ATLANTA HOUSING

FY 2018 MOVING TO WORK

ANNUAL REPORT

For Fiscal Year Ending June 30, 2018

BOARD APPROVED AND SUBMITTED TO HUD

September 28, 2018

Board of Commissioners

Christopher Edwards, M.D., Chair

Robert Rumley III, Vice Chair

James Allen, Jr.

Robert S. Highsmith Jr.

Angela Ramson

Leadership

Brandon Riddick-Seals
Interim President and Chief Executive Officer

Troy White
Chief Operating Officer

Cecilia Cheeks-Taylor
Chief of Staff

Mark T. Campbell, D.Sc.
Chief Information Officer

Paul Vranicar
Chief Policy Officer

Myrianne Robillard
Senior Vice President, Financial Operations

Terri Thompson
General Counsel

Vision

LIVE. WORK. THRIVE.

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

The Atlanta Housing (AH) 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 and to improve health and wellness for all residents.

- **Economic Viability** – Maximize AH's financial soundness and viability to ensure sustainability of its investments and portfolio of properties.

Guiding Principles

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

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

Atlanta Housing

FY 2018 MTW Annual Report

For Fiscal Year Ended June 30, 2018

TABLE OF CONTENTS

HOW TO NAVIGATE THIS REPORT 3

Appendices Table of Contents 4

Message from the Board of Commissioners 5

Message from the Interim President & CEO 5

Executive Summary and FY 2018 Highlights and Program Statistics 6

Importance of Moving to Work 8

Section I. Overview of AH Programs and Properties **10**

Summary Financials 13

Section II. FY 2018 Priorities **16**

STRATEGY 1: LIVE: Creating Modern, Distinctive, Quality Communities 17

STRATEGY 2: WORK: Creating Pathways to Self-Sufficiency 43

STRATEGY 3: THRIVE: Keeping Our Finances in Check 53

MTW Policy Innovations **57**

HOW TO NAVIGATE THIS REPORT

In 2004, Atlanta Housing (AH) submitted to U.S. Department of Housing and Urban Development ("HUD") its first Business Plan, using its new statutory and regulatory framework pursuant to AH's MTW Agreement (herein referred to as the "Business Plan"). AH's Business Plan and its subsequent MTW annual plans on a cumulative basis outline AH's priority projects, activities, and initiatives to be implemented during each fiscal year. Fiscal Year 2018 represents AH's 15th year of participation in the MTW Demonstration Program. For further details, see *Importance of Moving to Work*.

This report highlights AH's MTW-Eligible activities and priorities as identified in the FY 2018 MTW Annual Plan approved by the Board of Commissioners on March 27, 2017.

- The ***Priority Activities*** section highlights significant results achieved by AH during FY 2018 and the status of AH priority projects, activities, and initiatives as described in the FY 2018 MTW Annual Plan.
- The ***Appendices*** section includes detailed charts, AH's MTW Benchmark results, Ongoing Activities, and HUD information reporting requirements (HUD Form 50900).

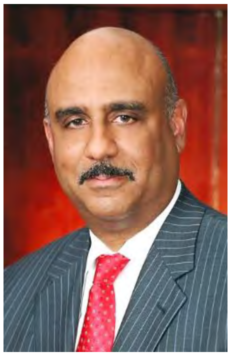
For inquiries, please contact us at (404) 892-4700 or strategy@atlantahousing.org
Corporate Headquarters: 230 John Wesley Dobbs Avenue NE., Atlanta, Georgia 30303

APPENDICES TABLE OF CONTENTS

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

		Page
Appendix A	**MTW Annual Report Cross-Reference Guides**	65
	1. AH's Legacy Attachment B Requirements	
	2. HUD Form 50900 Attachment B	
Appendix B	**FY 2018 MTW Annual Report Resolution & Certifications**	72
	1. Secretary's Certificate	
	2. Resolution	
	• Exhibit OPS-1-A: MTW Program Benchmarks – Measurable Outcomes	
	• Exhibit OPS-1-B: Minimum Rent Policy Impact Analysis	
	• Exhibit OPS-1-C: Elderly and Non-Elderly Disabled Income Disregard Policy Impact Analysis	
	• Exhibit OPS-1-D: Rent Simplification Policy Impact Analysis	
	• Exhibit OPS-1-E: Flat Rent Impact Analysis	
	3. Certification to HUD Regarding the AH's FY 2018 MTW Annual Report	
Appendix C	**Ongoing Activities**	91
	1. MTW Program Benchmarks	
	• Public Housing, Housing Choice, Community and Support Services, Finance Closings	
	2. Approved MTW Implementation Protocols	
Appendix D	**MTW Benchmarks (Legacy Attachment B)**	101
	1. Households Served Information	
	2. Units Added	
	3. Units Under Commitment	
	4. Units Removed	
	5. Household Characteristics	
	6. Waiting List Characteristics	
	7. Occupancy Rate	
	8. Rents Uncollected	
	9. Emergency Work Order Completion	
	10. Routine Work Order Completion	
	11. Inspections	
	12. Security	
Appendix E	**Resident Satisfaction Survey, AH-Owned Communities**	123
Appendix F	**Financial Analysis**	129
	1. FY 2018 Budget vs. Actual (Unaudited)	
	2. Modernization & Non-Operating Expenditures (AH-Owned Communities)	
	3. Annual Statement / Performance and Evaluation Reports	
	4. Housing Choice Vouchers Authorized	
	5. Local Asset Management Program	
	6. AH Audit for the Fiscal Years Ended June 30, 2017 and 2016	
Appendix G	**MTW Benchmarking Study (Not applicable in FY 2018)**	329
Appendix H	**HUD Information Reporting Requirement (HUD Form 50900 – Attachment B)**	331

MESSAGE FROM THE BOARD OF COMMISSIONERS



This past year, I was elected to serve as chair of the Atlanta Housing Board of Commissioners. I am honored to serve in a role once held by the distinguished visionary and father of public housing, Charles Palmer. It is a reminder of the powerful impact this agency has on the very fabric of the city of Atlanta.

I speak for all of my fellow commissioners when I say that we are proud to serve the citizens of Atlanta, and we take very seriously our duty of making sure that it is a city for everyone.

As Atlanta Housing celebrates our 80th anniversary, there is so much to be proud of in our long history of innovation—being the first public housing authority in America, building the first subsidized mixed-income housing in America, and the list goes on. But now is not the time to dwell on past accomplishments. As Charles Palmer once said, our community demands "bold, persistent experimentation." And at this moment in history, our city needs both boldness and persistence in great quantities if we are to forestall an affordability crisis.

I am proud that AH managed to add nearly 1,000 affordable households to the city of Atlanta in Fiscal Year 2018, but it is just the start of something bigger. The agency's accomplishments over the past year show that we have a capable staff and leadership to efficiently administer our resources toward adding to the supply of affordable housing in our community.

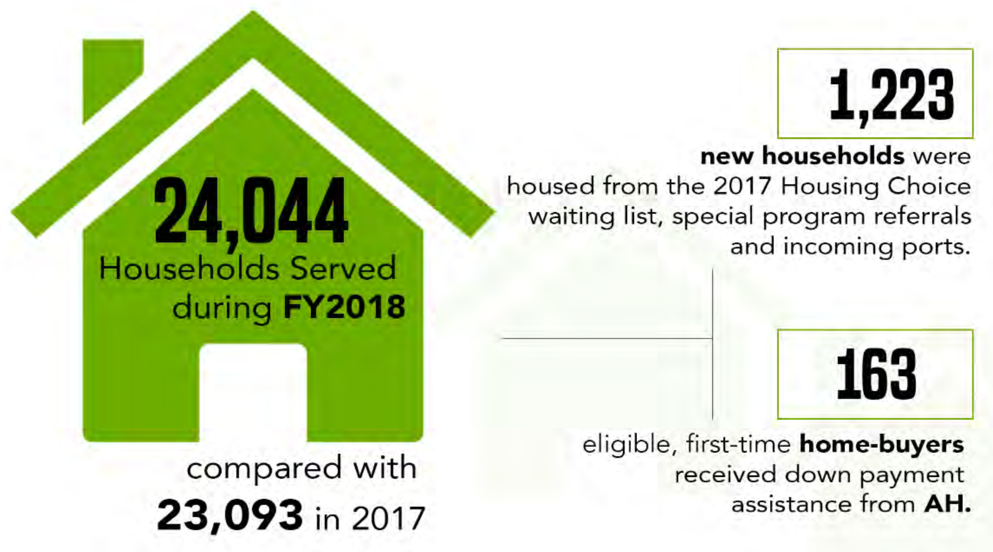
MESSAGE FROM THE INTERIM PRESIDENT & CEO

I am humbled to have been appointed to lead Atlanta Housing at this critical moment in our city's history. The city of Atlanta has obtained a level of prosperity and influence once only dreamed of by our early civic boosters. Residents and businesses are returning to the city's core in greater numbers than we have ever seen in modern times. And our newest amenities and green spaces are affording citizens a quality of life that would have seemed unlikely only two decades ago. Yet that very prosperity now threatens to displace many of the people who have worked hard to make Atlanta the thriving city it is. As a result, the "Beloved Community" that Dr. Martin Luther King Jr. spoke of is at risk. But it is not too late to turn the tide, as long as we as a city are guided by the notion that, as Dr. King put it, "our individual prosperity is inextricably linked to the prosperity of others."

I am excited about the opportunity to protect the vibrancy and inclusiveness of this city as the leader of the Atlanta Housing team. As I have settled into my role and come to know the people around me, I am consistently impressed by the dedication and passion of our staff. As the results in this report show, there is much to be proud of, from expanding supportive housing to address homelessness, to drawing down our waitlist for Housing Choice Vouchers. None of it would be possible without the hard work of hundreds of caring and committed professionals who come to work at Atlanta Housing each day.

EXECUTIVE SUMMARY

FY 2018 Highlights and Program Statistics



REAL ESTATE DEVELOPMENT & PUBLIC HOUSING

- AH began acquisition and planning efforts to **enhance its development capacity to increase the supply of quality, mixed-income, mixed-finance rental housing** in the tight Atlanta rental market where there was great demand for workforce and low-income housing by the end of FY 2018 by jump-starting the Herndon, Englewood and Westside redevelopments.
- As of the end of FY 2018, AH **added 477 units** through its private, multifamily HomeFlex program.
- AH completed the renovation and construction on its 1st HUD-approved RAD project, Tenth & Juniper Highrise, which **preserved 149 housing units**.
- AH closed on two additional RAD deals, Piedmont Senior Tower and Village at Castleberry Hill I, in an effort **to renovate and preserve an additional 273 housing units**.

SUPPORTIVE HOUSING

- **15 percent of all program admissions included at-risk homeless populations** that have been housed through AH's HAVEN Program.

  Through HAVEN tenant-based pilot initiatives, **177 individuals and families transitioned from homelessness.**
- **215 families at risk of homelessness** were stabilized through short-term rental assistance under the HomeAgain program.

HUMAN DEVELOPMENT

- **Invested $2.8 million in human development services** to empower families, seniors and youth with opportunities that spur self-reliance.
- **46 students** were awarded scholarships valued at **$82,525** through AH's Atlanta Community Scholars Award and University Choice Neighborhoods.
- The agency provided **human development and case management services to 1,643 Housing Choice participants.**
- AH's annual **Summer Internship Program hosted 12 AH-assisted students** to boost their big goals and bright futures.

ADMINISTRATION

- **Vision 2022 Strategic Plan.** AH began an **organizational assessment to start up an internal compliance and audit division** to enhance compliance, performance monitoring and productivity in real estate development, portfolio management, and Housing Choice Voucher utilization.
- **100 percent** of Housing Choice and HomeFlex inspections and **100 percent** of scheduled audits of AH-Owned and MIXED Communities were completed.
- For a **second year**, AH was recognized for its innovative corporate internal software development with the **2018 Southeastern Software Association (SSA) Impact Award** from the Technology Association of Georgia.
- AH was awarded the **Distinguished Budget Presentation Award by the Government Finance Officers Association** for its FY 2018 Budget.

Importance of Moving to Work

Meeting Local Needs Using Federal Resources

In 1996, Congress created the Moving to Work Demonstration Program (MTW Program), which gave the Secretary of HUD authority to negotiate agreements with up to 30 high-performing public housing agencies to demonstrate how flexibility, regulatory relief, and innovation could lead to better outcomes for low-income families and the broader community.

Congress wanted to create an environment for public housing agencies that encouraged innovation and demanded greater efficiencies. Congress also wanted to demonstrate that with greater flexibility more could get accomplished with the same, or even fewer, resources from HUD.

The MTW program has outperformed Congress' and HUD's expectations. The MTW Program has been expanded beyond 30 housing authorities, and in 2015, the timeline was extended to 2028. Currently, there are 39 MTW agencies out of 3,400 public housing authorities across the nation.

Over time, the MTW Program has yielded three major lessons:

1. All real estate issues are local.
2. Local, community-based problem-solving based on the community needs aspirations, as well as local market and financial conditions yields substantially better results.
3. The focus must be on outcomes and not process.

Simply put, MTW makes HUD programs and funding resources work better to produce better results.

MTW Statutory Goals

- Reduce costs and achieve greater cost effectiveness in federal expenditure.
- 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.
- Increase housing choices for low-income families.

MTW and Single Fund Authority

While statutory and regulatory flexibility are foundational elements of the MTW Program, the Single Fund authority is essential to AH's financial viability. AH's MTW Agreement permits AH to combine its low-income operating subsidy, Housing Choice voucher funds, and certain capital funds into an MTW Single Fund or, simply, "MTW Funds." Unlike non-MTW public housing authorities, AH combines its individual funding sources and converts them to MTW Funds under AH's MTW Agreement. Once part of the MTW Fund, they are relieved of their statutory and regulatory restrictions and may be used for MTW-Eligible activities outlined in AH's Annual Plan.

The funding flexibility provided AH under the MTW Agreement is essential to AH's continued success and long-term financial viability.

Importance of MTW to Atlanta Housing

Obtaining MTW status has enhanced AH's implementation of its long-term strategy to reposition and revitalize its housing inventory and neighborhoods. This strategy has been enhanced by using MTW flexibility to provide or facilitate the delivery of human development services for adults and the homeless. AH has begun planning enhanced employment training and self-sufficiency services for both adults and youth, in addition to pivoting to increase its in-house development capacity to leverage additional public/private real estate development and investment resources.

AH uses its MTW flexibility and funds to create innovative, local strategies and solutions that have a positive impact on families, real estate, and the city of Atlanta. From the very beginning of AH's official status as an MTW agency and as it moves forward, AH has strived to serve substantially the same number of families, or more than it would have without MTW, as it has repositioned its inventory and operated the Section 8 tenant- and project-based voucher programs in an extremely tight rental housing market characterized by demand from market-rate renters competing for the same affordable rental units in low-poverty neighborhoods with access to optimum employment, public transportation and quality education resources.

With MTW, AH is able to pursue opportunities that benefit low-income families that are not available to non-MTW agencies:

- Work requirement has increased employment opportunities for non-elderly, non-disabled adults.
- Biennial and triennial recertification (i.e. determination of continued eligibility for assistance) of elderly residents has reduced disruption and stress for our elderly participants while reducing administrative costs for AH.
- AH spent $2.8 million in FY 2018 to provide human development services to help families overcome barriers to work. These services included job training and placement assistance, after-school care for children, expungement of criminal records activities and provision of elder day care.
- As an MTW Agency, AH has made a strategic decision to use the flexibility under the single fund to plan redevelopment and new construction projects that increase the supply of mixed-income, mixed-use units (with the goal of increasing the supply of affordable rental units available for low and very, low-income families depending on available financing).
- Using HomeFlex, AH's locally designed MTW-Project Based Rental Assistance program, and funding flexibility, AH has expanded affordable housing and supportive housing for the homeless in Atlanta via contracts with private, multifamily owners to increase rental-housing opportunities.

Each of these innovations are intended to address the statutory MTW goal to serve a comparable number of families or more as would be served without MTW status. These measures are necessary for AH to effectively deliver housing assistance in the Atlanta rental housing market where there is great demand for the limited supply.

Unique in this industry, AH maintains a holistic view of itself as an MTW agency. That is to say, unless otherwise prescribed by Congressional appropriations language governing a specific program, AH does not separate activities as either MTW or non-MTW. For example, AH's policy innovations such as the work/program requirement are applicable to all families across all AH programs except for the elderly and persons with disabilities.

