms and implementation of any homeownership program using Housing Choice Program Vouchers. Accordingly, Atlanta Housing Authority may use Housing Choice Program Vouchers in implementing and administering initiatives to create and promote homeownership opportunities that are consistent with Atlanta Housing Authority’s guiding principles and Business Plan priorities.

ARTICLE TWO.

PROGRAM IMPLEMENTATION AND ADMINISTRATION

1. The Housing Choice Homeownership Program will be implemented and administered independent of and separate from the Housing Choice Tenant-Based Voucher Program by a division of the Atlanta Housing Authority designated by the President and Chief Executive Officer.
2. The division designated by the President and Chief Executive Officer is responsible for developing the structure, terms and written procedures for the implementation and ongoing administration of the Housing Choice Homeownership Program in accordance with the authorizations afforded Atlanta Housing Authority under its MTW Agreement.

[END OF CHAPTER 3]

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CHAPTER 4

SUPPORTIVE HOUSING POLICIES

PART I – INTRODUCTION

ARTICLE ONE.

GENERAL POLICY REQUIREMENTS

The General Policy Requirements for Rental Assistance Programs set forth in Chapter 1 of this Statement of Corporate Policies are applicable to this Chapter 4 to the extent that such policies do not conflict with the Program-Specific Policies for Supportive Housing.

ARTICLE TWO.

BACKGROUND FOR ESTABLISHMENT OF SUPPORTIVE HOUSING

1. Atlanta Housing Authority determined that there was a need to develop housing assistance policies for special needs populations such as the homeless, persons with disabilities, persons with mental health or developmental disabilities, U.S. military veterans, at-risk families and youth and other targeted groups who are enrolled in supportive services programs and who require a stable housing arrangement to ensure the effectiveness of their respective supportive services plans.
2. Based on its past experience and lessons learned through such activities as the Homeless Demonstration Program, Mental Health Demonstration Program and other Supportive Housing initiatives which were implemented as part of AHA's project based rental assistance program and other programs utilizing tenant-based vouchers, AHA concluded that typical housing assistance policies and procedures are not always the best fit for supportive service plans and the varying housing needs of the client populations. In order to fill this gap AHA developed the Supportive Housing Policies.
3. The Supportive Housing Policies set forth certain policies that authorize the establishment of operating procedures in support of local initiatives developed solely for the purpose of addressing the local needs of at-risk populations, including supportive housing pilots and initiatives implemented by Atlanta Housing Authority under its HAVEN program.
4. The Supportive Housing Policies apply to rental assistance programs and pilots characterized as being either: (i) Placed-based programs in which project based rental assistance commitments have been made by AHA or funded with public housing operating subsidies; or (ii) Tenant-based programs for which AHA may use Housing Choice tenant-based vouchers, special purpose vouchers and/or grants.
5. The Supportive Housing Policies are not applicable to rental units designated as *special needs* units pursuant to the State of Georgia's Qualified Allocation Plan under the Low Income Housing Tax Credit program that comprise less than ten percent of the total units in a MIXED Community or HomeFlex Community.

ARTICLE THREE. SUPPORTIVE HOUSING OPERATING PROCEDURES

1. AHA's Supportive Housing Policies utilize similar operating procedures as those used in AHA's HomeFlex and Housing Choice Tenant-Based programs; however, occupancy arrangements, rent determinations, rules regarding continuing assistance and other considerations relating to the special needs of the populations being served will be tailored to various program needs and requirements of the specific Supportive Housing program or pilot program ("Supportive Housing Operating Procedures").
2. The HomeFlex program, as set forth in Chapter 2 of this Statement of Corporate Policies, is an initiative designed and implemented by AHA using its flexibility authorized under its MTW Agreement.
3. The Housing Choice Tenant-Based Program, as set forth in Chapter 3 of this Statement of Corporate Policies, is a Rental Assistance Program designed and implemented by Atlanta Housing Authority using its flexibility authorized under its MTW Agreement.
4. In the event that there is a conflict between general operating procedures and the Supportive Housing Operating Procedures established under the Supportive Housing Policies, then the Supportive Housing Operating Procedures shall govern.

ARTICLE FOUR. DEFINITIONS

1. Supportive Housing Unit: A HomeFlex Unit and Housing Choice Tenant-Based Unit, as set forth in Chapters 2 and 3, respectively, of this Statement of Corporate Policies, that provide affordable housing to Supportive Housing Participants pursuant to these Supportive Housing Policies, are supportive housing units ("Supportive Housing Unit").
2. Supportive Housing Participant: An eligible family or person who meets the qualifications for admission to and occupancy of an available Supportive Housing Unit or the issuance of a Housing Choice tenant-based voucher in accordance with the Supportive Housing Policies shall be deemed a participant ("Supportive Housing Participant").
3. Service Provider: A service provider is a qualified organization that has been approved to provide specialized supportive services to Supportive Housing Participants pursuant to Part IV, Article One of the Supportive Housing Policies ("Service Provider").
4. Service Coordinator: The service coordinator is an organization responsible for developing local strategies for assisting special needs populations, working with public/private resources to identify and/or providing funds for service delivery activities, approving and coordinating Service Providers engaged in specialized supportive services and determining their status as approved Service Providers based on performance, and promoting community engagement and other related activities ("Service Coordinator").

5. Service Coordinator Agreement: AHA may enter into an agreement with one or more Service Coordinators in connection with AHA's support of one or more Supportive Housing programs and initiatives ("Service Coordinator Agreement") as described herein under Part IV, Article Three. In certain other Supportive Housing programs and initiatives that may be proposed to AHA, AHA, in its discretion, may not require a Service Coordinator Agreement and determine that the most effective approach in such cases would be to work directly with service providers, property owners and/or funders.

ARTICLE FIVE.

RENT DETERMINATIONS

AHA will follow the rent determination procedures established for the HomeFlex Program and Housing Choice Tenant-Based Program, as applicable in setting the rents for Supportive Housing Units. When setting rents for single-room occupancy and congregate housing arrangements, AHA will take into consideration the weighted value of shared facilities and amenities.

PART II – HOMEFLEX PROPOSAL SELECTION AND SITE-BASED ADMINISTRATION

In addressing the housing issues of special needs populations, AHA uses HomeFlex as a development tool and financial incentive for private developers and owners to expand the availability of new or existing high quality Supportive Housing Units.

ARTICLE ONE.

PROPOSAL SELECTION

AHA will periodically solicit developers/owners ("Owner") for new construction, rehabilitation and existing properties who are interested in providing Supportive Housing Units.

1. AHA will comply with its established procurement protocols for Request for Proposals (RFP) to solicit HomeFlex proposals for Supportive Housing Units from interested Owners ("Owner Proposal").
2. The details and scope of requirements for the preparation of Owner Proposals will be outlined in the RFP for Supportive Housing Units.
3. Owner Proposals for Supportive Housing Units will be selected in accordance with the evaluation criteria set forth in the RFP.
4. Upon approval of a selected Owner Proposal by the AHA Board of Commissioners, AHA will issue a HomeFlex commitment to the Owner that will expire on a date certain as set forth in the commitment ("HomeFlex Commitment"). The HomeFlex Commitment shall acknowledge that AHA will provide Supportive Housing Units contingent upon the Owner fulfilling the terms and conditions set forth in the HomeFlex Commitment with respect to the Owner's Proposal. The Owner's failure to meet the terms and conditions before the expiration date of the HomeFlex Commitment will result in the automatic termination of the HomeFlex Commitment unless AHA, in its discretion extends the term of the HomeFlex Commitment.
5. Upon fulfilling the Owner fulfilling the terms and conditions of the HomeFlex Commitment, as determined by AHA, AHA and the Owner will enter into a HomeFlex Agreement for Supportive Housing Units ("Supportive Housing HomeFlex Agreement").

ARTICLE TWO.

SUPPORTIVE HOUSING HOMEFLEX AGREEMENT

Because AHA does not own or control the Owner's Supportive Housing Units, the Owner shall be responsible for leasing, operating and maintaining the Supportive Housing Units in accordance with the Supportive Housing HomeFlex Agreement and Supportive Housing Policies.

1. The Owner shall execute AHA's form of Supportive Housing HomeFlex Agreement.
2. The term of the Supportive Housing HomeFlex Agreement shall be two years, unless AHA, in its discretion, approved a longer term in its HomeFlex Commitment to the Owner.
3. The Owner and Service Provider shall enter into a service provider agreement in a form approved by AHA ("Service Provider Agreement"). An executed copy of the Service Provider Agreement shall be an exhibit to the Supportive Housing HomeFlex Agreement.
4. The provisions controlling the business relationship between AHA and the Owner shall be outlined in the Supportive Housing HomeFlex Agreement including, but not limited to, the Owner's obligations related to selecting and entering into an agreement with a qualified Service Provider, site-based administration and other management obligations with respect to the operation of the Supportive Housing Units, the subsidy arrangement between the Owner and AHA and the submission of reports, as required by AHA, including evaluations and resolution of issues with respect to the performance of the Service Provider in discharging its duties pursuant to the Service Provider Agreement.

ARTICLE THREE.

OWNER'S OPERATING PROCEDURES

The Owner is responsible for developing and implementing written operating procedures for communities with Supportive Housing Units ("Owner's Operating Procedures").

1. The Owner's Operating Procedures must be consistent with the Supportive Housing Policies and to the requirements of other funding sources and Service Provider Agreements. To the extent that Atlanta Housing Authority, the Service Coordinator, funding sources and Service Providers have special requirements regarding the occupancy and conduct of Supportive Housing Participants with respect to their Service Plans, such requirements must be included in the Owner's Operating Procedures.
2. The Owner's Operating Procedures must describe how Supportive Housing Participants are selected and admitted into Supportive Housing Units in coordination with the Service Provider and as may be further provided for in the Service Provider Agreement. The selection of qualified Supportive Housing Participants shall be made by the Service Provider in consultation with the Owner and in accordance with the provisions of the Service Provider Agreement, which shall include a provision that the selection of qualified Supportive Housing Participants, when available, shall be made through and in coordination with the local Continuum of Care organization.

3. When a Supportive Housing Unit is not available for occupancy, qualified Supportive Housing Applicants who would otherwise be eligible for admission shall be placed on the Supportive Housing HomeFlex site-based waiting list that the Owner maintains and administers in an equitable and consistent manner.
4. The Owner and Service Provider must maintain records regarding the selection and admission and participation in services of Supportive Housing Participants. In meeting this requirement, the Service Provider is responsible for entering information on Supportive Housing Participants in the Homeless Management Information System managed by the Georgia Department of Community Affairs. The Owner and Service Provider must make the records they maintain on Supportive Housing Participants available periodically to AHA and upon request by AHA.
5. The Owner's Operating Procedures are subject to review by AHA in order to ensure consistency with the intent of the Supportive Housing Policies.

ARTICLE FOUR.

TRAINING

Owners, Service Providers and property management staff who are responsible for the operation of the Supportive Housing Units and the delivery of supportive services to Supportive Housing Participants are required to attend AHA-organized and/or AHA-sponsored training sessions regarding Supportive Housing Policies, Supportive Housing Operating Procedures, site-based administration, Owner/Service Provider coordination and other related matters.

PART III - ADMISSION AND RESIDENCY REQUIREMENTS

Supportive Housing Participants must comply with all Supportive Housing Policies related to their admission to and residency of Supportive Housing Units and residential units supported by a Housing Choice tenant-based voucher.