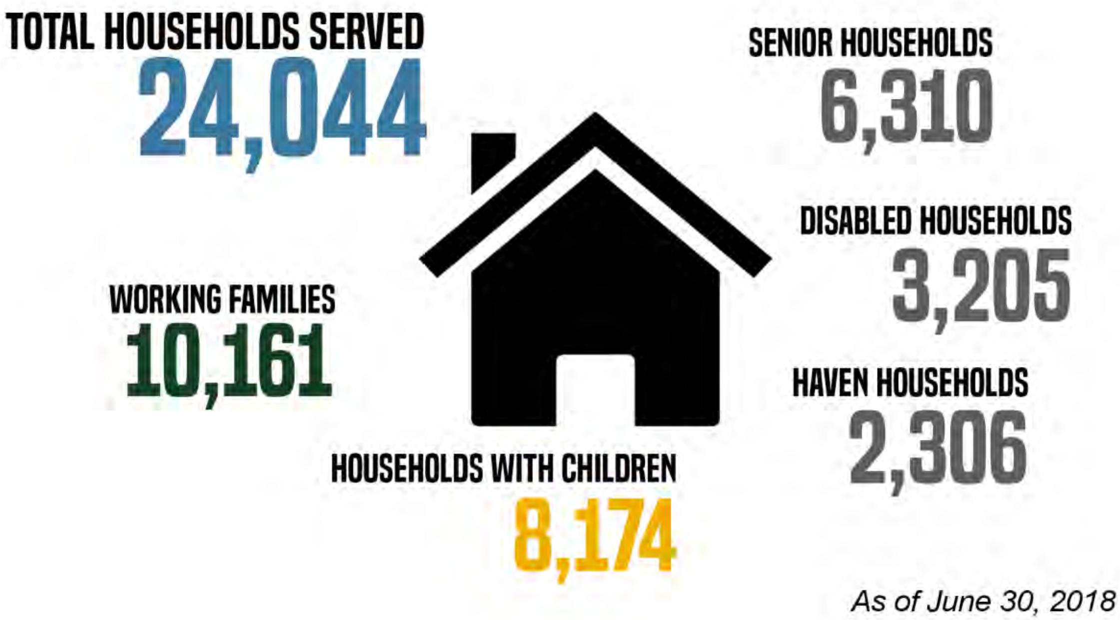
AH's MTW Agreement & Extensions

AH applied for and received designation as an MTW agency in 2001. After extensive negotiations, AH executed its MTW Agreement with HUD on September 23, 2003, effective as of July 1, 2003. Later, AH was able to retain the unique provisions under its original agreement when it negotiated a 10-year extension with its amended and restated MTW Agreement on November 13, 2008, and further amended it on January 16, 2009. In December 2015, Congress mandated the extension of the MTW Demonstration Program to June 30, 2028 under the same terms and conditions of AH's current agreement. HUD confirmed this extension to AH in writing on April 14, 2016.

The success that AH has achieved as an innovator, fulfilling the promise of the MTW program envisioned by Congress, is apparent in a review of AH's many initiatives. For more detail, see the section on *MTW Innovations and Policies* within Strategy 3 – THRIVE.

SECTION I.
OVERVIEW OF AH PROGRAMS AND PROPERTIES

AH provides housing opportunities and supports five general populations, as shown below. Ninety-seven percent of the families are very low- income or extremely low-income and earn less than $26,200 per year on average for a family of four. In other words, AH assists the families that need us most, whether due to their income or circumstances. Over the next four years, AH's focus is to open the doors wider to create more housing opportunities for families, individuals, and special needs populations such as veterans, older adults, and persons with disabilities.



AH comprehensively operates the entire agency pursuant to its MTW Agreement and harnesses the fungibility of its MTW Single Fund in operating and administering its programs. In cases where there are statutory requirements or grant provisions, AH complies with these terms, as required. Each AH program is designed to leverage all AH's resources – finances and funding flexibility, knowledge and experience, grant funds, rental subsidies, partner relationships, and land.

For a detailed listing of properties in AH's portfolio, see the *FY 2018 MTW Annual Plan*, available on the AH website.

AH-Owned Communities

1,586 households ● 9 senior and disabled high-rises ● 2 family communities

AH owns 11 public housing assisted residential properties, including 9 high-rise communities that support disabled and households aged 55 and older, and two small family communities. Under AH's site-based and private property management business model, AH contracts with third-party professional property management and development firms to manage each community in a comprehensive manner in accordance with AH's goals, policies, and financial resources. Site-based administration includes the daily property operations, maintenance, and capital improvements, as well as admissions and resident services. AH's Property Managers-Developers (PMDs) – The Integral Group, Columbia Residential, and The Michaels Organization – also are responsible for creating development plans to attract private funding for updating and modernizing the properties.

MIXED Communities

4,121 AH-assisted households and 1,131 LIHTC households

16 Master-planned communities ● 2 RAD communities

AH's Strategic Revitalization Program makes it possible for private real estate developers to create quality mixed-use, mixed-income communities on the sites of former public housing projects. Using a blend of private sector practices and public sector safeguards, the community-building model embraces the following transformational and human development strategies:

- New mixed-income rental and for-sale units – both affordable and market-rate,
- High-performing neighborhood schools (pre-K to high school),
- Great recreational facilities and amenities,
- Green space and parks, and
- Quality retail and commercial activities.

Since 1995, AH and its private sector partners have successfully created these quality, master planned mixed-finance, mixed-income communities at 49 different phases of development, including public housing, HomeFlex vouchers and units converted under RAD with a cumulative economic impact of over $2 billion.

Housing Choice Tenant-Based Voucher Program

8,608 households

AH designed its Housing Choice Tenant-Based Voucher Program to offer families the greatest mobility and broadest range of choices in selecting where they live. Using an AH voucher, families may identify quality housing anywhere in the city of Atlanta without paying more than 30 percent of adjusted income toward their rent and utilities. AH pays the portion of the cost not covered by the families. Families may also choose to use their AH voucher to move outside the city limits of Atlanta. Property owners/landlords of single-family homes and apartments manage the properties and enter into landlord-tenant relationships with the families.

HomeFlex (AH's approved PBRA program)

4,012 AH-assisted units and 1,595 LIHTC units in 49 communities

Using MTW flexibility, AH created and implemented HomeFlex, formerly known as Project Based Rental Assistance – AH's form of project-based vouchers. This program leverages the value of a long-term rental assistance arrangement for private real estate developers and owners to develop or provide affordable units in quality mixed-income environments. AH 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 AH's commitment. The HomeFlex Agreement also streamlines program activities through site-based administration in which the property owner manages waiting lists, eligibility, recertification and other administrative functions at the property level.

The HomeFlex program has successfully increased the long-term availability of high-quality affordable units to low-income families in Atlanta. During FY 2018, AH added four private, multifamily developments yielding 477 new units to the HomeFlex program. AH has existing commitments through procurement activity for six (6) additional properties with a total of 656 units, targeted for completion in fiscal year 2019.

HAVEN: AH's Supportive Housing Programs

2,305 households (Sub-set across all business lines)

When a person or family is in crisis because they lack safe and adequate housing, or they are unable to maintain housing because of mental health or developmental disabilities, typical housing assistance policies and programs may be inadequate to address their various needs.

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 case management and support services to address individual needs. At-risk populations include homeless individuals and families, people 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.

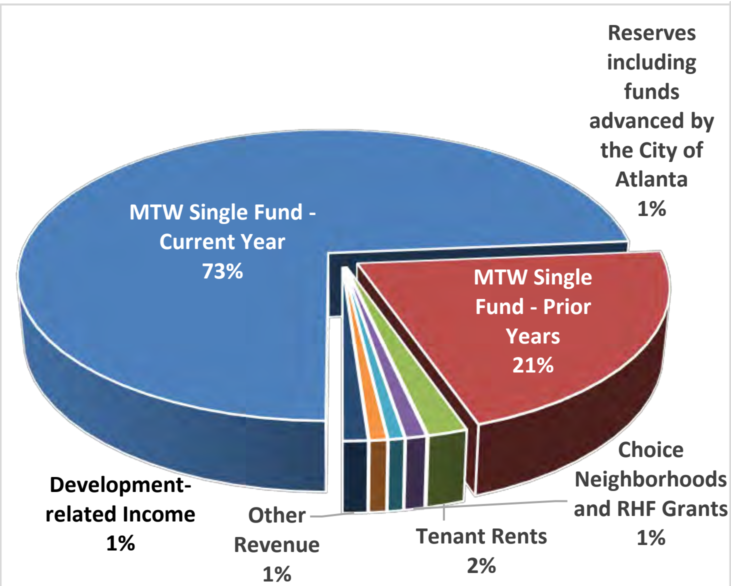
Collectively, AH's HAVEN Program currently encompasses seven (7) unique tenant-based initiatives, HomeFlex for Supportive Housing and short-term rental assistance. For AH, the HAVEN Program holds a meaningful place among the housing opportunities we make available to low-income families and individuals.

SUMMARY FINANCIALS

FY 2018 Sources and Uses of Funds

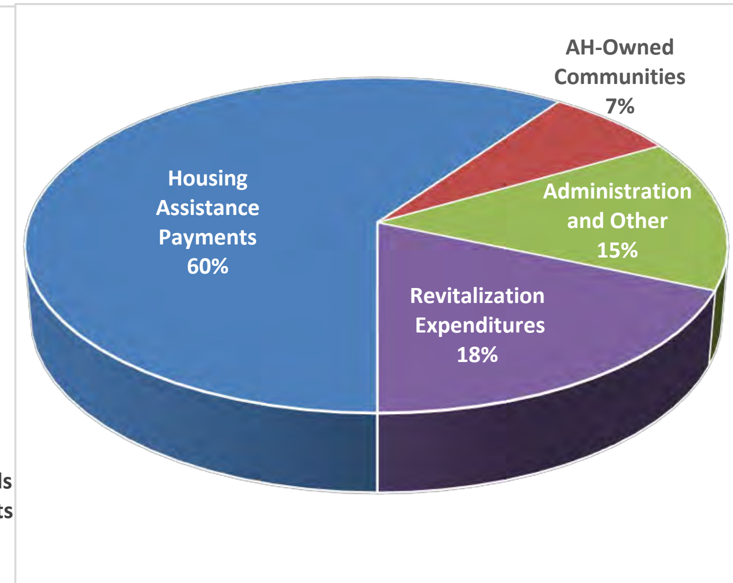
Sources of Funds

$304.1 million



Uses of Funds

$243.4 million



Sources of Funds

During FY 2018, most of AH's funding came from HUD in the form of Housing Choice Voucher Funds, Public Housing Operating Subsidy, and Capital Fund grants. AH also received revenue from these sources:

- Rents paid by residents of the AH-Owned Communities.
- Fees earned in connection with development activities under its Revitalization Program.
- Participation with the individual Owner Entities in net cash flows from MIXED rental communities (in the form of interest payments or ground lease payments).
- Profit participation from the sale of single-family homes.
- Through its ongoing business relationship with National Housing Compliance (NHC), AH received $1,132,909 in unrestricted contributions as a member of NHC. (No MTW or other AH restricted funds support this independent business operation.)

Uses of Funds

In FY 2018, AH continued to facilitate quality affordable housing opportunities for low-income families in the following ways:

- Provided over $97.4 million in housing assistance payments for households under the Housing Choice Voucher tenant-based and homeownership programs.
- Provided a total of $36.6 million in HomeFlex subsidy payments supporting HomeFlex units in mixed-income communities.
- Used MTW Funds to provide $11.5 million to cover net operating costs for AH-assisted units in MIXED Communities.
- Invested $48.6 million for development and rehabilitation programs including rehabilitation under HUD's RAD program.
- Used MTW Funds to cover $16.9 million in operating expenses, resident services, and capital modernization to support 1,761 households in AH-Owned Communities.

THE STRATEGY:

LIVE. WORK. THRIVE.

AH 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.** AH will redefine its approach to affordable housing development to emphasize community development, alongside the creation of innovative live-work-thrive innovation spaces.
- **Work.** AH will invest agency funding towards the agency's self-sufficiency programs, with a focus on family independence, student achievement, digital literacy/connectivity, employment and workforce development, and health and volunteerism.
- **Thrive.** AH 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.

AH 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, AH's five-year strategic plan. 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. At AH, we believe *everyone* deserves a chance at a better life.

FY 2018 represented the first full fiscal year of the implementation of VISION 2022: Live. Work. Thrive. (VISION 2022), a comprehensive and strategic plan that renews Atlanta Housing'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 Dr. John Hope, AH is opening doors to quality living for all. AH 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, AH 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 38th 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 United States Census Bureau, its population is an estimated 472,522. With a gross domestic product of $276 billion, Atlanta ranks 10th in the nation economically. Yet, as the city adjusts to the new normal following the Great 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.

AH's VISION 2022 recognizes that Atlanta demographics are changing, market forces are shifting and affordable housing supply is increasingly limited. As private developers focus on building luxury housing, there is a limited rental housing supply for low-income families and individuals. Very low-income and extremely low-income families with vouchers experience extreme competition for rental units with market-rate renters. Renters and homeowners 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.

Limited public funding is available in the current fiscal climate and in order to continue the development of affordable housing in healthy communities, AH will continue to 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. We plan to build affordable housing that will benefit low-income families by creating options in healthy mixed-income communities. This approach will create economic mobility for residents, and attract new partnerships and sources of capital to our developments. It will allow us to stay competitive and relevant in a dynamic marketplace, where only a handful of developers focus on affordability.

THE PLAN:

Stronger Communities, Brighter Futures

To meet the challenges facing affordable housing in Atlanta's vigorous market, AH aims to serve more low-income families in need of housing assistance. 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. In 2018, AH established the People, Partnership and Investments Division to help lead the charge of creating stronger communities and fostering brighter futures. AH also restructured the Human Services team to update its service delivery model to target specific outcomes for AH families.

SECTION II.
FY 2018 PRIORITIES

Each fiscal year's accomplishments reflect progressive steps toward the fulfillment of the vision of Atlanta Housing. Over the past 17 years as an MTW agency, AH has creatively used the tools and flexibility afforded by its MTW Agreement to implement housing policy reforms across all programs while also aligning with the MTW Statutory Goals. (See details on MTW-enabled innovations in *MTW Innovations & Policies.*)

Consistent with ***VISION 2022: Live. Work. Thrive.*** AH leveraged partnerships, grants and other sources of funding to implement initiatives and program activities during 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*

STRATEGY 1:
LIVE: CREATING MODERN, DISTINCTIVE, QUALITY COMMUNITIES

AH'S REAL ESTATE DEVELOPMENT MODEL AND APPROACH

Under VISION 2022, AH 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. During FY 2018, AH planned and developed enhanced due-diligence and investment protocols to guide decision-making on financing and developing financially feasible new construction and rehabilitation projects.

In FY 2018, AH's real estate focus was to:

- Build out AH's capacity in real estate transaction investments and financial underwriting;
- Make strategic acquisitions in areas of opportunity;
- Diversify real estate development partners;
- Advance catalytic development projects through pre-development phases.

In the current fiscal climate, this entails a standardized approach with a set of tools that will enable us to pursue self-development and other new construction projects that represent sound investments. AH seeks to earn reasonable returns both financially and socially under a double bottom-line investment framework in accordance with the AH mission.

Defining the Opportunity

AH has the opportunity to develop 400+ acres of AH-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 selected development partner.

Over the next four years, AH will continue to 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, Atlanta BeltLine)
- Environmental sustainability
- Proximity to commercial centers and jobs
- Public safety
- Quality schools and education
- Parks and green space

Developing Partnerships under a Co-Investment Strategy to Leverage Capital and Jump-Start New Construction in Areas of Opportunity in the City of Atlanta

To realize its vision and take advantage of various opportunities and sources of capital, AH has sought partners in the public, private and non-profit sectors. AH works collaboratively with other housing agencies including but not limited to the City of Atlanta, Invest Atlanta, the Atlanta BeltLine Inc., and the Atlanta Public Schools. With common goals that benefit low-income families, AH and its partners are advancing the development of affordable housing and further AH's revitalization activities; supporting City-driven public-use purposes, community development or neighborhood revitalization initiatives; providing jobs and economic development for low-income families; and/or supporting 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, AH 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.

A. New Development Opportunities: MIXED Communities

Since 1995 on land owned by AH, AH 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. AH's MIXED Communities are rich in amenities and many offer access to good schools, quality shopping and more. Based on the market conditions and the strength of the real estate and financial markets, AH and its development partners continued 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.