ARTICLE ONE.

SUPPORTIVE HOUSING ELIGIBILITY REQUIREMENTS

1. The Service Provider shall determine the initial and ongoing eligibility of a family or person as a qualified Supportive Housing Participant for referral to the Owner's site-based waiting list and placement in a Supportive Housing Unit pursuant to the Supportive Housing Policies and the Service Provider Agreement between the Owner and Service Provider.
2. Each Supportive Housing Participant must have a written Service Plan prepared by the Service Provider that documents the Supportive Housing Participant's agreement to participate in the program and comply with the terms and conditions of the Service Plan. For place-based programs in which services are available on-site, Owner must demonstrate and periodically report to AHA participation levels in services by Supportive Housing Participants.
3. In lieu of AHA's Work Requirement, Supportive Housing Participants must remain in compliance with their Service Plans. Service Providers will maintain a written record of each Supportive Housing Participant's progress in fulfilling Service Plan goals.

4. Supportive Housing Participants must qualify as very-low income members of one or more special needs populations such as the homeless, persons with disabilities, persons with mental health or developmental disabilities, homeless U.S. military veterans, at-risk families and youth and other targeted groups who are enrolled in a supportive services program with a Service Provider and who require a stable housing arrangement to ensure the effectiveness of their respective Service Plans.
5. AHA shall establish reasonable program integrity and audit procedures to ensure that the selection, admission and occupancy oversight of Supportive Housing Participants in Supportive Housing Units are being performed in accordance with the Supportive Housing Policies.

ARTICLE TWO.

OCCUPANCY ARRANGEMENTS

Due to the varying housing and service delivery needs of special needs populations, the building format and configuration of Supportive Housing Units may also vary.

1. Supportive Housing Participants may occupy Supportive Housing Units in shared housing, single-room occupancy and congregate housing arrangements with shared facilities and amenities subject to approval by AHA.
2. Under the supervision of the Service Provider and in accordance with individual Service Plans, two or more unrelated Supportive Housing Participants may share a single unit provided the number of persons occupying the Supportive Housing Unit is in compliance with AHA's occupancy standards.
3. When the Owner is a faith-based organization, the Lease and/or the approved Service Plan shall not require the Supportive Housing Participant's involvement in religious activities as a condition for occupancy of the Supportive Housing Unit or participation in the Supportive Housing Program.

ARTICLE THREE.

DENIAL OF ADMISSION AND TERMINATION OF ASSISTANCE

1. Owners of Supportive Housing Units and residential units supported by a Housing Choice tenant-based voucher may deny admission or terminate assistance to a Supportive Housing Participant if it is determined that a Supportive Housing Participant has been or is engaged in a violent criminal activity that could reasonably be expected to be an immediate threat to the health, safety or welfare of others.
2. Pursuant to HUD requirements, Owners of Supportive Housing Units and residential units supported by a Housing Choice tenant-based voucher shall deny admission or terminate HomeFlex assistance to a Supportive Housing Participant if it is determined that such Supportive Housing Participant:
 - A. Has been evicted from federally assisted housing for drug related criminal activity within the three year period preceding application;
 - B. Is currently engaging in the illegal use of drugs;

- C. Has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing;
 - D. Is subject to a lifetime registration requirement under a state sex offender registration program; or
 - E. Is abusing or demonstrates a pattern of abuse of alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- 3. Consistent with the intent of Supportive Housing, the Owner and Service Provider may determine to mitigate factors in a Supportive Housing Participant's history through the provisions set forth in such participant's Service Plan.
 - 4. Notwithstanding the above, Owner retains all rights to terminate assistance for any Supportive Housing Participant who is in noncompliance with the terms and conditions of the lease agreement between Owner and Supportive Housing Participant.

ARTICLE FOUR.

TERM OF RENTAL ASSISTANCE

- 1. Supportive Housing Participants are eligible for rental assistance for as long as they are a resident of an approved Supportive Housing Unit and continue to comply with the terms and conditions of the Owner's lease agreement and the provisions of the service plan (as applicable) developed by the participant's designated Service Provider.
- 2. Atlanta Housing Authority, Owners and Service Providers may share information with one another on the denial of admission of Applicants and the termination of Residents in order to coordinate services and ensure the integrity of the Supportive Housing Program.
- 3. In the event that a Supportive Housing Participant voluntarily moves from the Supportive Housing Unit or the residential unit supported by a Housing Choice tenant-based voucher; or is evicted by the Owner for cause, the rental assistance for such Supportive Housing Participant shall terminate and shall not be transferable.
- 4. In the event that a Supportive Housing Participant voluntarily withdraws from the care of the Service Provider or fails to comply with the terms and conditions of the Service Plan which results in the participant's removal from the Service Provider's care, the rental assistance for such Supportive Housing Participant shall terminate and shall not be transferable.
 - A. A determination relating to a former Supportive Housing Participant's continued occupancy as an unassisted resident shall be made in accordance with the terms of the Lease and the Service Plan.
 - B. When the rental assistance is terminated for a Supportive Housing Participant in a shared, single-room occupancy or congregate housing Supportive Housing arrangement, the former Supportive Housing Participant must move from the unit in accordance with the terms and conditions of the Lease and Service Plan for such Supportive Housing arrangements.

5. Upon termination or nonrenewal of a Supportive Housing HomeFlex Agreement, the rental assistance for all Supportive Housing Participants covered by the agreement shall terminate and shall not be transferable.

PART IV - SERVICE PROVIDER ARRANGEMENTS

ARTICLE ONE. SERVICE PROVIDER AGREEMENT

The Owner and the Service Provider must enter into a Service Provider Agreement that remains active and is fully funded throughout the term of the Supportive Housing HomeFlex Agreement.

ARTICLE TWO. APPROVAL OF THE SERVICE PROVIDER

In order to provide supportive services to Supportive Housing Participants in Supportive Housing Units, a Service Provider must be approved by either the Service Coordinator, AHA when there is no Service Coordinator or a state or local agency authorized to make such approvals. If the Service Provider is approved by an authorized state or local agency, the Service Provider shall be required to provide evidence of such approval to the Service Coordinator or AHA when there is no Service Coordinator. When there is a Service Coordinator, the Service Coordinator will ensure that the Service Provider is qualified to provide specialized supportive services geared to the needs of Supportive Housing Participants. The Service Coordinator shall provide a list of approved Service Providers to AHA on a periodic basis or upon AHA's request.

ARTICLE FOUR. SERVICE DELIVERY COORDINATION

The Owner and Service Provider shall coordinate the delivery of services to Supportive Housing Participants in Supportive Housing Units. When there is a change in the status of a Supportive Housing Participant, the Owner shall notify AHA and the Service Provider shall notify the Service Coordinator and AHA.

ARTICLE THREE. SERVICE COORDINATOR AGREEMENT

1. AHA may enter into a Service Coordinator Agreement with one or more Service Coordinators in connection with AHA's support of one or more Supportive Housing programs and initiatives.
2. The Service Coordinator Agreement shall set forth the obligations of the Service Coordinator to approve, monitor and evaluate the performance of Service Providers and AHA's role as a subsidy provider for Supportive Housing.
3. Pursuant to the Service Coordinator Agreement, the Service Coordinator shall:
 - A. Ensure that Service Providers are qualified to provide specialized supportive services geared to the needs of Supportive Housing Participants.
 - B. Provide a list of such approved Service Providers to AHA on a periodic basis or upon AHA's request.

- C. Provide periodic progress reports to AHA regarding the performance of Service Providers in serving the needs of Supportive Housing Participants.
- 4. AHA and the Service Coordinator will mutually agree on the terms and conditions to be set forth in the Service Coordinator Agreement including provisions for the termination of said agreement.

[END OF CHAPTER 4]

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Form 50900: Elements for the Annual MTW Plan and Annual MTW Report**Attachment B****(I) Introduction****Annual MTW Plan**

A. Table of Contents, which includes all the required elements of the Annual MTW Plan; and

[See Annual Plan: Table of Contents and Appendices Table of Contents](#)

B. Overview of the PHA's short-term and long-term MTW goals and objectives. Short-term goals and objectives include those that the PHA plans to accomplish within the fiscal year. Long-term goals and objectives include those that the PHA plans to accomplish beyond the current fiscal year. PHAs have the ability to define the level of specificity in the short-term and long-term goals and objectives. If PHAs are including non-MTW components in either the short-term or long-term goals and objectives, the PHA should clearly delineate which are MTW and which are non-MTW goals and objectives. PHAs have the flexibility to include references to proposed and ongoing activities in this section if it assists in providing an explanation about short-term and long-term goals and objectives. However, this is not required.

[See Annual Plan: Section I. and Section II.](#)

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

Attachment B

(II) General Housing Authority Operating Information

See Annual Plan: Table of Contents and Appendices Table of Contents

See: Appendix B, FY 2018 MTW Plan Resolution & Certifications

A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
None	X	X	X	X	X	X	X	X	None	X	X

Total Public Housing Units to be Added

0

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

If Other, please describe:

None

Planned Public Housing Units to be Removed During the Fiscal Year

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
GA006000480 Piedmont Road Highrise	208	RAD Conversion
GA006000530 Hightower Manor Highrise	129	RAD Conversion
GA006000061 Villages at Castleberry I	66	RAD Conversion
GA006000450 Peachtree Road Highrise	196	RAD Conversion
Total Number of Units to be Removed	599	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Ashley I at Scholars Landing	54	Family Community
Gateway at Capitol View	162	Senior Community
Phoenix House	44	Supportive Housing
Sterling at Candler Village	170	Senior Community
The Remington	160	Senior Community
The Veranda at Groveway	74	Senior Community
The Villages at Conley	35	Family Community
Hightower Manor Highrise	129	Elderly Community
Juniper & Tenth Highrise	149	Elderly Community
Peachtree Road Highrise	196	Elderly Community
Piedmont Road Highrise	207	Elderly Community
Village at Castleberry Hill I	66	Family Community
Anticipated Total New Vouchers to be Project-Based	1446	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		7,009 7,009

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

tbd

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

AHA established four priorities for FY 2018 capital improvements at the AHA-Owned Communities:

1. Health and safety of residents
2. Property viability
3. Energy conservation
4. Redevelopment through Rental Assistance Demonstration (RAD) or AHA Reformulation for the AHA-Owned Communities or AHA-Sponsored MIXED Communities.

AHA plans the following expenditures for Site/Building Improvements and Furniture, Fixtures & Equipment during FY 2018: \$1,285,000. Please see Appendix F for amount and associated descriptions of planned capital expenditures.

The expected sites for the work include all the AHA-Owned Communities: Barge Road Highrise, Cheshire Bridge Road Highrise, Cosby Spear Highrise, East Lake Highrise, Georgia Avenue Highrise, Hightower Manor Highrise, Marian Road Highrise, Marietta Road Highrise, Martin Street Plaza, Peachtree Road Highrise, Piedmont Road Highrise, and Westminster.

II.2.Plan.Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased (PH Units in AHA owned and AHA Sponsored Mixed-Income Communities)	3,415	40,980
Federal MTW Voucher (HCV) Units to be Utilized	17,684	212,208
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	2,789	33,468
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	675	8,100
Total Households Projected to be Served	24,563	294,756

* Calculated by dividing the planned number of unit months occupied/leased by 12.

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

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

None

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program

Description of Anticipated Leasing Issues and Possible Solutions

Housing Choice
Voucher Program

The vacancy rate in AHA's jurisdiction in multifamily properties is reported at an average of less than 5%. In light of the tight local rental market, AHA will continue to utilize its MTW flexibility to implement innovative leasing strategies to create additional quality housing opportunities for families.

II.3.Plan.WaitList

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units (AHA Owned Communities)	Site Based	4,143	Open	Yes
Federal MTW Public Housing & MIXED Communities (AHA-Sponsored Mixed-Income Communities)	Site Based	35,578	Open	Yes
Federal MTW Housing Choice Voucher Program (AHA HCV)	Community Wide	4,000	Closed	Yes
Project-Based Local, Non-Traditional MTW Housing Assistance Program (AHA HomeFlex Communities)	Site Based	7,967	Open	Yes

Rows for additional waiting lists may be added, if needed.

* Select Housing Program : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** Select Wait List Types : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

None

If Local, Non-Traditional Housing Program, please describe:

Using the flexibility authorized under its MTW Agreement, AHA manages occupancy and waiting lists through its various relationships with private developer partners and property management companies. Except for its Housing Choice Tenant-Based Voucher Program which AHA manages directly, partner entities manage all aspects of leasing units and occupancy, including waiting lists, for other AHA communities. For AHA's HomeFlex (formerly MTW Project Based Rental Assistance) Program and at AHA-sponsored MIXED Communities, AHA streamlines program activities through site-based administration delivered at the property level. The waiting lists at these communities are administered at the sites by the respective owners and management agents. Each is responsible for the opening, closing, ongoing maintenance and updating the site-based waiting list.

If Other Wait List Type, please describe:

None

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

None

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

Attachment B

(III) Proposed MTW Activities: HUD approval requested

A. Describe each proposed MTW activity;
B. Describe how each proposed activity will achieve one or more of the three statutory objectives;
C. Identify and discuss the anticipated impact of each proposed MTW activity on the stated objective(s); and
D. Provide the anticipated schedules for achieving the stated objective(s).
E. Provide the metric(s) from the "Standard HUD Metrics" section that will be used to quantify the changes that the PHA anticipates as a result of the MTW activity;
F. Give the baseline performance level for each metric (a numeric value) prior to the implementation of the MTW activity;
G. Give the yearly benchmarks for each metric (a numeric value);
H. Describe the final projected outcome(s) of the MTW activity for each metric;

N/A - No Proposed Activities

(IV) Approved MTW Activities: HUD approval previously granted	
A. IMPLEMENTED ACTIVITIES	
1. List approved, implemented, ongoing activities continued from the prior Plan year(s) that are actively utilizing flexibility from the MTW Agreement; specify the Plan Year in which the activity was first approved and implemented;	<p>See: Appendix H2</p> <p>Many of these multi-year activities were identified and approved by HUD in previous AHA MTW Annual Plans and constitute "ongoing activities" under its MTW authority. Pursuant to AHA's MTW Agreement with HUD, AHA is not requesting additional HUD approval of the activities described in this FY 2018 plan. The progression of activities described herein will be implemented under HUD's previous approvals and/or do not require HUD's approval as an MTW activity.</p>
2. Provide a description of the activity and an update on its status;	
3. Indicate if the PHA anticipates any non-significant changes or modifications to the activity during the Plan year;	
4. Indicate if the PHA anticipates any changes or modifications to the metrics, baselines or benchmarks during the Plan year;	
5. If the PHA requires a different authorization from Attachment C or D when implementing the activity than was initially proposed, the PHA must re-propose the activity and include all required elements in Section (III) Proposed Activities; and	
6. HUD requires PHAs to re-propose activities that require a "significant change." A "significant change" occurs when the nature of the activity has changed such that an additional MTW authorization is needed or when a PHA fundamentally changes the nature and scope of an activity to the extent that there is the potential for a different impact on residents (e.g. changing the calculation of rent). In these cases a new public process is needed for residents to have the opportunity to be informed about the changes to the activity. HUD reserves the right to determine on a case-by-case basis if the change made to an activity crosses this threshold and therefore requires the activity to be re-proposed.	<p>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"). In December 2015, Congress mandated the extension of the MTW Demonstration Program to June 30, 2028 under the same terms and conditions of AHA's current agreement. HUD confirmed this extension to AHA in writing on April 14, 2016. 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 FY 2018 MTW Annual Plan.</p>

B. NOT YET IMPLEMENTED ACTIVITIES	
1. Describe any approved activities that were proposed in the Plan, approved by HUD, but have not yet been implemented, and discuss why these activities were not implemented; specify the Plan Year in which the activity was first approved;	See: Appendix H2
2. Provide an update on the plan for implementation of the activity;	
3. Provide a timeline for implementation;	
4. Provide an explanation of any non-significant changes or modifications to the activity since it was approved;	
C. ACTIVITIES ON HOLD	
1. Describe any approved activities that have been implemented that the PHA has stopped implementing but has plans to reactivate in the future; specify the Plan Year in which the activity was first approved, implemented, and placed on hold;	See: Appendix H2
2. Discuss why these activities have been placed on hold;	
3. Provide an update on the plan for reactivating the activity;	
4. Provide a timeline for re-implementation; and	
5. Provide an explanation of any non-significant changes or modifications to the activity since it was approved.	
D. CLOSED OUT ACTIVITIES	
1. List any approved activities that have been closed out, including activities that have never been implemented, that the PHA does not plan to implement and obsolete activities; specify the Plan Year in which the activity was first approved and implemented (if applicable);	See: Appendix H2
2. Explain why these activities were closed out; and	
3. Provide the year the activity was closed out.	

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

Attachment B

(V) Sources and Uses of Funds

Annual MTW Plan

V.1.Plan.Sources and Uses of MTW Funds

See: Appendix B, FY 2018 MTW Plan Resolution & Certifications

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$5,749,447
70600	HUD PHA Operating Grants	\$215,589,463
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$2,390,664
71100+72000	Interest Income	(\$586,725)
71600	Gain or Loss on Sale of Capital Assets	\$135,000
71200+71300+71310+71400+71500	Other Income	\$1,164,879
70000	Total Revenue	\$224,442,728

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
GA006000430	FDS Line Item Name	Dollar Amount
Juniper & Tenth Highrise	Total Operating - Administrative	\$35,567,977
91300+91310+92000	Management Fee Expense	\$1,174,791
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$3,636,647
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$3,466,125
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$5,408,758
95000 (95100+95200+95300+95500)	Total Protective Services	\$1,845,127
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$750,007
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$13,972,835
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$434,013
97100+97200	Total Extraordinary Maintenance	\$2,326,197
97300+97350	Housing Assistance Payments + HAP Portability-In	\$132,804,389
N/A	Depreciation Expense	\$9,579,660
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Expenses	\$210,966,526

Describe the Activities that Will Use Only MTW Single Fund Flexibility

Except for the portion of certain revitalization and development activities outlined below and expenditures requiring non-federal funds, AHA operates all activities as detailed in its FY 2018 MTW Annual Plan using its MTW Single Fund authority. 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 AHA's business plan. Under this MTW Single Fund authority, AHA determines the best use of funds for the purposes of fulfilling its mission to deliver innovative, affordable housing. Although the MTW Agreement allows AHA to include RHF funds in the MTW Single Fund, AHA has elected not to do so.

In accordance with Section V.A.1 of Attachment D of AHA's MTW Agreement, AHA is authorized to combine operating subsidies provided under Section 9, capital funding (including development and replacement housing factor funds) provided under Section 9 (formerly Section 14), and assistance provided under Section 8 of the 1937 Act for the voucher programs to fund HUD approved MTW activities.

As detailed in AHA's Comprehensive Budget, AHA funds all operations with MTW Funds except where limited by law or regulation. AHA funds all operations with MTW funds except where other funds are provided for specific purposes (e.g. Replacement Housing Factor funds) or where limited by law or regulation. These funds are augmented by proceeds from National Housing Compliance (a non-federal source of funds) to fund expenditures that cannot be funded with federal funds.

Further, AHA has allocated MTW funds to support MTW-authorized revitalization activities. AHA's revitalization activities are also funded by RHF funds, public improvement funds provided by the City of Atlanta, and program income from prior years.

But for the MTW Single Fund flexibility, AHA would be unable to fund fully the costs of (i) operating the PH-assisted units in its mixed-income, mixed-finance communities, (ii) operating and maintaining the housing AHA owns (consisting primarily of senior high-rises, (iii) funding human development services intended to support fragile populations as well as promote resident self-sufficiency, and (iv) fund AHA's HUD-approved version of project-based rental assistance (HomeFlex) at communities including both AHA-sponsored mixed-income, mixed-finance properties as well as multi-family communities that are privately owned.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?

Yes

or

☐

Is the PHA implementing a local asset management plan (LAMP)?

Yes

or

☐

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

Yes

or

☐

AHA has provided detail on its Local Asset Management Plan (LAMP) in Appendix C.

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

Attachment B

(VI) Administrative

The PHA shall provide the information below with the first Plan/Report submittal to HUD.

Annual MTW Plan

A. Resolution signed by the Board of Commissioners, or other authorized PHA official if there is no Board of Commissioners, adopting the Annual MTW Plan Certification of Compliance (provided at the end of this Attachment B);

[See: Appendix B, FY 2018 MTW Plan Resolution & Certifications](#)

B. The beginning and end dates of when the Annual MTW Plan was made available for public review, the dates, locations of public hearings and total number of attendees for the draft Annual MTW Plan, (to ensure PHAs have met the requirements for public participation, HUD reserves the right to request additional information to verify PHAs have complied with all requirements as set forth in the Standard MTW Agreement);

[See: Appendix B](#)

<p>C. Description of any planned or ongoing PHA-directed evaluations of the demonstration for the overall MTW program or any specific MTW activities, if applicable; and</p>	<p>AHA engaged Emory University’s Center for Community Partnerships to conduct a longitudinal, comparative, multi-level assessment of the effects of AHA’s MTW program on AHA-assisted families. The focus of the study is to benchmark Atlanta’s MTW performance through strengthening inferences about MTW outcomes and their key determinants.</p> <p>Emory University’s approach is consistent with national discussion regarding evaluation of the MTW demonstration, which has called for a greater emphasis on studies that “evaluate outcomes and establish cause-and-effect relationships between agencies’ policies and recipients’ experiences.”¹</p>
<p>D. The Annual Statement/Performance and Evaluation Report (HUD 50075.1) or subsequent form required by HUD for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the Plan Year and all three parts of the report;</p>	<p>N/A</p>

¹U.S. Government Accountability Office , Moving to Work Demonstration: Opportunities Exist to Improve Information and Monitoring, (Washington, D.C.: GAO-12-490, April 2012) .

Appendix H2: Ongoing Activities

BACKGROUND

The Atlanta Housing Authority's (AHA) Ongoing Activities addresses the HUD Form 50900 requirement by listing activities identified in AHA's MTW Annual Implementation Plans ("MTW Annual Plans") since FY 2005. Per AHA's MTW Agreement with HUD on September 23, 2003, the initial period of which was effective from July 1, 2003 through June 30, 2010, and the executed Amended and Restated MTW Agreement, effective as of November 13, 2008, and further amended by that certain Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009, and as further extended by Congress through June 30, 2028 effective April 14, 2016, once HUD approves AHA's MTW Annual 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.