Table 1

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

In FY 2018, AH continued 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. As explained in greater detail below, AH has initiated new mixed-income, mixed-use development opportunities on AH-owned land utilizing private sector development partners.

Table 2

MIXED Communities
Sites with Development Remaining

- Herndon Square
  Herndon Homes Revitalization
- Englewood Manor
  Englewood Manor Revitalization
- Civic Center
  New Acquisition
- Scholars Landing
  University Homes Revitalization
- Magnolia Perimeter
- West Highlands
  Perry Homes Revitalization
- Mechanicsville
  McDaniel Glenn Revitalization
- Auburn Pointe
  Grady Homes Revitalization
- Capitol Gateway
  Capitol Homes Revitalization
- The Villages at Carver
  Carver Homes Revitalization
- Centennial Place
  Techwood/Clark Howell Revitalization
- CollegeTown at West End
  Harris Homes Revitalization, includes John O. Chiles main building and John O. Chiles Annex

HERNDON SQUARE

(Former Herndon Homes site)

Development Partner

Hunt Companies Inc. and Oakwood Development Group

Redevelopment Description

The Herndon Homes site is west of downtown Atlanta in the English Avenue Community. A 12-acre site, it is located across the street from Antioch Baptist Church, Georgia Tech's Technology Enterprise Park and The Gathering Spot/Iron Yards, and just north of the Georgia Dome, World Congress Center and the new Atlanta Falcons Stadium

Planned Residential Uses

Approximately Residential 700 units
563 rental units (with affordable housing)
105 senior housing units
32 For Sale Townhomes
40% of the units will be affordable to residents earning under 60% of AMI (approx. $35,000/annually)

Planned Mixed Uses

30,000 sf. of retail with grocery store
Community job training program

Planned Community Service

S.T.E.A.M. Education Center
Health & Wellness Center

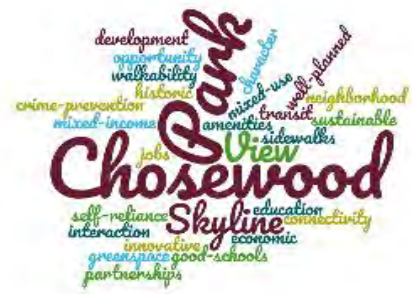
Other Planned Amenities

Programmed Green space

HERNDON SQUARE *(Former Herndon Homes Site)* MTW FY18 Details	
Transaction Type	Mixed-use, mixed-income urban redevelopment
Project Status	• Development Agreement in place with Hunt Companies Inc. and Oakwood Development Group. • In support of housing development to include 105 affordable senior housing units, Developer secured a 4% tax-exempt bond commitment from Invest Atlanta for the 105 affordable senior housing building. • AH commenced environmental clean-up activities on the site. • Start of public improvements began in late Spring 2018. • Outreach commenced to former Herndon Homes residents, with over 70 attendees at former resident update meeting held in August 2017. • Developer entered into MOU with Georgia Tech to develop the planned S.T.E.A.M. Center as part of the redevelopment.

ENGLEWOOD MANOR

(Former Englewood Manor public housing site)



Development Partners

The Benoit Group and The Michaels Group

Redevelopment Description

Recently acquired vacant land of former public housing site, located on the south side of Englewood Avenue and directly across the street from the BeltLine's Boulevard Crossing Park and the second site is on the north side of Englewood Avenue, directly adjacent to the BeltLine

Planned Residential Uses

Plans include dense, mixed-use, multi-family housing with lower density housing (single family, townhomes, duplexes) to complement surrounding Chosewood community on 26 acres on the former Englewood Manor site

Planned Mixed Uses

Community serving retail

Other Planned Amenities

Greenspace

ENGLEWOOD MANOR

MTW FY18 Details

Transaction Type	Mixed-use, mixed-income urban redevelopment – adjacent to the Atlanta Beltline
Project Status	• AH secured commitments from the City of Atlanta to acquire adjacent parcels at 1110 and 360 Hill Street and initiated land disposition approval from HUD for land sale and for a license agreement with City of Atlanta for on-going operations. • Activities continue under a lease on land acquired from the City of Atlanta (1111 Hill Street and 0 Englewood Avenue) as part of a land swap. • Development partners were selected in January 2018 for initial 26 acres. • AH and Atlanta BeltLine began community outreach, and the Atlanta BeltLine began development of an Area Framework Plan.

CIVIC CENTER

Development Partners

Developer to be selected (AH in discussions with Weingarten Realty and other developers)

Redevelopment Description

Acquired in 2017

Mixed-use, mixed-income development on 19.5 acres with access to transit and proximity to major job centers

Planned Residential Uses

Mixed Income Housing

Overall affordability goal for the site is to achieve a minimum of 30% affordable housing. Estimated 420 units to be developed by AH, of which a minimum of 250 units would be affordable to low-income households.

Planned Mixed Uses

Commercial/Retail/Civic

Other Planned Amenities

Green space

CIVIC CENTER **MTW FY18 Details**	
Transaction Type	Mixed-use, mixed income downtown/Midtown development
Project Status	• AH acquired this 19.5-acre site from the City of Atlanta in November 2017 with HUD acceptance in accordance with the AH MTW Agreement protocol. • AH is preparing plans to develop low-income housing with workforce and market-rate units in a mixed-use community. • AH will continue planning the development of this site with the assistance of a development consultant and site planning firm. It is contemplated that this planning process will result in solicitations for multiple commercial and mixed-use development partners, including developers that will partner with AH to develop the low-income housing.

SCHOLARS LANDING

(Former University Homes site)

Rendering: Ashley I at Scholars Landing

Development Partners

MBS-Integral UCNI, LLC

(Integral Development and McCormack Baron Salazar), known as the Housing Implementation Entity (HIE))

Redevelopment Description

Mixed-use, mixed-income development of the former University Homes land and land acquired by AH adjacent to the Atlanta University Center Schools and part of a neighborhood revitalization initiative under HUD's Choice Neighborhoods Program

Scholars Landing Master Plan

588 units total*

Independent Senior Living (100 units)

Senior Assisted Living (60 units)

Multi-family Residential (395 units)

For-Sale Townhomes (33 Townhomes)

**488 units are part of the Choice Program*

Other Planned Amenities

Community Building + Offices

(adaptive re-use of historic Roosevelt Hall located onsite)

SCHOLARS LANDING ***(Former University Homes site)*** **MTW FY18 Details**	
Transaction Type	Mixed-Income
Project Status	• To date leveraged investments on two (2) phases of rental development, public improvements and land acquisition of more than $38MM Completion of two (2) rental phases (160 rental with 48 affordable units). • Identified land parcels within the Choice Neighborhood area to advance the development of off-site, mixed-use, mixed-income housing with activities to include site remediation, public improvements and vertical construction. • See Choice Neighborhoods section for additional details.

Interior: Oasis at Scholars Landing

U-RESCUE VILLA / 311 NORTH AVENUE MTW FY18 Details	
Development Partner	None
Planned Uses	Mixed-income residential
Transaction Type	Mixed- income downtown/Midtown development
Project Status	Feasibility Assessment Underway

MAGNOLIA PERIMETER *(Scattered Site Properties)* MTW FY18 Details	
Development Partner	None
Planned Uses	Mixed-income housing
Transaction Type	Mixed-use, mixed income Midtown/Old Fourth Ward development
Project Status	RFP issued for the disposition and development of 30 scattered site properties within the Vine City neighborhood as part of Choice neighborhood, with an anticipated award of the developer contract(s) in early FY 2019.

WEST HIGHLANDS

(Former Perry Homes site)

Development Partners

Perry Homes Redevelopment LLC (Columbia Residential & BrockBuilt)

Redevelopment Description

Mixed-use, mixed-income development on approximately 220 acres on former Perry Homes/Perry Homes Annex land, land owned or acquired by AH, and developer-owned land

Planned Residential Uses

5 phases of mixed-income rental housing totaling 700 units (442 affordable)
5 phases of for-sale development totaling 786 units (20% affordable)

Mixed-income housing developed to date:

Columbia Crest
Columbia Estates
Columbia Grove
Columbia Park Citi
Columbia Heritage
Brock Built single family homes

Other Planned Amenities

Installation of greenspace, parks and trails throughout the community
Development of a high-quality neighborhood-serving charter school (K-8th grade) on the site (the West Atlanta Charter School)
Neighborhood-serving retail

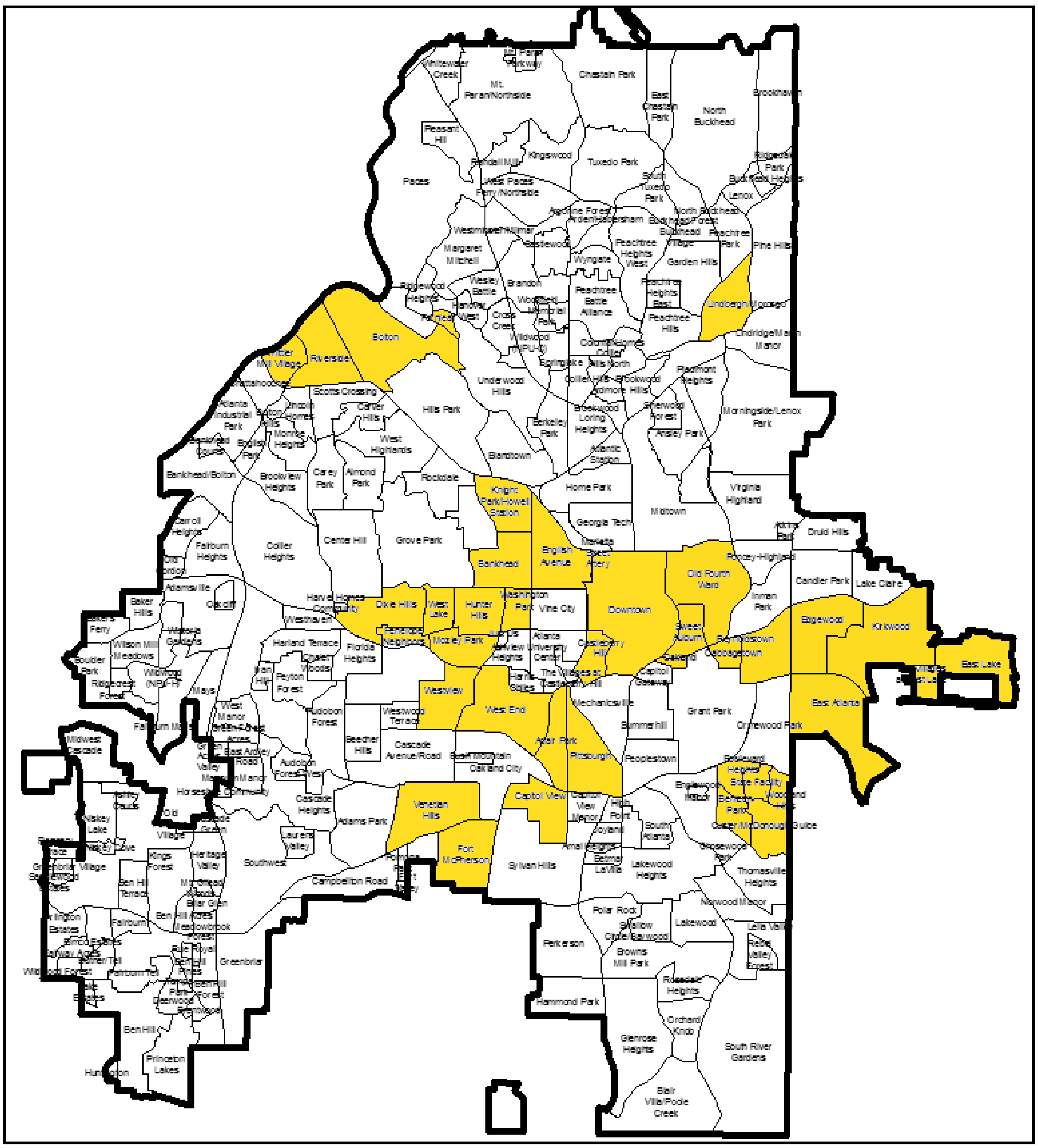
WEST HIGHLANDS *(Former Perry Homes site)* MTW FY18 Details	
Transaction Type	Mixed-income planned community
Project Status	• To date leveraged investments of more than $250M with completion of five (5) rental phases (700 units with 442 affordable units) and 318 for sale homes (with 87 affordable). • 35 for-sale homes in permitting and construction. • Advancing the disposition of approximately seven (7) acres to the West Atlanta Charter School to ensure quality neighborhood-based schools. • For the build-out of the master plan, engaging in future land dispositions with the developer related to housing development, the Homeowner Association related to the development of a recreational site and management of greenspace, parks, storm water management system, etc., and to the City of Atlanta for public infrastructure. • Acquired land includes 2000 Perry Boulevard NW, 1125 and 1175 Johnson Road. • Continued with public improvements and disposition of AH-owned land to the Developer for future development of for-sale homes and neighborhoods serving retail.

COLLEGETOWN AT WEST END *(Former Harris Homes site)* MTW FY18 Details	
Development Partner	Harris Redevelopment LLC (Integral Development LLC & Real Estate Strategies LLC)
Planned Uses	Mixed-income
Transaction Type	Completed to date: • Ashley CollegeTown I • Ashley CollegeTown II • Atrium at CollegeTown • Gardens at CollegeTown • Veranda at CollegeTown Remaining development • Undeveloped land associated with this community is the subject of ongoing litigation.
Project Status	• To date, leveraged investments of more than $108MM with completion of five (5) rental phases (689 units with 493 affordable units) and 50 affordable scattered site for-sale homes. • AH acquired land includes but is not limited to 940 Cunningham Place. • Working to complete the disposition of approximately three (3) acres of AH-owned land to Truly Living Well Center for Natural Urban Agriculture ("TLW") in support of the existing TLW urban farm and educational center to benefit the community and low-income families of CollegeTown.

Development Opportunity	Updates
Palmer House High-rise 0.97 acres Development partner solicitation pending	• AH staff assessed the viability of Palmer House as a (self) development opportunity and 100% affordable/supportive housing project.
Cupola Building 1.0 acres Development partner solicitation pending	• AH has assessed the viability of redevelopment of the historic Cupola Building as a small developer opportunity in FY 2019.
Bowen Homes 73.9 acres	• AH is assessing the use of the Bowen Homes site for innovative affordable housing design that could occur in FY 2019.
Other Revitalization Opportunities Pending redevelopment due to limited market potential for redevelopment	• 33.45 acres at Bankhead Courts. • 20.3 acres at Hollywood Courts • 9.2 acres at Jonesboro North • 13.8 acres at Jonesboro South • 14 acres at Leila Valley • 35.69 acres at Thomasville Heights
Scattered Small Parcels Potential for disposition in FY 2019 due to limited market potential for redevelopment	• 0.2386 acres in Model City Turn Key 3 Property Grant Park (Catalytic Opportunity; limited development potential at scale due to size of property – a portion currently leased to non-profit as a community garden • 0.4899 acres in Model City Turn Key 3 Property Grant Park (Catalytic Opportunity); limited development potential at scale due to size of property • 3.4 acres at the Gilbert Gardens Annex (Revitalization Opportunity - Limited development potential due to industrial character near airport

Providing Housing for People At-Risk of Displacement

AH is proactive in taking measures to mitigate the crippling effects of displacement and gentrification. While Atlanta's investment boom has quickly transformed the inner core of the city into a place with greater options and opportunity for those who can afford it, that transformation has increasingly threatened lower-income residents who call the area home. On September 30, 2017, AH's Board of Commissioners approved an "Anti-Displacement" policy. In accordance with this policy, AH will implement a preference for persons living in census tracts at the greatest risk of displacement at its new developments. The areas at risk of displacement are identified in report on Strategies for Equitable Neighborhood Change: Displacement Free Zone Report dated March 31, 2017 (Report), available on the City of Atlanta's website. The Report will be updated bi-annually. AH plans to implement the preference at the first available opportunity, beginning with a pilot program to test implementation before applying it on a larger scale. The preference would be a secondary preference, with first priority given to former residents of a redeveloped former public housing community.



B. CHOICE NEIGHBORHOOD ATLANTA: A Return to Community

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

Choice Atlanta
People | Housing | Neighborhood

CHOICE NEIGHBORHOOD ATLANTA, funded in part by the HUD CNIG grant, is a neighborhood transformation initiative focused on: **People, Neighborhood**, and **Housing**.