In June 2014, AHA decided to report its MTW-approved activities in accordance with the HUD Form 50900 – Attachment B and solely for purposes of complying with the substantive information reporting requirements of the Paperwork Reduction Act.

DESCRIPTION

This section includes information for **Section IV: Approved Activities** of the HUD Form 50900. Activities are divided into the following sub-sections: Implemented, Not Yet Implemented, On Hold, and Closed Out.

Each sub-section includes a summary table of activities, year implemented and MTW authorizations, followed by narrative descriptions, HUD Standard Metrics and FY 2016 benchmarks. Per HUD's requirements **"standard metrics must be shown in the table format provided in the 'HUD Standard Metrics' Section of Form 50900."**

PLEASE NOTE: Because the FY 2018 MTW Annual Plan is a forward looking document, there are no observed or recorded FY 2018 Outcomes.

EXAMPLE of HUD Standard Metrics:

HC #5: Increase in Resident Mobility		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. AHA = 0	Benchmark set in FY 2016 MTW Annual Plan.

HUD-required metric and unit of measure for this type of activity

AHA-reported figures or definitions in BOLD type

FY 2018 benchmarks figures as determined by AHA.

A. Approved MTW Activities: HUD Approval Previously Granted

The MTW activity number indicates the functional area and fiscal year in which the activity was approved in AHA's MTW Plan. **Key:** AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing.

Implemented Activities			
Activity #	Activity	Fiscal Year Impl.	MTW Authorization(s)
AW.2005.01	\$125 Minimum Rent	2005	Attachment D, Section I.O: General Conditions
PH.2005.07	4 to 1 Elderly Admissions Policy at AHA's High-Rise Communities	2005	Attachment D, Section III: Occupancy Policies Attachment D, Section IV: Self-Sufficiency/Supportive Services
SH.2005.08	Affordable Assisted Living Demonstration	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility 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
PH.2011.03	Aging Well Program	2011	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility
HC.2006.01	AHA Submarket Payment Standards	2006	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
RE.2007.03	Comprehensive Homeownership Program	2007	Attachment D, Section V: Single Fund Budget with Full Flexibility
SH.2005.09	Developing Alternative & Supportive Housing Resources	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility 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
AW.2005.02	Elderly Income Disregard	2005	Attachment D, Section I.O: General Conditions
PH.2017.01	Elimination of Flat Rent	2017	Attachment D, Section I.O: General Conditions Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section IV: Self-Sufficiency/Supportive Services
PH.2008.03	Energy Performance Contracting	2010	Attachment D, Section IX: Energy Performance Contracting
HC.2005.04	Enhanced Inspection Standards	2005	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
RE.2005.11	Gap Financing	2005	Attachment D, Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol
HD.2005.05	Good Neighbor Program II	2005	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility

Activity #	Activity	Fiscal Year Impl.	MTW Authorization(s)
HC.2011.02	Housing Choice Voucher Program HAP Abatement Policy	2011	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2005.06	Human Development Services	2005	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility
HC.2008.02	Leasing Incentive Fee (LIF)	2008	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
SH.2017.01	Next Step Youth Self-Sufficiency Program	2017	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section IV: Self-Sufficiency/Supportive Services 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
AW.2011.01	Non-Elderly Disabled Income Disregard	2011	Attachment D, Section I.O: General Conditions
RE.2007.04	Project Based Rental Assistance as a Strategic Tool	2007	Attachment D, Section V: Single Fund Budget with Full Flexibility 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
RE.2006.02	Project Based Rental Assistance Site Based Administration	2006	Attachment D, Section V: Single Fund Budget with Full Flexibility 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
HC.2007.01	Re-engineering the Housing Choice Voucher Program	2008	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
RE.2005.09	Reformulating the Subsidy Arrangement in AHA-Sponsored Mixed-Income, Mixed-Finance Communities including Centennial Place and AHA's Affordable Communities	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. C: Demonstration Program on Project Based Financing

Activity #	Activity	Fiscal Year Impl.	MTW Authorization(s)
HC.2007.02	Rent Reasonableness	2011	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
AW.2008.01	Rent Simplification / AHA Standard Deductions	2010	Attachment D, Section I.O: General Conditions
RE.2005.10	Revitalization Program	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility 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
RE.2012.01	Single Family Home Rental Demonstration	2013	Attachment D, Section V: Single Fund Budget with Full Flexibility
SH.2013.01	Veterans Supportive Housing	2013	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility
AW.2005.03	Work/Program Requirement	2005	Attachment D, Section I.O: General Conditions Attachment D, Section IV: Self-Sufficiency/Supportive Services

Please Note:

AHA has recently changed the names of its programs. References reflect the following changes:

- AHA's MTW-Approved Project Based Rental Assistance (PBRA) is now **HomeFlex**.
- AHA-Sponsored Mixed Income Communities are now **MIXED Communities**.
- AHA-Owned Residential Communities are now **AHA-Owned Communities**.
- Supportive Housing programs are collectively referred to as **HAVEN**.

AW.2005.01 – \$125 MINIMUM RENT

DESCRIPTION

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.

Mixed-income, mixed-finance rental communities, including AHA-assisted units and HomeFlex 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.

Because AHA's housing model has continued to evolve to include mixed-income and HomeFlex communities, starting in FY 2017, AHA will include these other communities in its reporting.

IMPACT

AHA's family policy initiatives such as the work requirement are aligned with standards set in the private sector. These policies are intended to prepare AHA's families to live in market-rate, mixed-income communities. Since raising the minimum rent, the number of families paying minimum rent has steadily decreased as adults move into the workforce. Families are becoming more economically self-sufficient which also allows them to be more competitive within the job market and housing arenas.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics or baseline assumptions. The calculations for FY 2018 include AHA's MIXED and HomeFlex communities. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	Baseline	FY2018 Benchmark
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars). AHA = \$25 rent x 2,272 PH and HC households x 12 = \$681,000 approx. (FY 2006).	Expected rental revenue after implementation of the activity (in dollars) = \$125 rent x 542 (PH + HC+ MIMF + HomeFlex households) x 12 = \$1.1 million resulting in increased rental revenue and greater HAP savings of \$813,000 approx.

PH.2005.07 – 4-TO-1 ELDERLY ADMISSIONS POLICY AT AHA'S HIGH-RISE COMMUNITIES

DESCRIPTION

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.

IMPACT

Implementation of this policy has helped reach an optimal mix of elderly and non-elderly disabled residents in the AHA-Owned high-rise communities, which has helped create an improved quality of life for all residents. All residents have a greater ability to access services and resources needed to be engaged and in control of decisions that affect their lives and the aging process.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no significant changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

In AHA-Owned Residential Communities which are undergoing conversions from Section 9 to Section 8 subsidy as part of RAD or AHA's Reformulation Initiative and the residents have been relocated, the households are not included in the benchmark during the transition.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (defined as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process) prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected households transitioned to self-sufficiency (AHA defines as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process) after implementation of the activity (number) = 1,260 households in the AHA-Owned communities

SH.2005.08 – AFFORDABLE ASSISTED LIVING DEMONSTRATION

DESCRIPTION

AHA will explore strategies to create affordable assisted living opportunities for low-income elderly persons and persons with disabilities, and to leverage resources with Medicaid Waivers or other service funding.

Early proposals to the State of Georgia Department of Human Resources (DHR) would have allowed elderly residents to age-in-place, provide alternatives to costly nursing home care, and reduce Medicaid budget expenditures. At the Gardens at CollegeTown, AHA and its development partner created 26 units that are designated for persons with mental and developmental disabilities. As part of the programming for this community, the Owner Entity provides service coordination and had considered Medicaid waivers for personal support services, but has been unsuccessful with this approach. Concurrently, AHA and its development partner have pursued development of alternative living services in a licensed personal care home in a newly constructed mid-rise building financed using LIHTC.

IMPACT

Construction was completed and occupancy began in FY 2015 at Oasis at Scholars Landing. The development provides 60 affordable assisted rental units for seniors, targeting veterans who can use Aid and Attendance benefits from the U.S. Veterans Administration to cover the cost of support services. AHA will continue exploring opportunities to use Medicaid funds for assisted-living supportive services.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected housing units of the type after implementation of the activity (number) = 0 units
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected number of households receiving these services after implementation of the activity (number) = 0 households

PH.2011.03 – AGING WELL PROGRAM

DESCRIPTION

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.

Using lessons learned from the NORC program model and recognizing that there are higher percentages of active older adults who want to maintain their quality of life, AHA introduced the expanded Aging Well program in 2011 to provide our residents with vibrant physical spaces, active programming, and enhanced opportunities for socialization, learning, and wellness. AHA work with the PMDs network of service providers and local universities: (i) to provide activities and learning experiences for the residents that address the "7 Dimensions of Whole Person Wellness," and (ii) to connect residents with resources to support their physical and mental wellness.

IMPACT

Compared to the baseline prior to implementation, all AHA-Owned high-rise residents now have the ability to access services and resources needed to be engaged and in control of decisions that affect their lives and the aging process.

While not considered an MTW Activity, AHA's use of American Recovery and Reinvestment Act (ARRA) funds to renovate the AHA-Owned Residential Communities was informed by the Aging Well strategy. The \$20 million renovations included:

- **Site Improvements** – Parking lot, sidewalk and street repairs as well as landscaping and exterior recreation space enhancements.
- **Common Areas** – Lobby, common area and specialty function room renovations including community room, Internet café, TV/media room, fitness center, mail room, wellness services suite, and resident association offices.

These physical improvements facilitate greater socialization and engagement by residents, while providing private rooms for working with service providers. Residents have access to on-site Service Coordinators who help refer and link residents to community-based resources to meet their health and wellness needs. Each property also has on-site programs and activities that promote wellness such as: dance and fitness classes, resource fairs, computer classes, nutrition classes, vision screening, podiatry screening, behavioral health practitioner visits, and nursing student visits.

AHA will continue to promote active aging at the AHA-Owned Residential Communities balancing this initiative with the limited funding for operating and managing the properties.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no significant changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

In AHA-Owned Residential Communities which are undergoing conversions from Section 9 to Section 8 subsidy as part of RAD or AHA's Reformulation Initiative and the residents have been relocated, the households are not included in the benchmark during the transition.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (defined as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process) prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2011)	Expected households transitioned to self-sufficiency (defined as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process) after implementation of the activity (number) = 1,260 elderly and disabled households

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). AHA = 0 (FY 2011)	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = 1,260 elderly and disabled households

HC.2006.01 – AHA SUBMARKET PAYMENT STANDARDS

DESCRIPTION

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 were implemented for each of the identified seven submarkets upon establishment of new HAP contracts and at the recertification of existing contracts.

IMPACT

By aligning its payment standards in the City of Atlanta, market rents for a particular neighborhood are not skewed by subsidy paid by AHA in that neighborhood. The realignment of the rents also allows AHA to better manage its subsidy allocation so that AHA can provide more housing opportunities in low poverty and less impacted areas. Based on market studies conducted in FY 2016, AHA will introduce updated sub-market payment standards which have been expanded from 7 to 23 sub-markets. These new payment standards reflect the dramatic changes in the Atlanta real estate market since 2007. AHA will closely monitor the effects of these changes on HAP costs and lease-up rates.