During FY 2018, AH continued to refine its approach to developing and implementing its Housing Development Plans in collaboration with the HUD Choice team and its development partners as is necessary to address its modified Choice milestones for 2019 through 2022.

FY 2018 CHOICE Atlanta activities included:

Housing

The **Housing Plan** focuses on the revitalization of University Homes, the nation's first federally-funded public housing for African-Americans, completed in 1937. Residents of the deteriorating community were relocated in 2006, with demolition in 2009. The site, renamed Scholars Landing, is undergoing redevelopment to include mixed-income rental and homeownership units and the adaptive re-use of Roosevelt Hall. Accomplishments include:

- **Ashley I at Scholars Landing** - Financial commitments secured to include LIHTC financing, to leverage Choice funds, to advance the financial closing and vertical construction of the 135-unit Ashley I multi-family rental phase by Integral Development; 54 replacement units, 54 workforce units, 27 market rate units will be developed as part of this phase.
- **Roosevelt Hall** - Community charrette, design planning, and environmental assessment conducted to advance the adaptive re-use of Roosevelt Hall to be developed through the procurement of a development partner. Proposed uses will include, but not be limited to, kitchen incubator, retail, business entrepreneurship, life-long learning, office and community space, services, and health and wellness activities.

(Also see earlier section on MIXED Communities for more detail on Ashley I at Scholars Landing)

Neighborhood

The **Neighborhood Plan** builds on the neighborhood assets while addressing public safety, community services and amenities, vacant and blighted properties, historic preservation, and access to quality, healthy food. Accomplishments include:

- **Community Facilities** - Investments in job and community centers (Quest II workforce center and Harland Boys & Girls Club rebuild – 25,000 sq. foot facility themed in the arts)
- **Access to Healthy food** - Investments in healthy living (Truly Living Well 3-acre CollegeTown Farm; Return to Community Farmers Markets with over 560 attendees)
- **Neighborhood Housing** – Identification and planning on a 7+ acre-site in the UCN owned by Invest Atlanta, the Neighborhood Implementation Entity, and targeted for acquisition by AH to advance the development of off-site, mixed-use, mixed-income housing.
- **Historic Preservation and Recognition** - AH approved measures to preserve historically significant structures and develop commemorative projects and install markers that will identify and highlight the UCN's rich civil rights and cultural history.

- **Critical Community Improvements Plan (CCI Plan)** – AH received Choice HUD concept approval to advance the following CCI Plan projects:
  - **Owner-occupied rehabilitation** – assist legacy low-income homeowners (at or below 80 percent of Area Median Income) with critical home repairs and façade improvements with intake of homeowner applications underway.
  - **Land Acquisition to support neighborhood stabilization** – acquisition of deteriorated/abandoned properties for development of new, modern, mixed-use, mixed-income housing with assemblage strategy underway.
  - **Video Surveillance Cameras/License Plate Readers** – installation of 23 cameras and 7 tag readers in Ashview Heights resulting in full camera/tag reader coverage in UCN; equipment connections to Atlanta Police Department's Video Integration Center complete.
  - **Place-making Enhancements** – installation of edible landscape/flower planters to enhance neighborhood with site installation plan under development.

People

Grounded in a service delivery model that provides services and support to the former University Homes families, residents at Scholars Landing and UCN families – the **People Plan** prioritizes income and wealth building, health and wellness, high quality education and life-long learning, community capacity building and engagement, and strengths-based case management facilitated by the UCN case management team and more than 20 well-established community organizations and providers. Key accomplishments include:

- 391 former University Homes residents and 207 UCN residents received case management support by Choice Supportive Services team for:
  - Assistance with connection to a medical home and health insurance
  - Youth connections to after-school and summer academic, enrichment, & STEM programming
  - School drop-out prevention services at four Choice target schools
  - Workforce development and career resources

Additional people investments include:

- Nine (9) scholarships awarded to college-bound students totaling $20,000 (non-federal funds)
- Eight (8) Micro-grants totaling $35,075 (non-federal funds) were awarded to organizations providing youth empowerment, healthy living, public safety and leadership development to benefit UCN residents
- 21 students at J.E. Brown Middle and Booker T. Washington High participated in an after-school coding program to enhance minority interest in information technology and exposure through a NCWIT (National Committee for Women and Information Technology) micro grant awarded to AH; using a near-peer model, two Spelman College Computer Information System majors led the program implementation at the schools and participants received laptops with internet connection for successful completion.

C. HomeFlex: Delivering Affordable Housing in Partnership with Private Landlords

In FY 2018, AH continued to strategically use its MTW funds by establishing project-based rental assistance contracts with private multi-family landlords as a means to provide housing assistance to families and maximize Housing Choice Voucher (HCV) resources in the tight City of Atlanta rental market.

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

Through FY 2018, HomeFlex supported 5,555 affordable housing units and leveraged another 1,595 low-income tax credit units on privately-owned land or in privately-owned buildings and within MIXED Communities. AH maintains three types of programs to conserve affordability:

- **HomeFlex** – Provided for units in multi-family communities whether AH-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 (HAVEN)** – 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.

AH brought 477 new HomeFlex units on-line in FY 2018.

Project Name	Type	HomeFlex Units
Lakewood Christian Manor	HFOP (55+)	199
Phoenix House	HAVEN	44
The Remington	Senior	160
The Veranda at Groveway	Senior	74

HomeFlex agreements are typically 10 years with options to 15 years for most communities and typically limited to two years for HAVEN communities. AH renewed 25 HomeFlex agreements during FY 2018. One HomeFlex Contract was discontinued in FY 2018: Ashley CollegeTown II.

AH also revised its HomeFlex rent strategy in FY 2018. The strategy ties rent increases to properties achieving AH's benchmarks and passing AH audits and inspections.

HomeFlex Communities with Contract Extensions Executed in FY 2018	
• Adamsville Green	• Heritage Station Family
• Adamsville Green HAVEN	• Heritage Station Senior
• Ashton Browns Mill	• Mechanicsville Family Apartments
• Auburn Glenn	• Mechanicsville Senior Apartments
• Avalon Senior	• Odyssey Villas
• Avalon Family	• O'Hern House
• Columbia Blackshear Senior	• Park Commons for Older Persons
• Columbia Commons	• Park Commons for Seniors
• Columbia Senior Residences at MLK	• Quest Village
• Columbia Sylvan Hills	• Seven Courts
• Columbia Sylvan Hills HAVEN	• Veranda at Carver
• Columbia Tower at MLK Village	• Villas of HOPE
• Columbia Tower at MLK Village HAVEN	

D. 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.

Housing Choice Assistance
provided to
1,223
Households
with low or very-low income

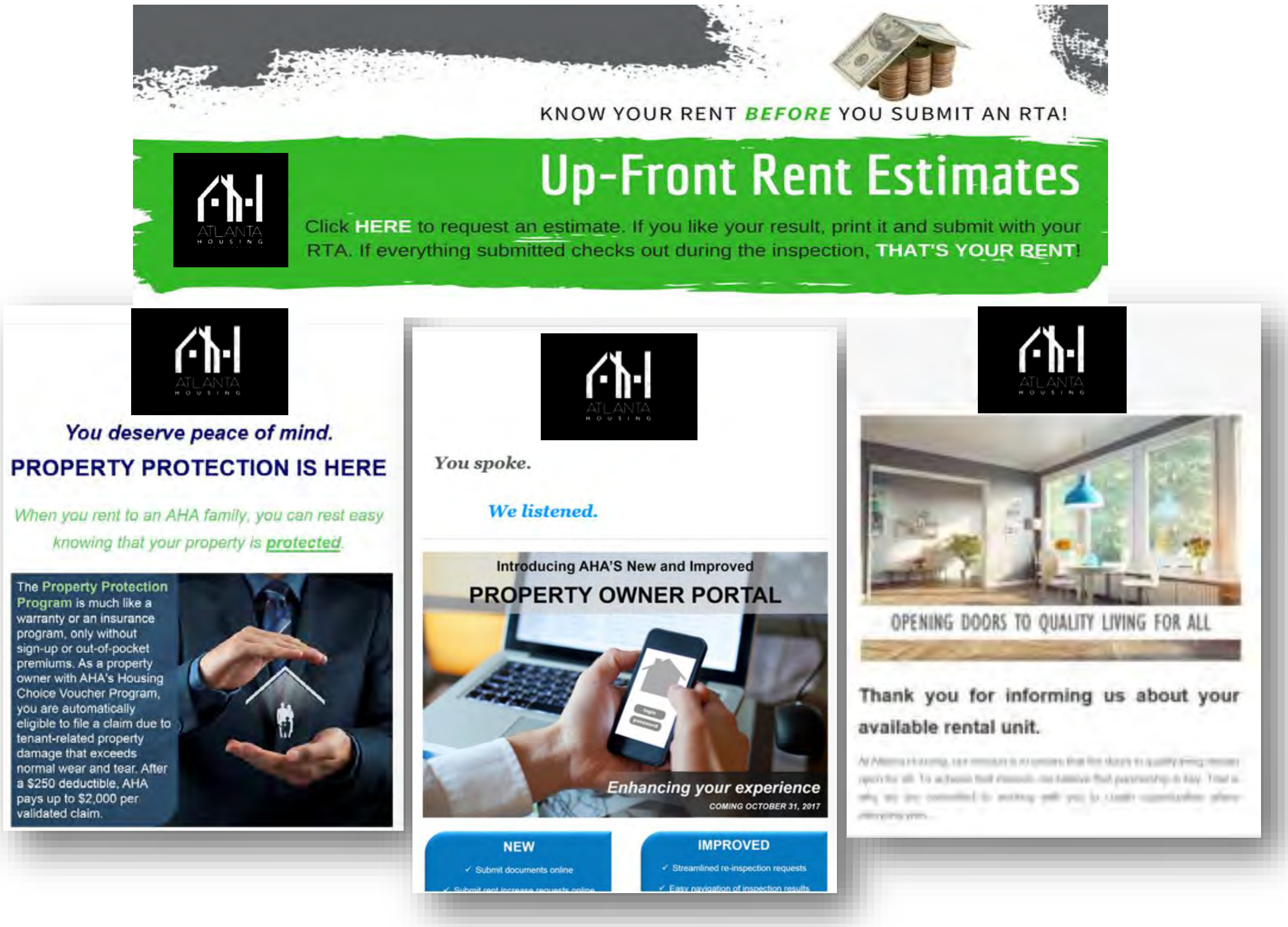
In response to a tight real estate market, AH has seen voucher holders struggle to find available, appropriately-sized units in Atlanta. AH has explored several approaches to increase availability of inventory and market the Housing Choice program. These approaches are designed to balance the differences between multi-family properties and single family properties, and the differences between new landlords and tenured, experienced landlords with a reliable track record. AH 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.

AH last opened its HCVP waiting list in FY 2017, and created a new waiting list with a local residency preference. During the opening of its HCVP waiting list, AH 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. As of June 30, 2018, there were 26,542 families on the Waiting List and those that are non-compliant with the Local Residency Preference are put back onto the Waiting List to be selected after all qualified resident-compliant families are housed.

From a strategic perspective, AH works diligently to sustain utilization in the Atlanta market with its limited supply of affordable 1 and 2-bedroom rental units in areas of opportunity. During FY 2018, AH continued its focus to enhance HCVP to ensure that privately-owned housing options are available in the city of Atlanta.

That is why we are so proud that in FY 2018, AH successfully initiated **532 new landlord agreements** for the Housing Choice Voucher Program. As a result, AH now partners with a total of 2,235 landlords with active Housing Assistance Payment contracts which represents 8,608 available units for Housing Choice program participants.

In FY 2018, **AH successfully housed 1,223 new households**, including 471 families from the 2017 Housing Choice Waitlist.

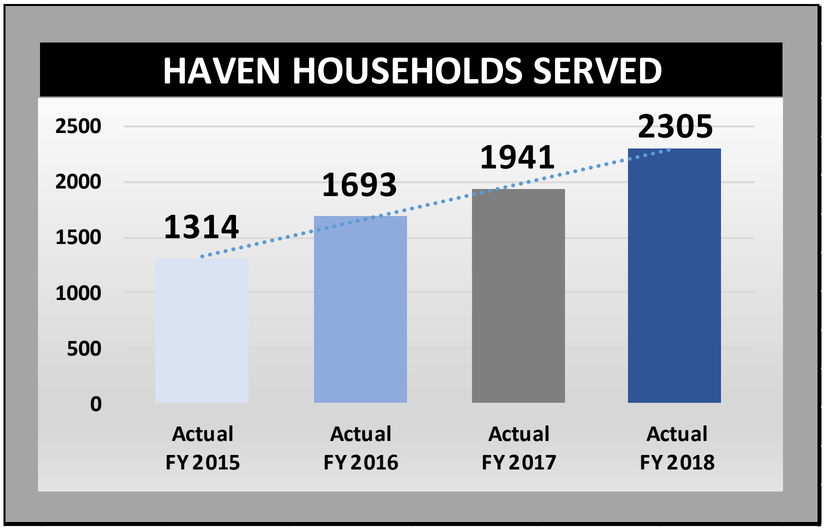


In FY 2018, AH successfully implemented the following enhancements:

- **Technology Enhancements for Landlords.** AH implemented the enhanced Landlord Portal in November 2017. It streamlines administrative workload by allowing landlords to submit Requests for Tenancy Approval online through a self-service portal and to monitor their status electronically.
- **Property Protection (P2) Program.** The P^2 Program is much like a warranty or an insurance program for landlords against tenant damage, only without sign-up or out-of-pocket premiums. It provides landlords with a means to recover costs (up to $2,000 per claim) associated with tenant-related property damage that results from abuse or accidents that are beyond normal wear and tear.
- **Upfront Rent Determination Process**. AH revised its rent determination process in 2017 to improve transparency and provide an up-front rent estimate for landlords. The online up-front rent estimate tool allows landlords to know in advance the approximate AH rent based on the input of property characteristics of the unit and streamlines the lease-up and contracting process.
- **Landlord Referral Program**. AH implemented this incentive in 2017. Under this program, Investors can earn $100 for each new qualified landlord that is referred.
- **Energy Efficiency Incentives**. AH provides energy efficiency incentives for property owners when they make upgrades that also the benefit families seeking to control utility expenses.

E. HAVEN: Supportive Housing to Help People Get on Their Feet

For those in the community without a permanent place to call home, finding housing, services and other help can often be a challenge. To ensure resources are available for persons who are homeless, transitioning from or at risk of homelessness, HAVEN fills the gap with not only housing but also through strong community partnerships and supportive services to stabilize individuals and families.



As the income gap increases and the cost of housing increases, more families face housing instability. The needs are further complicated by simultaneous factors such as mental or developmental disabilities, health challenges, and long-term, chronic homelessness.

In FY 2018, using its supportive housing initiatives, collectively called HAVEN, AH supported more than 2,300 households through its MTW flexibility, strategic partnerships and leveraging housing funds with public and private funding sources.

During this past year, Atlanta Housing, its development partners and the Atlanta Continuum of Care (CoC), integrated national best practices of Housing First and Coordinated Entry to increase opportunity and successfully transition at-risk families to permanent housing.

HAVEN includes the following initiatives:

- **HomeFlex for Supportive Housing.** AH engaged and promoted HomeFlex to property developers and owners interested in supportive housing via housing forums and roundtable meetings. A new development in FY 2018 **added 44 new supportive housing units** to the HAVEN portfolio.

- **Veterans.** VASH vouchers continue to provide housing opportunities to Atlanta veterans. With an allocation of 270 HUD-VASH vouchers, in coordination with Veterans Affairs, AH **successfully housed an additional 60 veterans**, yielding an overall program total of 245 veterans served during FY 2018.

- **Homeless Management Information System (HMIS) & Coordinated Entry.** In FY 2014, AH became the first housing authority to utilize HMIS, now managed by the State of Georgia's Department of Community Affairs. In collaboration with the Atlanta Continuum of Care, during FY 2018, AH incorporated coordinated entry into its housing referral practices for its 16 HomeFlex HAVEN communities.

HAVEN Program

- ❖ Family Unification Program (FUP)
- ❖ FLOW
- ❖ Housing First Voucher (HFV)
- ❖ Special Program Voucher for Homeless Students (SPVHS)
- ❖ Veterans Affairs Supportive Housing (VASH)
- ❖ Supportive Housing for Youth
- ❖ Home Again
- ❖ HomeFlex for Supportive Housing

- **FLOW.** Now in its fourth year, the FLOW pilot **allowed another 90 households to achieve housing independence** during FY 2018. Overall, the program has served 235 program participants since inception. Through continued partnership with the City of Atlanta and United Way of Greater Atlanta, the tenant-based supportive housing pilot was expanded to provide 125 additional vouchers per year through 2020 for individuals and families that successfully "graduate" from a permanent supportive housing or transitional housing community into stable housing with more independent living and light-touch supportive services. Thereby, opening space to stabilize another person experiencing homelessness to secure safe, permanent supportive housing.