IMPLEMENTATION YEAR

This activity was approved in the FY 2006 MTW Annual Plan. Implementation began in FY 2006.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #5: Increase in Resident Mobility		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2006)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number) = 1,134 households

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2006)	Expected housing units of this type after implementation of the activity (number) = Number of units on AHA HCVP over the HUD FMR standards: 1,134 units

RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

DESCRIPTION

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:

- (1) Housing Choice Voucher Homeownership Program provides mortgage payment assistance to qualified Housing Choice clients seeking homeownership.
- (2) Down Payment Assistance for first-time home buyers throughout the City of Atlanta in the form of a subordinated mortgage loan to households that earn up to 80 percent (or 115 percent depending on the funding source) of the metropolitan Atlanta area median income (AMI).

IMPACT

AHA's homeownership program increases affordable homeownership opportunities for low-income families and helps to reduce the excess inventory of newly constructed single family units in the market. AHA further increases homeownership opportunities by leveraging other state and local down payment assistance programs and available funds. To date, AHA has assisted more than 500 first-time, low-income homebuyers through its various Down Payment Assistance programs.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2007)	Expected housing units of this type after implementation of the activity (number) = 10 units

HC #6: Increase in Homeownership Opportunities		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2007)	Expected number of households that purchased a home after implementation of the activity (number) = 10 households

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (defined as households with sufficient income and savings to maintain a mortgage without subsidy) prior to implementation of the activity (number). This number may be zero. AHA = 0 households (FY 2007)	Expected households transitioned to self-sufficiency (defined as households with sufficient income and savings to maintain a mortgage without subsidy) after implementation of the activity (number) = 5 households

SH.2005.09 – DEVELOPING ALTERNATIVE & SUPPORTIVE HOUSING RESOURCES

DESCRIPTION

AHA will continue developing and implementing alternative and supportive housing resources for income-eligible families. Resources include Elderly Designated Housing, Special Needs Designated Housing for Persons with Disabilities, Affordable Assisted Living or other supportive housing initiatives.

The purpose of supportive housing is to provide at-risk populations – who are often homeless or soon-to-be homeless – with a stable housing arrangement that includes intensive, often specialized support services that address individual needs. At-risk populations include homeless individuals and families, persons with physical, mental or developmental disabilities, military veterans, families separated due to the lack of housing, youth aging out of foster care, and other target groups that need quality, affordable housing.

In support of citywide and nationwide efforts to reduce and prevent homelessness, AHA will continue to use its MTW flexibility and funds to explore various rent reforms and additional homelessness initiatives and pilots. AHA will also continue to collaborate with the United Way of Greater Atlanta, the City of Atlanta Continuum of Care (CoC), the U.S. Department of Veterans Affairs, HUD, Georgia Division of Family and Children Services, and various state and local entities to address the housing needs of various at-risk populations.

IMPACT

Using its MTW flexibility to partner with the private sector, government agencies, and the service provider community, AHA has created multiple solutions to address the various local housing needs of at-risk populations. These solutions include its tenant-based supportive housing pilot, short-term housing assistance pilot, conversion of the Georgia Housing Vouchers. While the Family Unification Program and Veterans Affairs Supportive Housing special purpose vouchers are not MTW Activities, AHA has continued to expand its use of these programs to support its supportive housing objectives.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

<i>HC #1: Additional Units of Housing Made Available</i>		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected housing units of this type after implementation of the activity (number) = 44 new units

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected number of households receiving these services after implementation of the activity (number) = 44 households

AW.2005.02 – ELDERLY INCOME DISREGARD

DESCRIPTION

AHA amended its Income Disregard policy to include when determining annual household income, AHA will disregard the employment income of an Elderly Person or Disabled Person whose source(s) of income are Social Security, SSI, and/or other similar fixed income received from a verified plan ("Annual Fixed Income"). For those cases in which the Annual Fixed Income is not the primary source of income, Atlanta Housing Authority, in its discretion, may establish a limit on the amount of employment income that may be disregarded. Any employment income that is not disregarded will be included in annual household income for purposes of calculating Total Tenant Payment.

This policy will be applicable to all AHA housing assistance programs and serve as the replacement for applicable HUD rules and regulations.

IMPACT

Compared to baseline, the number of households with working elderly persons has increased. The increase in working elderly households took place largely in the first few years after implementation of the policy. Each year this number seems to trend upward slightly. Most importantly, individuals who choose to work may improve their quality of life and an increased level of self-sufficiency. This policy complements AHA's Aging Well strategy by encouraging elderly individuals to maintain their engagement in their communities.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (defined as elderly persons who have earned income) prior to implementation of the activity (number). This number may be zero. AHA = 26 households (FY 2005)	Expected households transitioned to self-sufficiency (defined as elderly persons who have earned income) after implementation of the activity (number) = 188 households

PH.2017.01 – ELIMINATION OF FLAT RENT

An MTW activity – PH.2003.01 – Affordable Fixed Rent / Affordable Flat Rent – was approved in the FY 2003 MTW Annual Plan. This activity builds on the intent with this previously approved MTW activity.

DESCRIPTION

With HUD's changes in flat rent requirements, AHA may explore rent structures consistent with self-sufficiency goals, private sector practices and the goal to increase housing opportunities for low-income families (statutory objective #3).

In anticipation of future conversions of subsidy from Section 9 to Section 8 and to provide greater alignment between affordable housing programs, AHA eliminated flat rents from its public housing communities. Flat renters are in transition to the standard income-adjusted rents in which a household pays 30 percent of their income towards rent and utilities.

There are compelling reasons to implement this policy. Few households – 1.3 percent – utilize this option. Because flat rent households tend to be higher income households, income-adjusted rents are more consistent with HUD's emphasis on creating greater housing opportunities for those most in need. As conversions from Section 9 to Section 8 funding using AHA's HomeFlex program are completed, eventually all households will pay income-adjusted rents. Additionally, HUD guidance introduced in 2014 created a greater administrative burden on AHA and its Property Management/Developers to adjust and track the flat rents each year for very few households.

In accordance with its MTW Agreement, AHA conducted an impact analysis as part of its FY 2016 Annual Report. Based on this assessment of current incomes of flat renters combined with the new HUD-mandated flat rent annual adjustments, AHA anticipated limited impacts to the preponderance of affected households. For current flat renters, AHA has communicated with the families and has begun phasing in the changes during FY 2017 in order to prevent hardship to affected families. All new admissions to public housing units are only provided income-based rent calculations.

IMPACT

In 2015, AHA amended its flat rent policies to comply with the statutory changes contained within Public Law 113 – 76, the Fiscal Year 2014 Appropriations Act. HUD required that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. At the time 77 households were paying flat rents. AHA followed a phase-in schedule in adjusting its flat rents. Currently, 26 residents (or 1.3% of public housing residents in AHA-Owned Residential Communities) have chosen the flat rent option and would be affected by this change.

IMPLEMENTATION

This activity was approved in the FY 2017 MTW Annual Plan. Implementation began in FY 2017.

STANDARD HUD METRICS

HC #1: Additional Units of Housing Made Available*		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 26 (FY 2016)	Expected housing units of this type after implementation of the activity (number) = 10 new units

**HUD Standard Metric used assumes that some families will opt-out and make new units available for other low-income families.*

PH.2008.03 – ENERGY PERFORMANCE CONTRACTING

DESCRIPTION

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. AHA is utilizing an Energy Performance Contract (EPC) to facilitate upgrades at its AHA-Owned Residential Communities as well as pursuing other funding for green initiatives.

Under AHA's MTW Agreement (*Attachment D, Section IX*), AHA or its agents may, without prior HUD approval, enter into energy performance contracts (EPCs) with Energy Service Companies (ESCOs) and make local determinations of the terms and conditions of EPCs, including the debt service source, in order to satisfy reasonable financing requirements, provided that with respect to each contract the term does not exceed twenty (20) years and at least 50% of the energy cost savings are used to pay financing and debt service costs. AHA is authorized to keep the savings under an EPC up to 50 percent of cost savings, which is above the 25 percent cost savings allowed for non-MTW housing authorities.

Working with Johnson Controls, in FY 2011 AHA implemented its second energy performance contract (EPC) which combines a \$9.1 million EPC loan with additional MTW funds. Through the EPC project AHA serviced newer HVAC systems in the buildings, replaced the older systems with new more energy efficient systems, upgraded bathrooms with new sinks, light fixtures, low-flow faucets and showerheads, toilets and compact fluorescent lights.

IMPACT

These capital improvements complement and supplement the ARRA renovations begun in FY 2010 and accelerate AHA's ability to continue the physical improvements designed to support delivery of vibrant "aging well" programs for its residents. The savings have been higher than anticipated due to the success of the energy conservation measures while program costs remained approximately the same as anticipated. Because of AHA's MTW relief, AHA is able to keep the savings for other improvements and services.

IMPLEMENTATION YEAR

This activity was approved in the FY 2008 MTW Annual Plan. Implementation began in FY 2010.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	FY2018 Benchmark
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). AHA = 0 (FY 2011)	Expected cost of task after implementation of the activity (in dollars) = \$50,000 cost savings AHA is allowed to keep under its MTW Agreement.

HC.2005.04 – ENHANCED INSPECTION STANDARDS

DESCRIPTION

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, in a tight real estate market, AHA has recognized some inefficiencies. As a result, AHA reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and reduce administrative burden, where feasible. For example, AHA eliminated the requirement for landlords to provide gas certifications at the initial inspection. Gas certifications are only required at the inspector's discretion, such as when a gas appliance is not accessible. AHA also revised its Site & Vicinity standard to make the determination clearer for landlords.

IMPACT

Enhanced real estate inspections have improved the quality and safety of AHA's families' homes.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected housing units of this type after implementation of the activity (number) = 9,002 units

RE.2005.11 – GAP FINANCING

DESCRIPTION

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.

IMPACT

Gap financing facilitates financial closings in development projects, thereby creating new affordable housing opportunities. In FY 2015, gap financing facilitated completion of Oasis at Scholars Landing, a 60-unit affordable assisted living community. In FY 2017, AHA provided gap financing for the RAD conversion of Juniper and Tenth Highrise.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2011)	Expected number of housing units of this type after implementation of the activity (number) = 450 units

HD.2005.05 – GOOD NEIGHBOR PROGRAM II

DESCRIPTION

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."

All households that receive a Housing Choice voucher are required to attend GNP.

IMPACT

Providing training under the Good Neighbor Program prepares families to be successful neighbors. The continuation of Human Services and Support Services also assists with the successful transition of assisted families into their new neighborhoods and as contributing members of their communities.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). AHA = 0 (FY 2005)	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = 800 households

HC.2011.02 – HOUSING CHOICE VOUCHER PROGRAM HAP ABATEMENT POLICY

DESCRIPTION

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 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.

IMPACT

AHA has continued to professionalize its relationships with landlords. As a result of elevating expectations and standards for accountability and a higher quality product, the private sector real estate community has responded in kind. These positive changes have resulted in a higher caliber of units and landlords participating in the program who are attracted to AHA's streamlined way of doing business. By becoming a better and more astute business partner, AHA has begun to reposition the Housing Choice program as an asset in the broader Atlanta community.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	Baseline	FY 2018 Benchmark
Rental revenue in dollars (increase) = HAP savings	Rental revenue prior to implementation of the activity (in dollars). AHA = 0 (FY 2011)	Expected rental revenue after implementation of the activity (in dollars) = Expected HAP savings based on 288 units = \$540,000

HD.2005.06 – HUMAN DEVELOPMENT SERVICES

DESCRIPTION

AHA continues to utilize its MTW flexibility to facilitate self-sufficiency of households participating in its Housing Choice Voucher Program with particular emphasis on the following population segments:

1. Working-age Adults - AHA's Human Development Strategy will primarily focus on assisting households to become compliant with its Work/Program Participation requirement by providing human development case management services and connecting household members to specialized supportive services provided by organizations contracted by AHA;
2. Elderly and Disabled Adults - providing supportive services for aging in place and independent living; and,
3. Children (0-5) and Youth (6-17) - advancing educational success and opportunities.

In FY 2014, AHA began utilizing an expanded Human Development Services staff (including two Family Self-Sufficiency Program funded coordinators) to assess the specific needs of the whole family in support of Target Adults transitioning to the workforce. Recognizing that chronic unemployment may be related to long-term, complex barriers, AHA refers the families “most in need” to contracted service providers that specialize in particular issues. AHA staff provide service coordination, monitor the family’s progress, and provide guidance for up to 12 months.

For families whose reasons for unemployment may be related to other issues, such as job skills development or access to quality affordable child care, AHA has expanded its Service Provider Network to include 126+ community organizations that address a broad spectrum of support services, including services that address the needs of senior and disabled household members. AHA staff also conduct resource briefings and workshops on topics such as résumé writing and how to enter the Georgia’s state child care lottery.

AHA will continue to utilize its MTW Single Fund to support its human development services initiatives.

IMPACT

AHA’s philosophy for supporting families through the process of positive transformation is premised on a belief that all members, but especially non-elderly, non-disabled adult members, can and should contribute to the community, and that communities should provide a nurturing environment for such contribution. AHA’s human development approach has been developed from numerous lessons learned in similar human and community development situations and believes that it is important to offer support to all members of the family balanced with clear information about individual responsibilities. As a result, the human development process is designed to counsel, coach and educate. Providing the human development intervention and guidance for the next generation will ensure a better chance for individual success, thereby, resulting in successful communities.

Since inception of the most recent initiatives in February 2014, AHA has seen the effectiveness of this human development services approach, with nearly 700 families becoming compliant or progressing. AHA will continue to advance the strategy in FY 2018.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). AHA = 0 (FY 2005)	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = 734 households

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing) prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected households transitioned to self-sufficiency (AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing) after implementation of the activity (number) = 206 households

SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	Baseline	FY2018 Benchmark
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in << all categories >> prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected head(s) of households in <<all categories>> after implementation of the activity (number) = 734 households

HC.2008.02 – LEASING INCENTIVE FEE (LIF)

DESCRIPTION

Originally used as a de-concentration strategy to provide financial incentives to encourage landlords and property owners to lease available housing to families impacted by relocation from AHA projects to be demolished. AHA continues to utilize this incentive to incent applicants and participants in the program move process to find units faster and submit their requests for tenancy approval as well as to remove barriers to leasing, such as security deposits and application fees. The LIF also attracts more landlords in areas of opportunity.

IMPACT

This tool was a critical element of the Quality of Life Initiative in which AHA facilitated relocation for nearly 3,000 families in public housing. In FY 2016, AHA began offering Leasing Incentive Fees to landlords on behalf of applicants that turn in a Request for Tenancy Approval (RTA) within 30 days of voucher issuance.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #5: Increase in Resident Mobility		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number) = 208 households
HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected housing units of this type after implementation of the activity (number) = 208 units
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected number of households receiving these services after implementation of the activity (number) = 208 households

SH.2017.01 – NEXT STEP YOUTH SELF-SUFFICIENCY PROGRAM

DESCRIPTION

AHA will continue developing and implementing alternative and supportive housing resources for income-eligible families. Resources include Elderly Designated Housing, Special Needs Designated Housing for Persons with Disabilities, Affordable Assisted Living or other supportive housing initiatives.

Working with the Georgia Department of Family and Children Services (“DFCS”) and its contracted Independent Living Program service providers, AHA is proposing a new MTW activity referred to as “Next Step” to provide vouchers to house foster care youth ages 18-23 that age out of foster care (“transitioning youth”) and that are working with the State-supported Independent Living Program (ILP). The purpose of the voucher is to help the aged out foster youth stabilize their living situation, avoid becoming homeless and move toward self-sufficiency. Initially, AHA will offer vouchers to house up to 25 eligible transitioning youth that are properly vetted and referred by DFCS.

Typically when a foster youth reaches 18 years of age, they exit the system and often lack the independent living skills and guidance to “make it” on their own. Often transitioning youth become homeless. AHA seeks to supply vouchers to house transitioning youth for up to 36 months or until age 23, whichever comes first. AHA reserves the authority to extend vouchers up to 12 months to allow full-time students to complete their degree or other circumstances on a case-by-case basis and in consultation with DFCS.

AHA will also require voucher-holders under this activity to begin, continue, and/or maintain appointments and visits with social service providers as recommended by DFCS (or its contracted ILP service providers) to assist these families in the preparation of living independently and creating a stable living environment. AHA may not issue any vouchers and may consider DFCS recommendations on whether to renew voucher contracts to families (transitioning youth) that refuse or withdraw from appropriate service-level case management (or equivalent ILP requirements), including the refusal to meet AHA’s work/program requirements.

Vouchers issued under this activity are not portable, are subject to minimum rent, and standard AHA rent calculations. Under AHA’s Supportive Housing policies (*Statement of Corporate Policies*) alternative occupancy arrangements (e.g., shared housing and sponsored housing) may be considered.

Overall, this activity requires a strong working partnership between AHA and the state DFCS office and Independent Living Program, where AHA will administer the vouchers and DFCS will refer the transitioning youth to AHA. An overview of the process resembles the following:

- Collaboration between AHA, DFCS, and service providers to create measurable goals and standards for success and to jointly create forms and processes, which may be achieved through regular meetings and trainings;
- Referral process between AHA and DFCS, where both agencies will establish points-of-contact to expedite the housing/referral process, through pre-screenings and other measures administered by DFCS prior to referrals (other agencies may refer to DFCS for referral to AHA). AHA will finalize eligibility of referrals and issue vouchers as appropriate.

IMPACT

Using its MTW flexibility to partner with the private sector, government agencies, and the service provider community, AHA has created multiple solutions to address the various local housing needs of at-risk populations.

IMPLEMENTATION YEAR

This activity was approved in the FY 2017 MTW Annual Plan. Implementation began in FY 2017.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2017)	Expected housing units of this type after implementation of the activity (number) = 25 new units

HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2017)	Expected number of households receiving these services after implementation of the activity (number) = 25 households

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). AHA = 0 (FY 2017)	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = 25 households

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing) prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2017)	Expected households transitioned to self-sufficiency (AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing) after implementation of the activity (number) = 10 households

SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	Baseline	FY2018 Benchmark
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in << all categories >> prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2017)	Expected head(s) of households in <<all categories>> after implementation of the activity (number) = 20 households

AW.2011.01 – NON-ELDERLY DISABLED INCOME DISREGARD

DESCRIPTION

AHA amended its Income Disregard policy to include when determining annual household income, AHA will disregard the employment income of an Elderly Person or Disabled Person whose source(s) of income are Social Security, SSI, and/or other similar fixed income received from a verified plan ("Annual Fixed Income"). For those cases in which the Annual Fixed Income is not the primary source of income, Atlanta Housing Authority, in its discretion, may establish a limit on the amount of employment income that may be disregarded. Any employment income that is not disregarded will be included in annual household income for purposes of calculating Total Tenant Payment.

This policy will be applicable to all AHA housing assistance programs and serve as the replacement for applicable HUD rules and regulations.

IMPACT

Since implementation of this policy, the number of households with working non-elderly disabled persons has not significantly changed, and we do not anticipate any significant fluctuations in future years. Most importantly, individuals who choose to work may improve their quality of life and an increased level of self-sufficiency. This policy complements AHA's Aging Well strategy by encouraging disabled individuals to maintain their engagement in their communities.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (defined as non-elderly disabled persons who have earned income) prior to implementation of the activity (number). This number may be zero. AHA = 82 households (FY 2011)	Expected households transitioned to self-sufficiency (AHA defines as non-elderly disabled persons who have earned income) after implementation of the activity (number) = 121 households

RE.2007.04 – HOMEFLEX (PROJECT BASED RENTAL ASSISTANCE) AS A STRATEGIC TOOL

DESCRIPTION

AHA designed its MTW Project Based Rental Assistance (PBRA) program (now called “HomeFlex”) in which, 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. Commitments for HomeFlex may be extended beyond the ten-year period after meeting agreed upon conditions. As AHA receives and approves proposals from developers for multi-family rental properties outside of AHA's jurisdiction, AHA may negotiate intergovernmental agreements with PHAs or local governments in the Atlanta metropolitan area. AHA will continue to use its HomeFlex program to expand the availability of quality affordable housing in healthy, mixed-income communities for families and the elderly, to further develop supportive services housing, and as a tool for its Reformulation initiative and RAD conversions.

IMPACT

AHA's HomeFlex program has successfully increased the long-term availability of 5,051 market-rate quality new and existing affordable units to low-income families in Atlanta.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2007)	Expected housing units of this type after implementation of the activity (number) = 699 units

HC #2: Units of Housing Preserved		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number). AHA = 0 (FY 2007)	Expected housing units preserved after implementation of the activity (number) = 422 units

RE.2006.02 – HOMEFLEX (PROJECT BASED RENTAL ASSISTANCE) SITE BASED ADMINISTRATION

DESCRIPTION

AHA created and implemented a HomeFlex (previously known as AHA's MTW Project Based Rental Assistance) Agreement, which replaces the former Project Based HAP contract, for the effective implementation of the HomeFlex 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 relating to HomeFlex assisted units.

IMPACT

This process has made the HomeFlex program attractive to private sector real estate professionals by allowing them to manage and mitigate their market risk associated with owning and implementing the program. AHA provides oversight and accrues administrative cost savings over direct management.

IMPLEMENTATION YEAR

This activity was approved in the FY 2006 MTW Annual Plan. Implementation began in FY 2006.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	FY2018 Benchmark
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). AHA = Estimated savings realized in Baseline Year: 923 HomeFlex Units x HUD CY2008 PUM HC Blended Admin Fee Rate (\$53.26) x 12 months x 80% (assuming AHA still incurs 20% of the admin costs) = \$471,926 Baseline Agency Cost Savings for HomeFlex Units administered at the site. (FY 2008)	Expected cost of task after implementation of the activity (in dollars) = Estimated savings for Benchmark Year: 7,009 HomeFlex Units x HUD CY2017 PUM HC Column A Admin Fee Rate (\$74.12) x 12 months x 80% = \$4.9 million Baseline Agency Cost Savings.
CE #2: Staff Time Savings		
Unit of Measurement	Baseline	FY2018 Benchmark
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). AHA = Divide the agency cost savings by AHA hourly rate to estimate staff time savings. \$471,926 ÷ \$35 = 13,484 hours saved (FY 2008)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = \$4.9 million ÷ \$35 = 142,500 hours saved

HC.2007.01 – RE-ENGINEERING THE HOUSING CHOICE VOUCHER PROGRAM

DESCRIPTION

AHA will continue to re-engineer, enhance, and streamline its business processes and related policies, procedures, and business documents such as Family Obligations, using its MTW flexibility to (1) increase cost efficiency of administering the program; (2) increase housing opportunities for families; and (3) advance self-sufficiency of Housing Choice Participants. Housing Choice Voucher Program core business processes that are being reviewed include: 1- Waitlist, 2- Portability, 3- Eligibility & Voucher Issuance, 4- Referrals, 5- Landlord Eligibility & RTA, 6- Unit Eligibility, 7- HAP & UAP Payments, 8- HAP Contract & Contract Maintenance, 9- Recertification, 10- Move Request, 11- Inquiry Management, 12- Compliance.