- **Housing First.** As a committed community partner, when the need for rapid, affordable housing arose for more than 200 longtime shelter residents, AH was eager to be a "first-responder." In concert with the city-wide effort to identify permanent housing solutions, AH established an inaugural pilot to provide special Housing First Vouchers to qualified applicants. Housing referrals were received via the Atlanta CoC Coordinated Entry System. Once housed, intensive support services were provisioned by dedicated case managers to put individuals on the path to stability. **Over a nine-month period, 127 vouchers were issued and 66 formerly homeless residents were stably housed.**

- **Home Again.** An increasingly vital community resource, Home Again, a short-term housing assistance program, serves families in need of rapid rehousing or helps reduce imminent threat of homelessness due to temporary crises and setbacks. During FY 2018, AH **supported 215 families, with total investment of $341,000** through cooperation by United Way's Regional Commission on Homelessness (RCOH), Nicholas House, and Salvation Army.

- **Special Program Voucher for Homeless Students.** AH believes and invests in the future of our children. As part of an agency-wide strategy to foster positive educational outcomes and the enduring partnership with Atlanta Public Schools (APS), AH initiated a new program in FY 2018. The fifty (50) SPVHS vouchers allocated for chronically homeless students were provided to meet a clear and present need for APS families. Matched by the Division of Student Services, **21 eligible APS families secured stable housing** this year. Through this vital program, external factors can be stabilized and allow students to focus on learning and growing to their full potential.

- **Youth and Foster Care Homelessness.** AH engaged with local homeless youth advocates as well as the Georgia Department of Family & Children Services to expand program implementation for a Next Step Youth Self-Sufficiency Program. The extended pilot would propose supportive housing solutions that promote youth development and long-term economic self-sufficiency for youth aging out of foster care or those experiencing homelessness.

- **Family Unification Program (FUP).** AH continues to partner with Fulton County Department of Family & Children Services (DFCS) to promote family unification for families with children that have been separated or are at-risk of being separated as a result of their housing situation. With an allocation of 300 vouchers, AH **housed 277 families** as of June 30, 2018, where **thirty-one (31) new families were reunited** during FY 2018 through this program.

Our Partners

Through the HAVEN Program and in support of regional and national efforts to make homelessness ***Rare, Brief, & Nonrecurring***, AH increased its collaboration with Partners for HOME (Atlanta's Continuum of Care (CoC)), the United Way Regional Commission on Homelessness (RCOH), the Atlanta Office of Veterans Affairs, HUD, Georgia Division of Family and Children Services, and various state and local agencies to address the housing needs of various at-risk populations.

A new HomeFlex agreement with Phoenix House added 44 HAVEN units

As of June 30, 2018, through its HAVEN Program,
Atlanta Housing has provided subsidy for supportive housing units in the following properties:

Housing Community	Property Owner	Service Provider	Number of Units
Adamsville Green	Mercy Housing Southeast	Mercy Housing	46
Columbia Park Commons	Columbia Residential	HOPE Atlanta	41
Columbia at Sylvan Hills	Columbia Residential	HOPE Atlanta	39
Columbia Tower at MLK Village	Columbia Residential	HOPE Atlanta	39
Commons at Imperial Hotel	Columbia Residential	National Church Residences	90
Donnelly Courts	First Step Housing, LLC	HOPE Atlanta	52
Oasis at Scholars Landing	The Integral Group	Mia Senior Living Solutions	48
Odyssey Villas	Community Concerns, Inc.	Community Concerns, Inc.	32
O'Hern House	3Keys, Inc.	Community Friendship, Inc.	76
Phoenix House	3Keys, Inc.	Community Friendship, Inc.	44
Pavilion Place	B&S Apartments, LLLP	Another Chance of Atlanta	6
Quest Village III	Quest Development Organization, Inc.	Quest and Mercy Care	10
Seven Courts	Alden Torch Financial, LLC	Rainbow Housing Assistance Corporation	30
Summit Trail	CHRIS 180	Georgia Department of Human Services	40
Villas of H.O.P.E.	H.O.P.E. Through Divine Intervention	H.O.P.E. Through Divine Intervention	36
Welcome House	3Keys, Inc.	Action Ministries, Inc.	41
The Gardens at CollegeTown	The Integral Group	Quest Development Organization, Inc.	26
			696

F. AH-Owned Communities: Supporting Those with Specific Needs

During FY 2018, AH worked with its development partners to complete conversion of units from public housing to HomeFlex at two former AH-Owned high-rises, now known as Tenth and Juniper and Piedmont Senior Tower. Piedmont Senior Tower is currently being renovated with residents in place and work should be complete in December 2018.

Utilizing its MTW funds, AH is preserving nearly 1,600 rental units in its AH-Owned Communities – 11 public housing-assisted residential communities, including nine (9) 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 increasingly limited, AH will seek to leverage programs to complete the necessary rehabilitation work at AH-Owned Communities and public housing units in MIXED Communities.

In October 2017, AH submitted a Portfolio Application for all of its public housing portfolio and individual RAD applications for six (6) AH-Owned high-rises and has received HUD Commitments to enter into a Housing Assistance Payments (CHAPs) for all of them.

AH-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 (Family)
- Peachtree Road Highrise
- Westminster (Family)

During FY 2018, AH completed its implementation of the HUD "Smoke-Free" policy for all AH-Owned Communities. AH further transitioned from bulk cable services through Comcast and transitioned to resident-paid services.

TENTH AND JUNIPER	
UNITS	149 Unit Senior High Rise
LOCATION	Midtown
DEVELOPER	Columbia Residential
DATE	Re-opened February 2018

TENTH AND JUNIPER

PIEDMONT SENIOR TOWER	
UNITS	207 Unit Senior High Rise
LOCATION	Buckhead
DEVELOPER	The Michaels Organization
DATE	Rehabilitation began December 2017

PIEDMONT SENIOR TOWER

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

Down payment assistance serves as an excellent 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, AH provided assistance to 163 first-time homebuyers. To date, AH has provided over 700 eligible first-time homebuyers that earn up to 80 percent of Area Median Income (AMI) with financial assistance to purchase homes within or near AH's HOPE VI-funded MIXED communities as well as throughout the city of Atlanta. While some buyers were previously assisted under one of AH's rental programs, many buyers are other eligible, low-income families. AH provides a preference for professionals and para-professionals in education and healthcare, veterans, and first responders/public safety officers.

Down Payment Assistance
provided to
163
first-time homebuyers earning 80% or less of Area Median Income

To leverage other state and local down payment assistance programs and available funds, AH has expanded and will continue to expand its Down Payment Assistance Program throughout the city of Atlanta.

Additionally, AH maintains a Housing Choice Voucher (HCV) Homeownership Program. The program allows qualified families the opportunity to use the tenant-based subsidy provided through the Housing Choice Voucher program to cover the monthly mortgage expense of an existing home purchase. Currently, AH has 23 families actively enrolled in its traditional HCV Homeownership Program. AH does not have plans to expand this program but continues to service those families actively enrolled.

This page intentionally left blank.

STRATEGY 2:
WORK: CREATING PATHWAYS TO SELF-SUFFICIENCY

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 and intergenerational poverty in Atlanta. To stabilize families and foster growth and advancement, affordable housing assistance must be coupled with incentives and economic, educational and wellness opportunities. During FY 2018, AH developed and implemented the Work Strategy, an intergenerational approach to facilitate family progress toward self-reliance and breaking the cycle of poverty and help children and adult family members realize their potential. Through cradle-to-college education strategies, workforce development and entrepreneurship initiatives, AH plans to facilitate family progress towards self-reliance. Through wellness programming, AH supports elderly and disabled residents in leading active and healthy lives.

In FY 2018, AH concentrated on the five (5) focus areas that support self-sufficiency:

- Family independence and economic advancement
- Student achievement
- Digital literacy and connectivity
- Health and wellness
- Volunteerism

1. Family Independence and Economic Advancement

AH continued to implement its work requirement, which applies to all non-elderly and nondisabled adults in all AH programs. AH continues to believe strongly in the value, dignity, and economic independence that work provides.

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.**

Work Compliance: As of June 30, 2018, 69% of Housing Choice households were in compliance with the AH Work/Program Requirement, with more than 1,600 or 19% of households enrolled for case management services to include youth and senior services. As a result of active participation in services sponsored by AH via third party contracts and designed to promote self-sufficiency, more than 350 households transitioned to Work Compliant, Progressing or Exempt status.

Because the primary paths to family independence and economic advancement are work and education, AH continues to create and implement innovative policy incentives and strategies that facilitate engagement, capacity-building and advancement of residents. To bolster compliance rates, AH has implemented an enforcement effort and planning for a progressive graduation program that supports families in their pursuit and readiness toward self-sufficiency and discontinuation of housing assistance.

AH's goal is to assist unemployed or underemployed individuals and families in making the transition from public assistance to productive employment and economic self-sufficiency. During FY 2018, AH supported families in areas such as:

- **Essential skills & employment preparation training**. Job training and placement services, entrepreneurial training and coaching to help residents secure work in the local labor market where employers are in need of reliable workers.

- **Job search and placement assistance.** AH continued, either directly or in partnership with our service providers, to engage in outreach to local employers to identify a pool of jobs in retail services, hospitals, home-health, hospitality, security, food services, transportation, and other industries where residents can apply and compete for stable work that pays livable wages in the local labor market.

- **Job coaching and retention support.** Participants of AH's Human Development Services (HDS) were provided with coaching assistance to successfully navigate and resolve job related issues in order maintain employment.

- **Financial education and resource management.** AH helped residents gain access to credit counseling, budgeting, and asset building to financially empower residents, enabling them to maximize their available resources.

- **Support for basic needs.** AH helped provide HDS-assisted with accessing a variety of supportive services, including transportation, childcare, clothing, furniture expungement, child support assistance, utility management resources, family unification and parenting, safety, and behavioral health.

AH's human development strategy leverages partnerships with non-profit organizations, corporations, foundations, educational institutions and other community stakeholders to help provide support to address these basic needs and strategic goals.

Good Neighbor Program. To ensure program compliance by participants coming onto the Housing Choice Voucher Program and retaining participants on the program who have violated the Housing Choice Family Obligations, AH has entered into a contract with Martin Luther King Senior Community Resources Collaborative. The community-based model makes training convenient to Housing Choice participants and offers the following training program components:

- Building effective tenant/landlord relationship
- Improving self-reliance and personal responsibility
- Fulfilling civic responsibilities and engagement
- Being a good neighbor
- AH's Housing Choice Voucher Program Family Obligations
- Innovative online training solution
- Comprehensive training program for youth

MARTIN LUTHER KING SR.
COMMUNITY RESOURCES
COLLABORATIVE

2. Student Achievement

AH's goal is to ensure all youth from AH assisted households receive the education, training, and the support services they need for success in postsecondary education and/or work. In FY 2018, AH provided the following for AH-assisted households:

- Internships
- Scholarships
- Academic Enrichment

Internships. The AH Internship Program is an eight-week, full-time, paid assignment that takes place during summer break. The program provides an opportunity for AH-assisted, rising high school seniors and postsecondary students to gain hands-on learning experiences through meaningful projects and assignments. The goal of the internship program is to help bridge the gap between academic study and its application in a professional environment. During the eight-week program, interns have the opportunity to network with a broad range of seasoned and budding professionals, build relationships with other students, develop and enhance soft skills needed to succeed in a professional environment, build maturity and confidence levels, and engage with senior-level executives, while earning a salary which can be applied to educational expenses.

In the summer of 2018, twelve AH-assisted students – high school seniors and postsecondary students - started their internships with AH. The 2018 Internship Class represented several public and private colleges and universities throughout the state and country, as well as local high schools. The interns were assigned to various departments – according to their skill sets and interests – across the agency.

Scholarships. The Atlanta Community Scholars Award (ACSA) and UCN Scholarship programs provide scholarships to eligible AH-assisted individuals in support of their post-secondary education options. All candidates for the scholarship participate in the scholarship application process and meet established eligibility criteria.

The ACSA, initiated in 2003, continues to have strong support from AH staff and the community. The United Negro College Fund (UNCF), one of the nation's oldest and most successful education assistance organizations, serves as the fiscal agent for ACSA.

In conjunction with the comprehensive neighborhood transformation initiative, the University Choice Neighborhood Scholarship (UCNS) program, developed in 2017, demonstrates Atlanta Housing's commitment to the success of families served within the CHOICE NEIGHBORHOOD ATLANTA community.

2018 ACSA & UCN Scholarship Recipients, President & CEO Riddick-Seals and AH Staff

FY 2018 Highlights

Atlanta Community Scholars Award (ACSA)

- Awards this fiscal year totaled $62,825
- Overall Award Amount since 2003: $530,575
- 38 Scholarships awarded to 17 new and 21 returning students
- ACSA Scholars since inception in 2003: 154
- Average GPA: 3.14
- 1,200+ Community Service hours by scholars

University Choice Neighborhood (UCN)

- Awards this fiscal year totaled $20,000
- Overall Award Amount since 2017: $40,000
- Scholarships awarded to nine (9) new students
- UCN Scholars since inception: 20

Academic Enrichment. During FY 2018, AH continued to plan and establish partnerships to support families and youth in areas such as tutoring, career-planning, parenting and early childhood learning instruction, after-school and summer transitional programs, Expeditionary Learning initiatives, GED, and life-long learning programs.

Enriching Youth. In FY 2018, AH provided 279 youths with summer camp and afterschool programs in order to enhance academic performance, promote physical health, and provide a safe environment for youth to excel. In alignment with commitment to student achievement, AH made significant investment to provide structured activities during non-school hours to prevent youth from engaging in risky behaviors, and in turn, provides life enrichment activities that support and strengthen family functioning, increase social and emotional competence and make communities safer.

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. AH is a proud participant in HUD's ConnectHome program and works to expand efforts to prepare and equip all AH-assisted families for the technology age.

In FY 2018, AH continued to advance 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

AH continues to explore a pilot program to provide wireless connectivity at AH-owned senior properties (also in line with creating smart buildings for aging adults) and low-cost Internet connections for landlords of AH's Housing Choice Voucher Program. In addition, AH continued to host its "**AH TechSquare**" events, which serve as sign-up campaigns with internet service provider partners at community-wide events in Choice Neighborhoods boundaries, city-wide festivals via The Centers of Hope Recreation sites, Georgia Head Start locations, and all AH-Owned Communities.

4. Health and Wellness

For the last several years, AH'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 AH-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 AH's health and wellness program for all AH families.

Senior Center Program Services
provided to
122
Senior Residents

In FY 2018, 122 participants engaged in weekly senior center programming and provided with activities that promote community engagement, health, and overall wellness. Meals, fitness and life enrichment classes, and field trips were provided to senior participants in order to advance the 7 Dimensions of Whole-Person Wellness.

Source: International Council on Active Aging

Open Hand Cooking Matters presented a cooking-based nutrition educational program at several of AH high-rise communities. The free six-week hands-on courses, guided grocery store tours, and interactive demonstrations taught by Open Hand staff, dietitians, and volunteers focus on cooking technique, food safety, nutrition, and food budgeting. The remaining communities will have the same opportunity dependent upon Open Hands funding.

AH once again provided **Mental and Behavioral Health Training** to PMD staff and AH oversight staff to continue ongoing professional development and education. Through continued education, staff members develop additional skills needed to provide more impactful customer service support to residents when they are presenting challenges with mental and or behavioral health issues.

Monthly **Resident Services Coordinators Meetings** are provided to allow site staff to continue professional education and development to support excellent customer service delivery. In addition, **Quarterly Mental Health Collaborative Education and Networking Meetings** with local community support partners Emory and Atlanta Regional Commission (ARC).

HUD's Smoke Free Public Housing Rule was introduced to residents and staff in calendar 2015. In order to support a smoke free policy effective July 1, 2018 (FY 2019) residents were offered opportunities during FY 2018 to become better informed about smoke free housing and how to support a smoke free lifestyle.

Senior Programs

In FY 2018, AH continued to host its signature events for seniors:

- **AH Seniors Farmers Market.** May is Older Americans Month and, for the tenth year, AH hosted its Annual Seniors Farmers Market in collaboration with healthcare providers. Each year, we celebrate AH-assisted seniors by providing them with health and wellness tips in a fun-filled, relaxed, open-air environment where they can get healthy foods and social time with their neighbors. This year, seniors from AH's high-rises participated in the farmer's market.

- **AH Active Living Services Program.** AH provides active living services for seniors and non-senior adults with disabilities to foster participation in community services and programs. Through AH's partnerships with Liberty Group Senior Services and Quality Living Services (QLS), residents are able to access nutritious meals, life enrichment classes, health education and fitness activities that promote healthy aging. The focus of programming is to enable residents to live independently in their own homes while improving their health, wellness and quality of life.

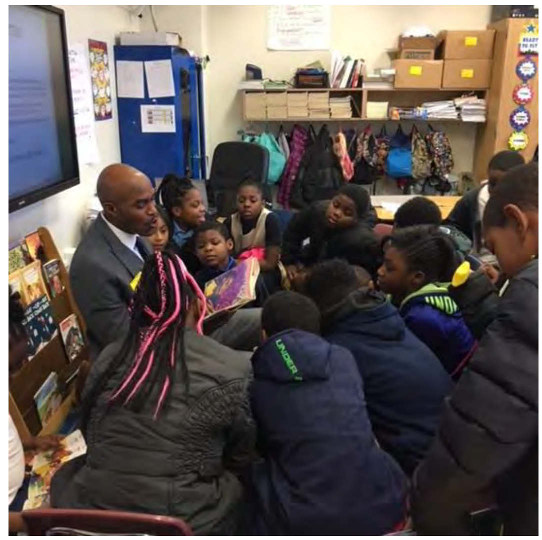
- **Annual Senior Health and Wellness Resource Fair.** In conjunction with QLS, AH has hosted its Annual Senior Wellness and Resource Fair for ten years. AH is committed to helping senior residents lead productive, healthier lives and provide them with services and resources for a greater quality of life as they continue to age. In FY 2018, AH hosted seniors for a day of health screenings, information dissemination, low-impact exercising and dancing, and a healthy cooking demonstration.


Seniors Farmer's Market
2014!

In addition, provided the following to AH senior communities in FY 2018:

- Physical exercise: yoga/exercise/dance classes, Wii-bowling, billiards, and walking clubs
- Seasonal celebrations through-out the year, spring, summer, fall and winter
- Birthday celebrations
- Shopping trip transportation provided monthly
- Trips to local museums and community offered education destinations
- Community gardens and consultant support if needed
- Movie on the Green night with refreshments
- Sport-centered activities to include the Super Bowl, Final Four, etc.
- Father’s Day, Mother’s Day and Veterans’ Day celebrations
- Black History Month events

5. Volunteerism



In FY 2018 AH continued to serve the community through AH CARES, a program that allows AH staff, family and friends to participate in AH-sponsored volunteer projects. In FY 2018, 213 different AH employees logged 1,083 hours of community service.

AH CARES creates opportunities to network with co-workers and other community partners while making a positive impact. AH continues to support The Atlanta Public School system through Real People Read, Cookies & Cocoa, APS Back to School Bash, and adopting a local school for the holiday season. AH CARES supported Livable Buckhead through their Path 400 campaign. AH CARES is committed to serving the Metro Atlanta community.

COMMUNITY VOLUNTEER EVENTS

• Dunbar Elementary Holiday Celebration	• Livable Buckhead Parking Day
• Real People Read (APS)	• Atlanta Point-In-Time Homeless Count
• Keys Rites of Passage Male Mentoring	• STEAMsport Lego Robotics Competition
• Kaiser Permanente 5K	• Choice Neighborhoods Farmers Markets
• APS Back to School Bash	• Brighter Futures College & Career Fair
• United Way Shoebox Project	• Pearl Academy School Revitalization Project
• AUC Campus Tours	• Civic Center Redevelopment Charrette
• Youth Summer Camp & Programs Expo	• Comcast Digital Literacy Training
• Cookies & Cocoa Attendance Celebration	• AH Seniors Farmer’s Market

This page intentionally left blank.

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, AH is uniquely positioned to use innovative strategies to ensure long-term financial sustainability. AH'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 AH 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 AH 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 requires cost-benefit analysis of AH programs and projects. AH continued to be effective and efficient in the use of its funds. It also moved forward in its efforts to generate future capital returns on its investments in addition to the social outcomes. To secure financial longevity, AH is proactively identifying and rigorously managing its investments to create opportunities for financial returns that can be reinvested in the mission. Though AH has MTW flexibility in its use of funds, we must be creative in our planning and execution to ensure compliance with applicable HUD regulations, housing laws and state and federal requirements.

A. Tool: Co-Investment Framework

AH maintains reserves, which can be used to spur development of affordable housing and mixed-income communities. To utilize these monies, AH has developed a co-investment framework to invest alongside major redevelopment initiatives in the city of Atlanta. In today's fiscal climate sizable grant funding like the HOPE VI grant program are not available to transform and redevelop mixed-income communities as they were in the mid-1990's and initial years AH operated under the MTW Demonstration. As a result, AH has begun planning partnerships with lending organizations like the Local Initiatives Support Corporation (LISC) and others to access low-cost private equity or debt financing along with Low-Income Tax Credit (LIHTC) financing and our MTW funds to develop mixed-income communities and add to the needed moderately-priced and low-income rental housing supply in the City of Atlanta.

The co-investment framework is a collaborative approach to investing funds. It allows AH 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 AH's ability to make investments at almost any point in the development process, from pre-development through construction and permanent financing. This flexibility allows AH's co-investment to close gaps that would otherwise prevent a viable project from moving forward. By partnering with organizations in this manner, AH leverages and increases the impact of its own investments. This will include non-traditional MTW development and financing activities associated with PIH Notice 2011-45.

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

During FY 2017, AH's Board of Commissioners approved co-investment partnerships totaling $105 million with Invest Atlanta, Atlanta BeltLine, in the Westside Neighborhood of Atlanta. However, there continues to be the expectation that this program will be expanded to involve other stakeholders in AH-targeted areas for investment and development. These partnerships, as expressed through memoranda of understanding, will enable AH to make strategic site acquisitions, commit loans for the preservation or new construction of affordable housing, and/or issue HomeFlex commitments to provide project-based operating subsidy.

In FY 2018, AH executed a Memorandum of Agreement with Atlanta BeltLine to acquire sites targeted for the development of affordable residential housing in areas of opportunity in the vicinity of the Atlanta BeltLine. As part of that agreement, AH is analyzing the acquisition of a site located at 890 Memorial Drive, SE. This 1.2 acre acquisition in an area of Atlanta that is experiencing tremendous growth and investment will ensure that the site is developed as a mixed-income project with long-term affordability for the low-income households.

B. Tool: Small Business and Section 3 Program

AH continues to create employment and contracting opportunities for program participants and small businesses to thrive. AH development activities have a tremendous impact on the City of Atlanta. Frequently, they are one of the largest sources of economic activity in neighborhoods. Rehabilitation and new construction create economic opportunities for individuals and businesses. After construction is complete, the lasting economic impact on residents continues and can extend to jobs created to provide services to new mixed-income, mixed-use communities.

AH's primary source of funding comes from the U.S. Department of Housing and Urban Affairs (HUD). Section 3 of the Housing and Urban Development Act of 1968 requires that to the greatest extent feasible, recipients of HUD funding, will provide job training, employment and contracting opportunities to low and very low income individuals.

AH has expanded its role in ensuring Section 3 compliance by designing, planning and implementing a Small Business Enterprise (SBE) and Section 3 Program, with policy and procedures to ensure all parties, including AH redevelopment partners, contractors, sub-contractors and comply with Section 3 and include opportunities for certified Small Business Enterprises. On April 25, 2018 the Atlanta Housing Authority did consider and approve a new Opportunity Inclusion Program (OIP) towards enhancing MBE/WBE and SBE business participation on AH funded work. In addition the AH Board considered and approved a revised Section 3 program. AH will facilitate training and employment of Section 3 residents working in partnership with Atlanta area social service agencies.

AH has begun planning a series of training, employment linkage, business incubation and outreach efforts. Developers have already been requested to offer forecasts for economic impact in the form of jobs that will be created as a result of vertical construction in select AH redevelopment sites. With Developers and their general contractor's participation, forecasts of the number of jobs created, the job titles and a litany of pre-requisite qualifications will be tendered to Atlanta Housing. Atlanta Housing will utilize existing workforce development contract capacity to engage interested Section 3 eligible persons with AH's workforce development contractors with a enough time prior to the jobs becoming available to train Section 3 eligible persons to fill those positions The MBE/WBE/SBE/Section 3 Program is AH's effort to stimulate economic opportunities for certified small businesses through direct contracting and subcontracting opportunities. AH 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 AH'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, AH will actively encourage its contractors to fulfill the spirit of the Section 3 program by hiring low-income residents to work on AH's contracts.

C. Tool: Measurements of Success

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

For VISION 2022, AH established key performance indicators to measure the success of its vision and plan over the next five years.

Performance Indicators for VISION 2022*

(As of 6/30/2018)

VISION 2022: AH's IMPACT

OUR BENEFICIARIES People Our Plan Impacts	Actual through 12/31/2016	Actual through 06/30/2017	Actual through 06/30/2018
Total % of AH's Participating Families with Very Low- or Extremely Low-Income	95%	93%	**97%**
Total Households Actively Housed	22,533	23,093	**24,044**
Working Families	9,886	10,337	**10,161**
Families with Children	7,964	8,321	**8,174**
Senior Households	5,899	5,959	**6,310**
Disabled Households	3,425	3,120	**3,205**
HAVEN (Supportive Housing initiatives across all programs)	1,383	1,941	**2,305**

WORK: FAMILY INDEPENDENCE Work Compliance by AH Program	Actual through 12/31/2016	Actual through 06/30/2017	Actual (*) through 06/30/2018
HomeFlex Communities	82%	86%	**96%**
MIXED Communities	91%	99.5%	**97%**
AH-Owned Communities	88%	100%	**93%**
Housing Choice	62%	78%	**69%**

(*) FY 2018 Work Compliance for HomeFlex Communities improved by 10% due to improved accuracy and clarity in reporting from private real estate management partners and more households becoming work compliant.

THRIVE: MEASUREMENTS OF SUCCESS (KPIs)	Actual through 12/31/2016	Actual through 06/30/2017	Actual through 06/30/2018
Number of Families Served	22,533	23,093	**24,044**
Number of New Affordable Units Added to AH Program	1,257	1,181	**1,419**
Number of New Homeownership Opportunities (Down Payment Assistance)	70	81	**163**
Dollars Invested and Leverage in New Real Estate Developments in Modern, High-Quality Mixed-Income Communities	$6 MIL	$9.9 MIL	**$42.4 MIL**
Dollars Invested in Education and Education Initiatives	$358,997	$443,344	**$918,974**
Number of Senior Adults Housed	6,641	6,705	**7,611**
Number of Veterans Housed (VASH)	226	232	**245**
Number of Homeless/At-Risk Families Served through HAVEN (Supportive Housing)	1,383	1,941	**2,305**
Number of Families Compliant with AH's Work Requirement	5,680	5,347	**5,939**
Number of Families Successfully Transitioned from AH Paying 100% of Their Own Housing Costs (Program Graduation)	47	53	**104**

Key FY 2018 activities include:
Real Estate investments represent on-going maintenance, planning, acquisitions, environmental remediation and construction, to include rehabilitation and new development; the innovation of two new HAVEN Program tenant-based pilots; increased volume of qualified Homeownership Downpayment applicants; execution of Choice Neighborhood Atlanta educational and community development programming.

MTW POLICY INNOVATIONS

Fiscal Year 2018 was Atlanta Housing's 15th year of participation in the MTW Demonstration and AH developed its VISION 2022 strategy to provide guidance over a five-year period that began in 2018. Under its MTW Agreement, AH has strategically implemented its housing policy reforms across all programs. This consistency serves multiple purposes: (1) Families can expect to rise to the same standards that AH believes lead to self-sufficiency; (2) AH can align its values with contract terms in various agreements with developers and service providers; and (3) AH gains economies from systematic implementation across the agency. As a result of AH's participation in the MTW Demonstration and strategic implementation of numerous innovations or reforms, families are living in quality, affordable housing and improving the quality of their lives.

The following represents an overview of key innovations and policy reforms Atlanta Housing has implemented as a result of its participation in the MTW Demonstration Program and in accordance with the provisions of Atlanta Housing's Amended and Restated MTW Agreement with HUD.

Innovations & Policies

💡 *Designates an AH invention or significant innovation*

Economic Viability	REGULAR HOUSING AUTHORITY	AH INNOVATION AND IMPACT
💡 **Households Served (HUD Funding Availability)** To address the volatility in the availability of HUD funding, this protocol defines "AH households served" as all households in the Housing Choice voucher program and all households earning 80 percent and below of area median income (AMI) residing in communities in which AH owns, sponsors, subsidizes, or invests funds.	Counts families based on HUD funding source	Counts all households affected by AH programs and investments
Fee-for-Service Methodology As a simplified way to allocate indirect costs to its various non-MTW grants and programs, AH developed a fee-for-service methodology replacing the traditional salary allocation system. More comprehensive than HUD's Asset Management program, AH charges fees, not just at the property-level, but in all aspects of AH's business activities, which are often not found in traditional HUD programs.	Cost allocation based on labor costs	Accounts for all costs
Local Asset Management Program A comprehensive program for project-based property management, budgeting, accounting, and financial management. In addition to the fee-for-service system, AH differs from HUD's asset management system in that it defines its cost objectives at a different level; specifically, AH defined the MTW program as a cost objective and defined direct and indirect costs accordingly.	HUD Asset Management	Effective, customized approach
💡 **Revised MTW Benchmarks** AH and HUD defined 11 MTW Program Benchmarks to measure performance. AH is not subject to HUD's Public Housing Assessment System (PHAS) or Section Eight Management Assessment Program (SEMAP) because each party recognized that such measurements were inconsistent with the terms and conditions of AH's MTW Agreement.	PHAS & SEMAP	Simplified and focused on outcomes

Human Development and Self-Sufficiency	REGULAR HOUSING AUTHORITY	AH INNOVATION AND IMPACT
Work/Program Requirement This policy establishes an expectation that reinforces the importance and necessity for work to achieve economic independence and self-sufficiency. 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 full-time employment or participate in a combination of school, job training, and/or part-time employment.	None	All able-bodied adults must be working or engaged in programs to prepare for work
Service Provider Network For the benefit of AH-assisted households and individuals, AH formed this group of social service agencies to support family and individual self-sufficiency, leveraging MTW Funds with resources and expertise from established organizations.	None	Uses partnership model to leverage MTW Funds
Intensive Coaching and Counseling Services AH has used more than $30 million of MTW Funds to pay for family counseling services for families transitioning from public housing to mainstream, mixed-income environments and for self-sufficiency.	None	Enabled by MTW Single Fund
30 percent of Adjusted Income This innovation ensures housing affordability and uniformity of tenant payments, regardless of the source of AH subsidy, by establishing that the total tenant payments of all AH-assisted households (including HCVP participants) will at no time exceed 30 percent of adjusted income.	Only applies to public housing	Increases housing choices in lower poverty neighborhoods
$125 Minimum Rent Policy that raises standards of responsibility for some AH-assisted families in public housing and Housing Choice by increasing tenant contributions toward rent to at least $125. Policy does not apply to households where all members are either elderly and/or disabled.	$25-50	$125
Elderly and Non-Elderly Disabled Income Disregard This policy encourages healthy aging and self-sufficiency by excluding employment income when determining rental assistance for elderly persons or non-elderly persons with a disability.	n/a	Encourages independent living and incents employment
4-to-1 Elderly Admissions Preference AH created this policy to address sociological and generational lifestyle differences between elderly and young disabled adults living in the AH-Owned Residential Communities (public housing-assisted communities). This policy creates a population mix conducive to shared living space for the elderly.	None	Improves quality of life for all residents