In the interests of families and as stewards of federal funds, AHA has strived to build long-term relationships with landlords that want to provide quality affordable housing. Despite opening and pulling from its waiting list in 2015 and 2016, AHA has seen voucher holders struggle to find available, appropriately sized units in Atlanta that meet AHA's Enhanced Inspections Standards. In turn, AHA has faced tough negotiations with landlords seeking rents that keep pace with a rising market.

In response to a tight real estate market, AHA has explored several approaches to increase availability of inventory and market the Housing Choice program. These approaches are designed to balance the differences between multi-family properties and single family properties, and the differences between new landlords and tenured, experienced landlords with a reliable track record. AHA has also continued to re-examine operating policies and modify them where appropriate to align with private sector business practices and expectations of property owners and to eliminate administrative burdens that hamper lease-up times.

For example, working with its Landlord Advisory Group during FY 2016, AHA re-examined its abatement policy and implemented an approach that incentivizes responsible landlords that promptly address unit repairs and maintenance, while appropriately penalizing and withholding Housing Assistance Payments to landlords with units that fail inspections and destabilize families.

Below are examples of activities AHA has implemented or plans to implement to ensure successful lease-up of Housing Choice applicants and participants.

- **Marketing Plan** – AHA has increased its outreach and marketing to large multi-family property owners and current property owners that own other non-participating properties. The marketing campaign will focus on raising awareness of the benefits of working with AHA, debunking the myths about assisted families, and educating the prospective property owners on how the program works. AHA will continue to collaborate with the City of Atlanta, Invest Atlanta, Atlanta Apartment Association, and the Atlanta Real Estate Collaborative to engage more property owners throughout the city.
- **Unit Incentive Fees** (Inspection First-Time Pass Bonus for Single Family Units) – Using savings from abatements, AHA will make one-time incentive payments to landlords each time their units pass on the initial inspection on the first attempt and they subsequently lease their units to Housing Choice applicants and participants under new contracts. AHA is launching a four-month pilot during FY 2016.
- **Leasing Incentive Fees** – AHA began offering Leasing Incentive Fees to landlords on behalf of applicants that turn in a Request for Tenancy Approval (RTA) within 30 days of voucher issuance. Leasing Incentive Fees are non-reimbursable and defray the costs of application fees and security deposits. AHA will also offer New Contract Incentives for Single Family Homes.

- **Streamlined AHA Enhanced Inspections Standards** – AHA reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and reduce administrative burden, where feasible. For example, AHA eliminated the requirement for landlords to provide gas certifications at the initial inspection. Gas certifications are only required at the inspector's discretion, such as when a gas appliance is not accessible. AHA also revised its Site & Vicinity standard to make the determination clearer for landlords.
- **Expedited Lease-up at High-Performing Multi-Family Properties** – AHA will continue to implement its program allowing high-performing multifamily properties scoring 97 or greater on AHA's comprehensive property assessments, to conduct self-certification inspections signed by the participant and the landlord, and expedited processing of the housing assistance contracts and lease addendums. AHA conducts quality control inspections on a percentage of these units on an annual basis. The implementation of this program has reduced the lease-up cycle time for these properties from an average 25 days to 5 – 7 days.
- **Self-Certification Inspections at Multi-Family Properties** – In FY 2016, AHA began allowing multi-family properties scoring 87 or greater on its comprehensive property assessments to conduct self-certification inspections signed by the participant and the landlord. AHA will conduct follow-up inspections on these units within 45 – 60 days following lease-up.
- **Rent Determination** – AHA will continue to implement enhancements to its rent determination process, offering fixed-rate boosts on units for major system upgrades, and allowing landlords to submit rent comparables including leases for comparable units and certain multiple listing service rents
- **Applicant/Participant Education** – AHA will implement an educational program that better equips applicants and participants with information that helps them identify and secure quality housing, especially in high opportunity areas.
- **Updated Sub-Market Payment Standards** – AHA currently uses its own payment standards for seven submarkets. These payment standards were introduced in 2007. In FY 2016, AHA contracted with a nationally recognized consultant to conduct a rental market study. The consultant identified the need for new payment standards and more sub-markets to more closely reflect market dynamics. AHA expects to rolled-out new payment standards in FY 2017.

During FY 2018, AHA will continue to streamline its internal business processes and systems with the goal of ensuring successful lease-ups, stabilizing families, and expanding partnerships with landlords.

IMPACT

By creating its own Housing Choice Program standards, business practices and procedures based on private real estate market principles, AHA has improved cost efficiencies and reduced the administrative burden, enhanced its image within the community and amongst landlords, and, ultimately, created a program that enables and empowers families to move toward self-sufficiency.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2008.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	FY2018 Benchmark
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). AHA = Overhead Cost of \$12 million which was voucher administration cost of \$1,309 per voucher (FY 2008)	Expected cost of task after implementation of the activity (in dollars) = Overhead Cost of \$8.3 million which was voucher administration cost of \$766/voucher

RE.2005.09 – REFORMULATING THE SUBSIDY ARRANGEMENT IN AHA-SPONSORED MIXED-INCOME, MIXED-FINANCE COMMUNITIES INCLUDING CENTENNIAL PLACE AND AHA'S AFFORDABLE COMMUNITIES

DESCRIPTION

AHA continues to explore strategies to reformulate the subsidy arrangement for AHA-sponsored mixed-income, mixed-finance communities (MIXED Communities) and AHA-Owned Communities from public housing operating subsidy (under the existing Annual Contributions Contract) to HomeFlex (under a HomeFlex Agreement), in order to sustain and preserve investments in these multi-family rental communities. AHA has worked with HUD to develop the program structure and process for implementation based on the Centennial Place demonstration model.

On November 2, 2012, HUD approved AHA's proposal to pilot AHA's Reformulation Demonstration Program under the auspices of its MTW Agreement at Centennial Place. In conjunction with the reformulation of Centennial Place, AHA received additional Housing Choice voucher funding on April 23, 2013, which will be used as part of the HomeFlex funding to replace the public housing operating subsidy upon conversion.

During FY 2018, AHA will continue with its implementation of the reformulation program at Centennial Place while exploring reformulation/conversion strategies that will improve long-term financial sustainability and preserve public and private investments in its other 15 mixed-income rental communities and AHA-Owned Communities, as anticipated in and pursuant to AHA's MTW Agreement.

IMPACT

The ultimate objective of the Reformulation Demonstration Program at Centennial Place is to reposition the 301 AHA-assisted units so that these units will carry their aliquot share of the debt service, equity requirements, and operating costs for the property for the long-term sustainability of the development.

During FY 2015, under the Reformulation Demonstration Program, all 301 units were converted. In FY 2016, AHA's developer partner received Low Income Housing Tax Credits for Phase II. Utilizing tax credits, AHA's Developer Partner will continue the rehabilitation of Phases III and IV.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

<i>HC #2: Units of Housing Preserved</i>		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number). AHA = 0 (FY 2005)	Expected housing units preserved after implementation of the activity (number) = 0 units

HC.2007.02 – RENT REASONABLENESS

DESCRIPTION

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.

IMPACT

Using internal real estate expertise and knowledge of rents in the Atlanta market as well as professional services, AHA's rent determinations reflect the changing market rent dynamics and realities of the residential real estate market. More accurate and timely determination of rents has allowed AHA to realize HAP savings.

Based on market studies conducted in FY 2016, AHA introduced updated sub-market payment standards which were expanded from 7 to 23 sub-markets. These new payment standards also reflect the dramatic changes in the Atlanta real estate market since 2007. While all rents are subject to rent reasonableness determinations, AHA expects the cumulative effects of the payment standards may increase certain HAP costs.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	Baseline	FY2018 Benchmark
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars). AHA = Average HAP per voucher = \$916. HAP assistance = \$81 million (FY 2011)	Expected rental revenue after implementation of the activity (in dollars) = Average HAP/voucher = \$782. Projected HAP assistance = \$73.7 million

AW.2008.01 - RENT SIMPLIFICATION / AHA STANDARD DEDUCTIONS

DESCRIPTION

During FY 2008 AHA adopted a policy, which was clarified in FY 2011 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.

Prior to implementation of the Rent Simplification Policy, AHA determined that across all programs, 80 to 85 percent 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.

IMPACT

This policy positively affects all families with dependent children or medical expenses. For the agency, less time is required collecting and processing receipts. There are also fewer errors because of streamlined processing.

IMPLEMENTATION YEAR

This activity was approved in the FY 2008 MTW Annual Plan. Implementation began in FY 2010.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #2: Staff Time Savings		
Unit of Measurement	Baseline	FY2018 Benchmark
Total time to complete the task in staff hours (decrease).	<p>Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).</p> <p>AHA = 15% of households historically seek deductions x 17,338 households x 1 hour verification = 2,600 hours (FY 2010)</p>	<p>Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) =</p> <p>15% of households historically seek deductions x 19,426 households x 1 hour verification = 2,913 hours saved.</p>

CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	Baseline	FY2018 Benchmark
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage). AHA = 3% (FY 2012)	Expected average error rate of task after implementation of the activity (percentage) = 3% error rate

RE.2005.10 – REVITALIZATION PROGRAM

DESCRIPTION

Over the last 20+ years, AHA and its private sector development partners have repositioned its public housing properties into 16 mixed-use, mixed-income communities with a seamless affordable housing component. The community-building model, including human development strategies for mixed-use, mixed-income communities, is a blend of private sector market principles and public sector safeguards, which AHA has branded the “Atlanta Model.”

In partnership with private sector developers, AHA will continue transforming conventional public housing properties into economically sustainable, market-rate quality, mixed-use, mixed-income communities through its real estate development strategy. To further advance the program, AHA will continue acquiring improved or unimproved real estate parcels to support the creation of mixed-use, mixed-income communities, support local revitalization initiatives and stabilize local neighborhoods. 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) retail and commercial activities; and (4) high-performing neighborhood schools.

Elements of the approved master plans will be advanced during FY 2018 subject to market demand, financial feasibility, funding availability, and conditions in the financial and real estate markets. The revitalization activities planned for implementation during FY 2018 are described in Section 1, Tables 1 and 2 of this Plan.

Subject to funding availability and in furtherance of the master plans and long-term community sustainability, AHA will continue to engage in acquisition activity during FY 2018. In addition to property acquisitions, AHA may be engaged in negotiations of land transactions with a number of entities to further support its development efforts at the communities listed in Section 1, Tables 1 and 2 of this Plan.

AHA will explore alternative funding options for the ongoing development activities including, as appropriate, any sites of former public housing (as listed in Appendix D, Table 6 of this Plan). These options may include, but are not limited to, a variety of public and private sources such as MTW funds, Replacement Housing Factor funds, and Choice Neighborhoods Planning and/or Implementation grants.

During FY 2016 AHA worked with a real estate consultant to analyze the site conditions, market conditions, and financial feasibility to determine short- and long-term opportunities for redevelopment of the former public housing sites that were demolished between FY 2007 and FY 2010, referred to as the Quality of Life Initiative (QLI). During FY 2018, AHA may continue real estate development activities associated with the vacant sites and all vacant land owned and acquired by AHA, as listed in Section 1C, Table 2.

IMPACT

Public/private partnerships are the key ingredient. AHA leverages its special standing under its charter, its goodwill, its land, its MTW Agreement, and HUD grants, while the private Development Partner leverages its balance sheet, know-how, brand, and track record to raise private equity and incur debt. In all cases, the partners align their interests so that both parties are focused on the success of the community. AHA’s revitalization efforts with private development partners have created 5,075 mixed-income rental units (including AHA-assisted units and tax-credit-only units) and over 300 affordable single family homes have been sold to low-income families.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

When the metrics, baseline and benchmarks were established initially as part of AHA's *Revised FY 2015 MTW Annual Plan*, HUD metric HC#2 was identified for this MTW Activity. Upon subsequent review, HUD Standard Metric HC#2 is not applicable to this development activity.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 2,720 units (FY 2005)	Expected housing units preserved after implementation of the activity (number) = 54 units (rental)

RE.2012.01 – SINGLE FAMILY HOME RENTAL DEMONSTRATION

DESCRIPTION

AHA will sell land to a Mechanicsville development partner for a neighborhood stabilization demonstration program for families at or below 60% AMI.

AHA's development partner has been engaged in pre-development activities for the development of 75 scattered-site rental units as part of a lease-to-own program promoting neighborhood stabilization. Affordable rentals will be achieved through low-income housing tax credit (LIHTC) Program for a 15-year period. Twenty-five of these units will be on AHA property under the terms of a ground lease with a purchase option at the end of the 15-year compliance period. AHA is not providing subsidy to families. For families that remain in the home throughout the 15-year LIHTC compliance period and increase their income sufficiently to become a qualified buyer, the opportunity to purchase the home will be provided.

IMPACT

The developer has received Low Income Housing Tax Credits and a closing is anticipated in 2016. All properties are expected to be occupied by end of FY 2017.

IMPLEMENTATION YEAR

This activity was approved in the FY 2012 MTW Annual Plan. Implementation began in FY 2013.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0	Expected housing units of this type after implementation of the activity (number) = 0 units

SH.2013.01 – VETERANS SUPPORTIVE HOUSING

DESCRIPTION

Under AHA's HomeFlex for Supportive Housing program, owners and developers of supportive housing receive housing subsidy under HomeFlex agreement with AHA for up to two years. In return, the owner is required to 1) work with a certified Service Coordinator such as the United Way and 2) enter into an agreement with one or more service providers who will provide appropriate intensive support services for the target population. They also agree to coordinate with any public agencies and nonprofit organizations that are providing additional case support to individual residents.

AHA provides supportive housing for veterans using its HomeFlex program and tenant-based vouchers such as the HUD Veterans Affairs Supportive Housing (HUD-VASH) voucher program. The HUD-VASH vouchers program is not an MTW activity, but is operated under AHA's Supportive Housing policies and administered through AHA's Housing Choice Program.

IMPACT

Oasis at Scholars Landing opened in FY 2015 and provides 60 affordable assisted rental units for seniors with a veterans' preference. *VASH vouchers are not reported as an MTW Activity.*

IMPLEMENTATION YEAR

This activity was approved in the FY 2013 MTW Annual Plan. Implementation began in FY 2013.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2013)	Expected housing units of the type after implementation of the activity (number) = 0 units

HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2013)	Expected number of households receiving these services after implementation of the activity (number) = 0 households

AW.2005.03 – WORK/PROGRAM REQUIREMENT

DESCRIPTION

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.

Because the primary paths to self-sufficiency are work and education, in FY 2014, AHA began implementing its Human Development Services strategy to assist families in the Housing Choice Voucher Program with achieving compliance with the work/program requirement within 12 months in order to maintain their housing assistance.

Non-compliant households are subdivided into two categories: progressing and non-compliant.

- Progressing households are households in which all Target Adults are engaged in a minimum of 15 hours per week of work, training, and/or school. These households are encouraged to continue improvements and are not referred for human development services as long as they maintain this status.
- Non-compliant households are households in which Target Adults are not working or meeting any of the work/program requirements.

In FY 2014, AHA began utilizing an expanded Human Development Services staff (including two Family Self-Sufficiency Program funded coordinators) to assess the specific needs of the whole family in support of Target Adults transitioning to the workforce. Recognizing that chronic unemployment may be related to long-term, complex barriers, AHA refers the families most in need to contracted service providers that specialize in particular issues. AHA staff provide service coordination, monitor the family's progress, and provide guidance for up to 12 months.

For families whose reasons for unemployment may be related to other issues, such as job skills development or access to quality affordable child care, AHA has expanded its Service Provider Network to include 126+ community organizations that address a broad spectrum of support services, including services that address the needs of senior and disabled household members. AHA staff also conduct resource briefings and workshops on topics such as résumé writing and how to enter the Georgia's state child care lottery.

IMPACT

The dignity and empowerment of work cannot be underestimated. When first instituted, less than 14 percent of households were working. During the current economic recession, families have had difficulty obtaining and maintaining employment. As the general unemployment rate has risen, AHA-assisted households have experienced a drop in income, either from job lay-offs or reduction in available work hours. However, the work/program requirement remains a powerful tool in enabling families to move to self-sufficiency.

A strong indication of the impact of mixed-income environments is that 96 percent of AHA-assisted households with Target Adults in AHA's MIXED Communities, and 95 percent of households in HomeFlex Communities were in compliance with AHA's work/program requirement. By contrast, in FY 2013, only 37 percent of Housing Choice households were in compliance.

Since inception of the most recent initiatives in February 2014, AHA has seen the effectiveness of this human development services approach, with nearly 700 families becoming compliant or progressing for an overall compliance rate of 62 percent for Housing Choice households. AHA will continue to advance the human development strategy in FY 2018.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2018. Any changes in quantities, magnitude or value of FY 2018 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	Baseline	FY2018 Benchmark
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in <<all categories>> prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected head(s) of households in <<all categories>> after implementation of the activity (number) = 734 households

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households transitioned to self - sufficiency (increase).	Households transitioned to self - sufficiency (AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing) prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	Expected households transitioned to self-sufficiency (AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing) after implementation of the activity (number) = 206 households
SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	Baseline	FY2018 Benchmark
Number of households receiving services aimed to increase self - sufficiency (increase).	Households receiving self - sufficiency services prior to implementation of the activity (number). AHA = 0 (FY 2005)	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = 734 households

B. NOT YET IMPLEMENTED MTW ACTIVITIES

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AHA's MTW Plan. **Key:** AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing.

Not Yet Implemented Activities		
Activity #	Activity	MTW Authorization(s)
PH.2003.01	Affordable Fixed Rent / Affordable Flat Rent	Attachment D, Section I.O: General Conditions
HC.2012.02	Comprehensive Graduation Program	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2013.02	Endowment Fund for Human Development Services	Attachment D, Section I.O: General Conditions Attachment D, Section V: Single Fund Budget with Full Flexibility
HC.2006.03	Housing Choice Inspection Fees	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2005.14	Individual Development Accounts (IDAs)	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2006.04	Standards for Residency in Single Family Homes	Attachment D, Section VII: Establishment of Housing Choice Voucher Program

PH.2003.01 – AFFORDABLE FIXED RENT / AFFORDABLE FLAT RENT

DESCRIPTION

AHA will explore different rent structures for Public Housing to further align with private sector practices as well as maximize the use of the subsidy resource.

UPDATE

Because this initiative was developed to address rent structures in AHA's large family public housing communities, it is obsolete and does not align with AHA's current strategy.

TIMELINE FOR IMPLEMENTATION

With recent changes in HUD flat rent requirements, AHA will continue to explore rent structures consistent with self-sufficiency goals, including the approved MTW Activity: Elimination of Flat Rent (FY 2017).

HC.2012.02 – COMPREHENSIVE GRADUATION PROGRAM

DESCRIPTION

AHA will develop and implement a comprehensive graduation program for assisted families that have achieved economic self-sufficiency and financial stability and who no longer need rental assistance. AHA will use the standard income levels for determining eligibility as the benchmark for success and will develop and implement strategies to ensure the smooth transition of successful families who have graduated. Such strategies may include financial counseling and homeownership opportunities.

UPDATE

AHA expects to consider implementation of this program as part of its Human Development Services strategy.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

HD.2013.02 – ENDOWMENT FUND FOR HUMAN DEVELOPMENT SERVICES

DESCRIPTION

To further enhance its human development strategy, AHA will establish an endowment fund for long-term sustainability of investments in human development services and other non-HUD funded initiatives.

UPDATE

After initial exploratory research, AHA determined that more research is needed to assess fully the feasibility of this initiative.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

HC.2006.03 – HOUSING CHOICE INSPECTION FEES

DESCRIPTION

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.

UPDATE

AHA postponed the implementation of this project during the implementation of certain activities in Re-Engineering the Housing Choice Voucher Program.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

HD.2005.14 – INDIVIDUAL DEVELOPMENT ACCOUNTS (IDAS)

DESCRIPTION

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.

UPDATE

Due to the implementation of AHA's Quality of Life Initiative, AHA discontinued exploring this program and during FY 2009 postponed any further development.

TIMELINE FOR IMPLEMENTATION

AHA may explore use of similar self-sufficiency programs in the future.

HD.2006.04 – STANDARDS FOR RESIDENCY IN SINGLE FAMILY HOMES

DESCRIPTION

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.

UPDATE

Due to other priority Housing Choice Re-engineering efforts, this activity was postponed in FY 2008. AHA informally incorporates rental housing counseling in its case management.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

C. ACTIVITIES ON HOLD

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AHA's MTW Plan. **Key:** AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing.

Activities On Hold		
Activity #	Activity	MTW Authorization(s)
HC.2006.05	Port Administration Re-engineering	Attachment D, Section VII: Establishment of Housing Choice Voucher Program

HD.2006.05 – PORT ADMINISTRATION RE-ENGINEERING

DESCRIPTION

AHA will continue to build its collaborative relationships with metro Atlanta public housing authorities 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.

UPDATE

After some early enthusiasm in discussions with metro Atlanta PHAs, interest in formal agreements waned. AHA will build on these relationships to continue to explore streamlining ports administration, eventually resulting in formal agreements when warranted.

D. CLOSED OUT ACTIVITIES

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AHA's MTW Plan. **Key:** AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing

Closed Out Activities		
Activity #	Activity	MTW Authorization(s)
--	ARRA Funds	n/a
HD.2007.05	Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
SH.2008.04	John O. Chiles Annex Supportive Housing Pilot	Attachment D, Section V: Single Fund Budget with Full Flexibility 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
HD.2008.05	Pre-Relocation Client Education	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
RE.2007.06	Quality of Life (QLI) Initiative	Attachment D, Section I.O: General Conditions Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
PH.2007.07	Utility Allowance Waiver	Attachment D, Section V: Single Fund Budget with Full Flexibility
--	Voluntary Compliance Agreement (VCA)	n/a
AW.2010.01	Business Transformation Initiative	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII: Establishment of Housing Choice Voucher Program