Human Development and Self-Sufficiency, *Cont'd*	REGULAR HOUSING AUTHORITY	AH INNOVATION AND IMPACT
Rent Simplification AH determines adjusted annual income with its own Standard Deductions that replace HUD's Standard Deductions, and, in most cases, eliminate the need to consider other deductions. This policy reduces errors and inefficiencies associated with the verification of unreimbursed medical and childcare expenses.	$480 per child, $400 for elderly/disabled and requires receipts	Simplifies administration: $750 per child, $1000 for elderly/disabled households
Good Neighbor Program An instructional program established in partnership with Georgia State University, the curriculum includes training on the roles and responsibilities necessary to be a good neighbor in mainstream, mixed-income environments. The program supports acceptance of the Housing Choice program by members of the community.	None	Improves quality of life and community acceptance
Aging Well Initiative Recognizing the needs of older adults to live independently and maintain their quality of life, AH introduced a program to provide residents with vibrant physical spaces, active programming, support services, and enhanced opportunities for socialization, learning, and wellness.	None	Enabled by MTW Funds
Alternate Resident Survey This protocol, which replaces and satisfies the requirements for HUD's PHAS Resident Survey, allows AH to monitor and assess customer service performance in public housing using AH's own resident survey.	PHAS Resident Survey	AH-customized resident survey
MTW Benchmarking Study—Third Party Evaluation In order to measure the impact of AH's MTW Program, AH uses an independent, third-party researcher to conduct a study of the Program and its impact.	n/a	Empirical evaluation by independent third-party
Early Childhood Learning Because strong communities are anchored by good schools, AH partners with the public schools, foundations, and developers to create physical spaces for early childhood learning centers.	None	Leverages land to break cycle of poverty
Expanding Housing Opportunities	REGULAR HOUSING AUTHORITY	AH INNOVATION AND IMPACT
Mixed-Income / Mixed-Finance Development Initiative AH strategically approaches development and rehabilitation activities by utilizing public/private partnerships and private sector development partners, and by leveraging public/private resources. AH has evolved its policies and procedures to determine and control major development decisions. This streamlined approach allows AH to have more dexterity and to be responsive in a dynamic real estate market in the creation of mixed-income communities.	n/a	Pioneered by AH and now called "The Atlanta Model"

Expanding Housing Opportunities, *Cont'd*	REGULAR HOUSING AUTHORITY	AH INNOVATION AND IMPACT
Public-Private Partnerships The public/private partnerships formed to own AH-Sponsored, Mixed-Income Communities (Owner Entities) have been authorized by AH to leverage the authority under AH's MTW Agreement and to utilize innovative private sector approaches and market principles.	n/a	Leverages public funds, private sector funds and know-how
Managing Replacement Housing Factor (RHF) Funds AH established a RHF Obligation and Expenditure Implementation Protocol to outline the process with which AH manages and utilizes RHF funds to further advance AH's revitalization activities.	Restricted	Clearly defined options for combining or accumulating RHF funds
Mixed-Finance Closing Procedures AH carries out a HUD-approved procedure for managing and closing mixed-finance transactions involving MTW or development funds.	n/a	Streamlines procedures
Gap Financing AH may support the financial closings of mixed-income rental communities through gap financing that alleviates the challenges in identifying investors and funders for proposed development projects.	n/a	Enables opportunities to preserve and/or develop additional mixed-income communities
HomeFlex (formerly PBRA) as a Development Tool AH created a unique program that incents private real estate developers/owners to create quality affordable housing. For HomeFlex development deals, AH has authorization to determine eligibility for HomeFlex units, determine the type of funding and timing of rehabilitation and construction, and perform subsidy-layering reviews.	Project Based Voucher (PBV) program	Unique HomeFlex program developed with local Atlanta developers
HomeFlex Site-Based Administration Through AH's HomeFlex Agreement (which replaces the former Project Based HAP contract), the owner entities of HomeFlex developments and their professional management agents have full responsibility, subject to AH inspections and performance reviews, for all administrative and programmatic functions including admissions and occupancy procedures and processes relating to HomeFlex-assisted units. This allows private owners to manage and mitigate their financial and market needs.	PBV administered by public housing authority	Allows private owner to optimize management and viability of property

Appendices

This page left blank intentionally

Table of Contents
FY 2018 MTW Annual Report Appendices

		Page
Appendix A	**MTW Annual Report Cross-Reference Guides** 1. AH's Legacy Attachment B Requirements 2. HUD Form 50900 Attachment B	65
Appendix B	**FY 2018 MTW Annual Report Resolution & Certifications** 1. Secretary's Certificate 2. Resolution • Exhibit OPS-1-A: MTW Program Benchmarks – Measurable Outcomes • Exhibit OPS-1-B: Minimum Rent Policy Impact Analysis • Exhibit OPS-1-C: Elderly and Non-Elderly Disabled Income Disregard Policy Impact Analysis • Exhibit OPS-1-D: Rent Simplification Policy Impact Analysis • Exhibit OPS-1-E: Flat Rent Impact Analysis 3. Certification to HUD Regarding the AH's FY 2018 MTW Annual Report	72
Appendix C	**Ongoing Activities** 1. MTW Program Benchmarks • Public Housing, Housing Choice, Community and Support Services, Finance Closings 2. Approved MTW Implementation Protocols	91
Appendix D	**MTW Benchmarks (Legacy Attachment B)** 1. Households Served Information 2. Units Added 3. Units Under Commitment 4. Units Removed 5. Household Characteristics 6. Waiting List Characteristics 7. Occupancy Rate 8. Rents Uncollected 9. Emergency Work Order Completion 10. Routine Work Order Completion 11. Inspections 12. Security	101
Appendix E	**Resident Satisfaction Survey, AH-Owned Communities**	123
Appendix F	**Financial Analysis** 1. FY 2018 Budget vs. Actual (Unaudited) 2. Modernization & Non-Operating Expenditures (AH-Owned Communities) 3. Annual Statement / Performance and Evaluation Reports 4. Housing Choice Vouchers Authorized 5. Local Asset Management Program 6. AH Audit for the Fiscal Years Ended June 30, 2017 and 2016	129
Appendix G	**MTW Benchmarking Study** *(Not applicable in FY 2018)*	329
Appendix H	**HUD Information Reporting Requirement** **(HUD Form 50900 – Attachment B)**	331

This page left blank intentionally

Appendix A

MTW Plan
Cross-Reference Guides

Appendix A - MTW Annual Report Cross-Reference Guides

1. Atlanta Housing Legacy Attachment B Requirements

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

Reference: 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 Atlanta Housing (AH) MTW reporting requirements per AH's MTW Agreement. Cross-references are provided specifying the location, within the MTW Annual Report, where the item can be found.

Annual Report Element	Location in FY 2018 MTW Report
I. Households Served	
A. Number served: plan vs. actual by:	Appendix D: MTW Benchmarks (Legacy Attachment B)
- unit size	
- family type	
- income group	
- program/housing type	
- race & ethnicity	
B. Changes in tenant characteristics	
C. Changes in waiting list numbers and characteristics	
D. Narrative discussion/explanation of change	
II. Occupancy Policies	
A. Changes in concentration of lower-income families, by program	Appendix D: MTW Benchmarks (Legacy Attachment B)
B. Changes in Rent Policy, if any	Appendix B: FY 2018 MTW Report Resolution & Certifications
C. Narrative discussion/explanation of change	
III. Changes in the Housing Stock	
A. Number of units in inventory by program: planned vs. actual	Appendix D: MTW Benchmarks (Legacy Attachment B)
B. Narrative discussion/explanation of difference	Public Housing inventory is reported to HUD through the PIC system. Housing Choice unit leasing information is submitted monthly through VMS.
IV. Sources and Amounts of Funding	
A. Planned vs. actual funding amounts	Appendix F: Financial Analysis
B. Narrative discussion/explanation of difference	
C. Consolidated Financial Statement	
V. Uses of Funds	
A. Budgeted vs. actual expenditures by line item	Appendix F: Financial Analysis
B. Narrative/explanation of difference	
C. Reserve balance at end of year. Discuss adequacy of reserves.	

1. Atlanta Housing Legacy Attachment B Requirements

Annual Report Element	Location in FY 2018 MTW Report
VI. Capital Planning	
A. Planned vs. actual expenditures by property	Appendix F: Financial Analysis
B. Narrative discussion/explanation of difference	
VII. Management Information for Owned/Managed Units	
A. Vacancy (Occupancy) Rates	Appendix D: MTW Benchmarks (Legacy Attachment B)
1. Target vs. actual occupancies by property	
2. Narrative/explanation of difference	
B. Rent Collections	
1. Target vs. actual collections	
2. Narrative/explanation of difference	
C. Work Orders	
1. Target vs. actual response rates	
2. Narrative/explanation of difference	
D. Inspections	
1. Planned vs. actual inspections completed	
2. Narrative/explanation of difference	
3. Results of independent PHAS inspections	
E. Security	
1. Narrative: planned vs. actual actions/explanation of difference	
VIII. Management Information for Leased Housing	
A. Leasing Information	
1. Target vs. actual lease ups at end of period	Appendix D: MTW Benchmarks (Legacy Attachment B)
2. Narrative/explanation of difference	Public Housing inventory is reported to HUD through the PIC system. Housing Choice unit leasing information is submitted monthly through VMS.
3. Information and Certification of Data on Leased Housing Management including:	Appendix D: MTW Benchmarks (Legacy Attachment B)
▪ Ensuring rent reasonableness	
▪ Expanding housing opportunities	
▪ Deconcentration of low-income families	

1. Atlanta Housing Legacy Attachment B Requirements

Annual Report Element	Location in FY 2018 MTW Report
B. Inspection Strategy	
1. Results of inspection strategy, including:	Appendix D: MTW Benchmarks (Legacy Attachment B)
a) Planned vs. actual inspections completed by category:	
▪ Annual HQS Inspections	
▪ Pre-contract HQS Inspections	
▪ HQS Quality Control Inspections	
b) HQS Enforcement	
2. Narrative/explanation of difference	
IX. Resident Programs	
A. Narrative: planned vs. actual actions/explanation of difference	Section II. Priority Activities
B. Results of latest PHAs Resident Survey, or equivalent as determined by HUD.	Appendix E: Resident Satisfaction Survey, AH-Owned Communities
X. Other Information as Required	
A. Results of latest completed 133 Audit, (including program-specific OMB compliance supplement items, as applicable to AH's Agreement)	Appendix F: Financial Analysis
B. Required Certifications and other submissions from which the Agency is not exempted by the MTW Agreement	Appendix B: FY 2018 MTW Report Resolution & Certifications
C. Submissions required for the receipt of funds	HUD no longer requires an annual Section 8 budget from AH to request Housing Choice funds; and AH will submit the CY 2019 Low Rent Operating Subsidy Calculation to the Atlanta Field Office as required by the upcoming submission schedule for review and funding. HUD provided AH with the amounts of its 2018 CFP award in May 2018 with guidance that no hard copy ACC or Annual Statements/ Performance and Evaluation Reports (AS/P&E) submissions were required for the grant. Instead, AH recorded the grant award in EPIC. AS/P&Es for RHF and CFP grants active in FY 2018 with information as of June 30, 2018 are included in Appendix F: Financial Analysis.

2. HUD Form 50900 Attachment B

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

Reference: OMB Control Number 2557-0216 (expired 05/31/2016)

Description: The following cross-reference chart is provided as a convenience for HUD review. Per AH's Amended and Restated MTW Agreement, AH's reporting requirements are based only on Legacy Attachment B (Attachment B to AH's MTW Agreement). In June 2014, AH 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.

Annual Report Element	Location in FY 2018 MTW Report
I. Introduction	
A. Table of Contents, which includes all the required elements of the Annual MTW Report; and	Annual Report Sections I and II Table of Contents
B. Overview of the Agency's ongoing MTW goals and objectives.	
II. General Housing Authority Operating Information	
A. Housing Stock Information	
Number of public housing units at the end of the Plan year, discuss any changes over 10%;	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Description of any significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year);	
Description of any new public housing units added during the year by development (specifying bedroom size, type, accessible features, if applicable);	
Number of public housing units removed from the inventory during the year by development specifying the justification for the removal;	
Number of MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	
Number of non-MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	
Number of HCV units project-based during the Plan year, including description of each separate project; and	
Overview of other housing managed by the Agency, eg., tax credit, state-funded, market rate.	
B. Leasing Information - Actual	
Total number of MTW PH units leased in Plan year;	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Total number of non-MTW PH units leased in Plan year;	
Total number of MTW HCV units leased in Plan year;	
Total number of non-MTW HCV units leased in Plan year;	

2. HUD Form 50900 Attachment B

Annual Report Element	Location in FY 2018 MTW Report
Description of any issues related to leasing of PH or HCVs; and	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed (include only vouchers where Agency has issued a letter of commitment in the Plan year).	
C. Waiting List Information	
Number and characteristics of households on the waiting lists (all housing types) at the end of the plan year; and	Appendix D: MTW Benchmarks (Legacy Attachment B)
Description of waiting lists (site-based, community-wide, HCV, merged) and any changes that were made in the past fiscal year.	No changes were made to the policy or procedures for maintaining waiting lists. Waiting lists are opened and closed at various sites on an "as needed" basis in the normal course of business.
III. Proposed MTW Activities: HUD approval requested	
All proposed activities that are granted approval by HUD are reported in Section IV as 'Approved Activities'.	
IV. Approved MTW Activities: HUD approval previously granted	
(provide the listed items below grouped by each MTW activity)	
A. Implemented Activities	
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; provide a description of the activity and detailed information on its impact; compare outcomes to baselines and benchmarks, and indicate whether the activity is on schedule.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
B. Not Yet Implemented Activities	
List any approved activities that were proposed in the Plan, approved by HUD, but not implemented; specify the Plan Year in which the activity was first approved; discuss any actions taken toward implementation during the fiscal year.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
C. Activities on Hold	
Describe any approved activities that have been implemented and 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; report any actions that were taken towards reactivating the activity.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)

2. HUD Form 50900 Attachment B

Annual Report Element	Location in FY 2018 MTW Report
D. Closed Out Activities	
List all 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); provide the year the activity was closed out; discuss the final outcome and lessons learned.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
V. Sources and Uses of MTW Funds	
A. Sources and Uses of MTW Funds	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Actual Sources and Uses of MTW Funding for the Fiscal Year	
Describe the Activities that Used Only MTW Single Fund Flexibility	
B. Local Asset Management Plan	Appendix F: Financial Analysis
C. Commitment of Unspent Funds	N/A per HUD: Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.
VI. Administrative	
The Agency shall provide the information below:	
A. General description of any HUD reviews, audits or physical inspection issues that require the agency to take action to address the issue;	N/A
B. Results of latest PHA-directed evaluations of the demonstration, as applicable; and	N/A
C. Certification that the PHA has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.	Appendix B: FY 2018 MTW Report Resolution & Certifications

Appendix B

MTW Report
Resolution & Certifications

SECRETARY'S CERTIFICATE

I, BRANDON RIDDICK-SEALS, 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 (MTW) Annual Report to the United States Department of Housing and Urban Development in accordance with AHA's Amended and Restated MTW Agreement.

3. This resolution was presented to the AHA Board of Commissioners (the "Board") at its Regular Meeting on September 28, 2018 (the "Meeting").

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

   Dr. Christopher Edwards, Chair
   Robert Rumley, III, Vice Chair
   James Allen Jr.
   Robert Highsmith (via phone)

5. At the Meeting, the Board 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 28 day of September, 2018.

SEAL

The Housing Authority of the City of Atlanta, Georgia
1938
CORPORATE SEAL

BRANDON RIDDICK-SEALS,
Secretary

RESOLUTION OPS-1

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA SEEKS AUTHORIZATION TO SUBMIT FISCAL YEAR 2018 MOVING TO WORK ANNUAL REPORT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLUTION

WHEREAS, under the 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 (Amended and Restated MTW Agreement) between The Housing Authority of the City of Atlanta, Georgia (AH) and the United States Department of Housing and Urban Development (HUD), AH is required to submit an MTW Annual Report to HUD which, except for certain reports identified in the Amended and Restated MTW Agreement, replaces all other conventional HUD performance measures, including the Public Housing Assessment System and Section 8 Management Assessment Program.

WHEREAS, AH must submit its Fiscal Year (FY) 2018 MTW Annual Report to HUD by September 30, 2018;

WHEREAS, AH's Amended and Restated MTW Agreement identifies performance benchmarks and specific types of information that are required to be included in the MTW Annual Report. The performance benchmarks are designed to evaluate AH's performance during the term of the Amended and Restated MTW Agreement;

WHEREAS, AH's performance against these benchmarks is summarized in Exhibit OPS-1-A;

WHEREAS, AH's Amended and Restated MTW Agreement also requires AH to conduct an annual reevaluation of the impact of its rent policy changes. AH's FY 2018 rent impact analyses are attached hereto as Exhibits OPS-1-B through OPS-1-D; and

WHEREAS, AH requests authorization from the Board of Commissioners (the Board) to submit its FY 2018 MTW Annual Report to HUD in accordance with AH's Amended and Restated MTW Agreement;

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

1. AH's Fiscal Year (FY) 2018 Moving To Work (MTW) Annual Report is hereby approved.

2. Further, the Interim President and Chief Executive Officer is authorized to submit AH's FY

2018 MTW Annual Report and such other required documents, certifications or forms to the United States Department of Housing and Urban Development (HUD) with such changes, additions or corrections as shall be deemed necessary or appropriate or as may be required by HUD. Further, the Chair or Vice Chair of the Board of Commissioners and the Interim President and Chief Executive Officer are hereby authorized to execute any required documents, certifications or HUD forms related to the approval and filing of AH's FY 2018 MTW Annual Report.

ADOPTED, by the Board of Commissioners of The Housing Authority of the City of Atlanta, Georgia and signed in authentication of its passage, 28th day of September 2018.

ATTEST:

Brandon Riddick-Seals
Interim President and Chief Executive Officer

APPROVAL:

Christopher R. Edwards
Chairman

APPROVAL FOR FORM AND LEGAL SUFFICIENCY:

Terri A. Thompson
General Counsel

Exhibit OPS-1-A

FY 2018 Atlanta Housing Program Benchmarks

Performance Measure Definition *See Management Notes for further definitions/explanations.*	**Baseline**	**FY 2018 Target**	**FY 2018 Outcome**	
Public Housing Program (See Note A)				
Percent Rents Uncollected Gross tenant rents receivable for the Fiscal Year (FY) divided by the amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.	2%	≤2%	**1.3%**	Exceeds Benchmark
Occupancy Rate The ratio of occupied public housing units to available units as of the last day of the FY will be greater than or equal to the target benchmark. **See Note B**	98%	≥98%	**98.4%**	Exceeds Benchmark
Emergency Work Orders Completed or Abated in <24 Hours The percentage of emergency work orders that are completed or abated within 24 hours of issuance of the work order shall be greater than or equal to the target benchmark. (Abated is defined as "emergency resolved through temporary measure, and a work order for long term resolution has been issued.")	99%	≥99%	**98.4%**	Does Not Meet Benchmark
Routine Work Orders Completed in ≤ 7 Days The average number of days that all non-emergency work orders will be active during the FY shall be less than or equal to 7 days.	5 days	≤7 days	**1.8 days**	Exceeds Benchmark
Percent Planned Inspections Completed The percentage of all occupied units and common areas that are inspected during the FY shall be greater than or equal to the target benchmark. **See Note C**	100%	100%	**100%**	Meets Benchmark
Housing Choice Program (Section 8)				
Budget Utilization Rate The expenditure of 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%. **See Note D**	98%	≥98%	**100%**	Exceeds Benchmark
Percent Planned Annual Inspections Completed The percentage of all occupied units under contract that are inspected directly by AH or any other agency responsible for monitoring the property during the FY shall be greater than or equal to the target benchmark by the last day of the Fiscal Year. **See Note E**	98%	≥98%	**100%**	Exceeds Benchmark
Quality Control Inspections The percentage of all previously inspected units having a quality control inspection during the FY shall be greater	≥1.4%	≥1.4%	**2.7%**	Exceeds Benchmark

Performance Measure Definition *See Management Notes for further definitions/explanations.*	Baseline	FY 2018 Target	FY 2018 Outcome	
than or equal to the target 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 FY, regardless of participation in a homeownership counseling program, shall be greater than or equal to the target benchmark. **See Note F**	6	12	**163**	Exceeds Benchmark
Household Work / Program Compliance The annual percentage of Public Housing and Housing Choice assisted households that are Work/Program compliant (excluding elderly and disabled members of the households) through the last day of the fiscal year shall be greater than or equal to the target benchmark. **See Note G (*)**	N/A	75%	**97%** MIXED Communities	Exceeds Benchmark
			69% Housing Choice Tenant-Based Vouchers*	Below Benchmark
			93% AH-Owned Communities	Exceeds Benchmark
Finance				
Project Based Financing Closings The annual number of projects to which AH will commit project-based rental assistance and/or make an investment of MTW funds. **See Note H**	N/A	6	**4**	Below Benchmark

MANAGEMENT NOTES:

A. Public Housing Program - General. Information for the Public Housing Program includes information for both AH-Owned Communities and the public housing assisted units within the MIXED Communities.

Each of the subject MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with an affiliate of AH's private sector development partner as the managing general partner and an affiliate of AH as a limited partner. Each community is managed by the owner entity's captive professional property management agent or a third party fee management company hired by the managing general partner. While AH does not own these communities, AH engages with the managing general partner of the respective owner entities to monitor financial and operational performance of the property, reviews monthly and quarterly reports, and makes site visits.

The Magnolia Park community is not factored into overall results shown for public housing because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AH continues to work closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

B. Public Housing Program – Occupancy Rates. Rates are based on available units, i.e. dwelling units (occupied or vacant) under AH's Annual Contributions Contract (ACC), that are available for occupancy, after adjusting for four categories of exclusions:

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

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

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

D. Housing Choice Budget Utilization. AH's MTW Housing Choice Budget Utilization benchmark requires that the expenditure of fiscal year Housing Choice Annual Budget allocation (i.e. HUD disbursements) for MTW vouchers utilized for MTW-eligible activities be greater than or equal to the target benchmark of 98 percent. In its FY 2007 MTW Implementation Plan, AH added clarifying language for this benchmark. As part of the FY 2008 MTW Implementation Plan, AH included further clarifying language that the 98 percent expenditure rate only applies to vouchers that are fully funded during AH's entire fiscal year, and that any new vouchers received intermittently during the fiscal year are excluded from the 98 percent requirement until the following fiscal year and until such time that a 12-month period has elapsed. AH is making this clarification in light of changes that HUD has made in funding vouchers based on a calendar year rather than on an agency's fiscal year.

E. Percent Planned Annual Inspections Completed. This percentage reflects inspections completed on tenant-based Section 8 units under AH's Housing Choice Program and HomeFlex (Project Based Rental Assistance) units. In accordance with the HomeFlex Agreement between AH and the private owners, properties with HomeFlex-assisted units are inspected at least annually.

F. Resident Homeownership. During FY 2018, single family home sales in Atlanta and nationwide experienced a steady recovery. Through the AH Down Payment Assistance (DPA) program, a record 163 eligible first-time home buyers closed on home purchases, which represents a substantial achievement given resurgent economic times. The DPA Homeownership Program reinforces neighborhood stabilization and supports AH and City of Atlanta goals to improve and preserve housing stock.

G. Community and Supportive Services – Household Work / Program Compliance. By design, the Work/Program Compliance policy takes into account both working adults and family members that are enrolled in approved schools or training programs.

AH's Work/Program Requirement	
Full-time Worker	Employed for 30 or more hours per week
Participation in an approved program	Attending an accredited school as a "full-time" student Participating in an approved "full-time" training program Attending an accredited school as a "part-time" student, AND successfully participating in an approved "part-time" training program
Part-time Job and Part-time Program Participant	Employed as a part-time employee (at least 16 hours) AND successfully participating in an approved training program Employed as a part-time employee (at least 16 hours) AND successfully participating in an accredited school as a "part-time" student

This benchmark aligns the previous Resident Workforce Participation benchmark with measuring resident and participant compliance with AH's Work/Program Compliance policy. Since the execution of AH's MTW Agreement, the agency has implemented a Work/Program Compliance policy requiring one adult (ages 18-61, excluding elderly and disabled persons) in the household to work full-time at least 30 hours per week and all other adults in the household to be either program or work compliant (see table for compliance meanings).

Demonstrating the importance of the Atlanta Model and the impact of mixed-income environments, 97 percent of AH-assisted households with Target Adults[1] in MIXED Communities were compliant with AH's Work/Program Requirement. Compliance requires that they maintained full-time employment or were engaged in a combination of school, job training and/or part-time employment.

These adults succeeded because they have been positively influenced by a culture of work. They also benefited from private property management's support and guidance for gaining and maintaining employment (under AH's site-based administration policies). This support also helps maintain the integrity and viability of the entire mixed-income community.

Further supporting this view, AH found that of families and individuals who reside in the AH-Owned Communities, 93 percent of households were compliant with the Work/Program Requirement.

[1] Target Adults are non-elderly, non-disabled adults, ages 18-61 years old, who are subject to the Work/Program requirement.

During FY 2018, to assist Housing Choice households and bolster compliance rates, AH initiated an enforcement effort and plan for a progressive graduation program that supports families toward self-sufficiency and ultimate discontinuation of housing assistance. As a result, in FY 2018, 69 percent of Housing Choice families maintained Work/Program compliance with full-time employment by all Target Adults -- a modest but fundamental increase from 63% last fiscal year. *(Note: Outcome percentage reported in FY 2017 represented a combination of compliant and progressing households.)*

Housing Choice families continue to face challenges obtaining livable-wage employment or retrain for new jobs. For households in which Target Adults are not working or meeting the Work/Program Requirement – i.e. “non-compliant” households – AH invested resources to enroll them in coaching and counseling support provided via third-party service contracts.

Non-compliant households are divided into two categories: non-compliant and progressing. During the economic recession, AH created “progressing” as many families found it difficult to maintain employment and sufficient work hours in the tough economy. Households in which all Target Adults engage in a minimum of 15 hours per week of work, training, and/or school, were designated as “progressing.” In FY 2018, progressing households were encouraged to continue improvements. If at the time of recertification the household is deemed non-compliant, the family was referred for supportive services.

In recent years, unemployment trends for Georgia, the Atlanta Metro region, and the City of Atlanta, have been consistently higher than the national unemployment rates. As of July 2018, reflecting a slowly recovering economy, the US unemployment rate fell to 3.9 percent. The unemployment rate for Georgia was reported at 3.9 percent, now in line with the national rate. Still slightly above the US, the Atlanta Metro region experienced a similar decrease to 4.0 percent. (1) Generally, low-wage earners lag the general population in employment, which continues to affect work compliance outcomes for AH-assisted families.

Across all of AH housing programs, a vast majority of AH-assisted families are on the road toward self-sufficiency as they continue to improve skill sets and income-earning potential through education, training and on-the job experience.

H. Project Based Financing Closings - Finance. Through preservation of affordable units using RAD, AH completed four (4) project based financing closings during FY 2018, just shy of the target goal. Additional forecasted projects are anticipated for completion in the next fiscal year. AH continues to facilitate the creation of healthy mixed-income communities by commitments to its HomeFlex Program (project-based rental assistance) or by investment of MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families.

(1) Source: U.S. Department of Labor, Bureau of Labor Statistics

EXHIBIT OPS-1-B

MINIMUM RENT POLICY IMPACT ANALYSIS

POLICY BACKGROUND

100% of the rental units in AH-Owned Communities and a portion, generally 40%, of the rental units in MIXED Communities(*See Note below) are funded with operating subsidies under Section 9 of the 1937 Housing Act, as amended or modified by AH's MTW Agreement. AH's Minimum Rent Policy for these communities is outlined below. Part I, Article Eleven, Paragraphs 7 Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 28, 2018 states:

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

*NOTE: Mixed-income, mixed-finance rental communities, including AH-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 AH does not own these communities, AH 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 AH housing policies; detailed results from these communities are not included in this analysis.

Rental assistance to households in the Housing Choice Tenant-Based Program within jurisdiction and HomeFlex Developments (*See Note above) are covered under Section 8 of the 1937 Housing Act, as amended or modified by AH's MTW Agreement. AH's Minimum Rent Policy for households receiving rental assistance is outlined below. Part I, Article Eleven, Paragraphs 7, Amended and Restated Statement of Policies adopted by the Board of Commissioners on March 28, 2018 states:

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

DATA ANALYSIS

Chart 1 compares the FY 2017 and the FY 2018 rents paid by the households residing in AH-Owned Communities. The analysis excludes households in which all members are elderly or disabled and whose source of income is fixed income.

- In FY 2017, approximately 94% or **83** of the resident households paid rents greater than the Minimum Rent. Another 5% or **4** households paid rents at the $125 Minimum Rent level. Additionally, less than 1.0% or **1** households of all resident households were paying less than the Minimum Rent.

- In FY 2018, approximately 98% or **67** of the resident households paid rents greater than Minimum Rent. Another 2% or **2** households paid rents at the $125 Minimum Rent Level. Additionally, approximately 0.0% or **0** household of all households paid less than Minimum Rent.

Chart 2 compares the FY 2017 and the FY 2018 rents (Total Tenant Payment) paid by Housing Choice Tenant-Based Program households. The analysis excludes households in which all members are elderly or disabled.

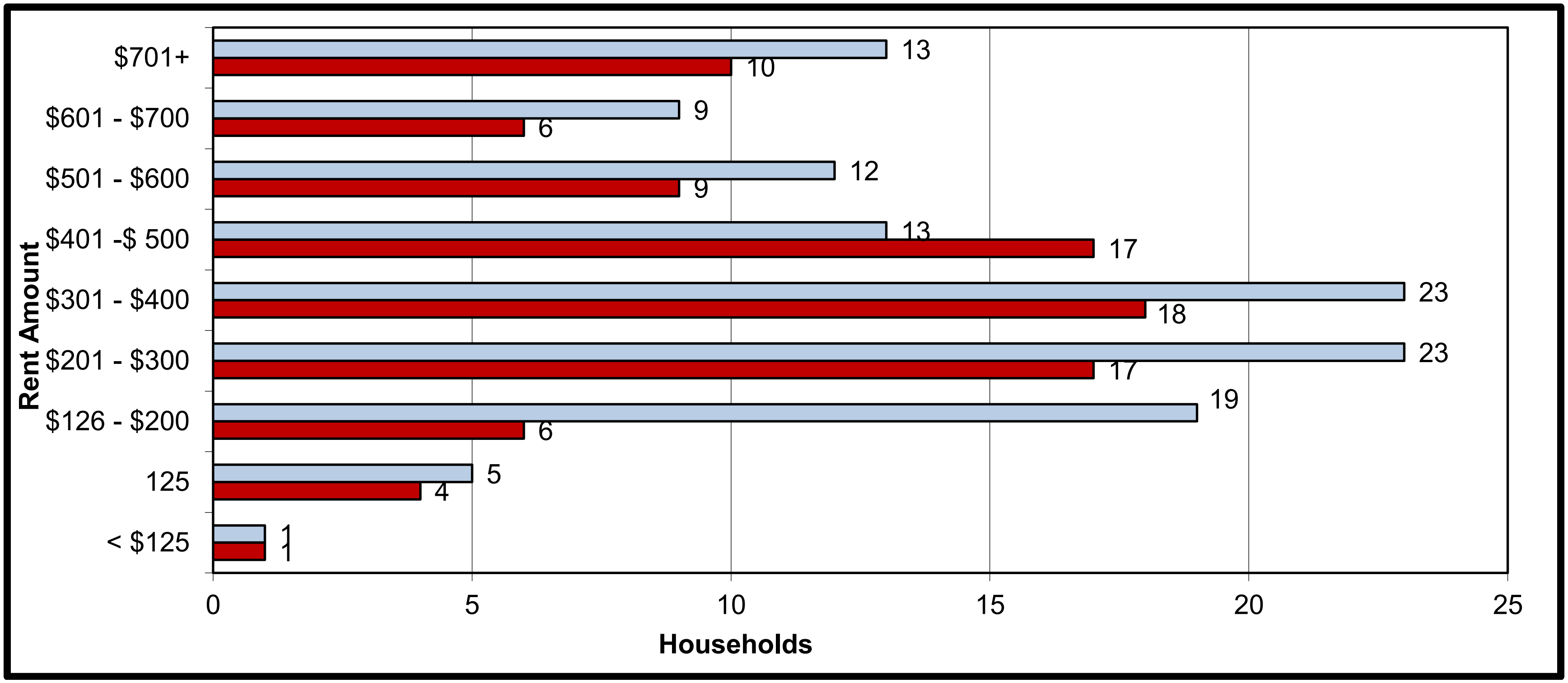
- In FY 2017, approximately 93% or **4,460** of Housing Choice households paid rents greater than the Minimum Rent. Another 6% or **291** paid rents at the $125 Minimum Rent level. Additionally, approximately 0.1% or **45** household of all households paid less than the Minimum Rent.

- In FY 2018, approximately 92% or **7,933** of Houisng Choice households paid rents greater than the Minimum Rent. Another 3.0% or **283** paid rents at the $125 Minimum Rent Level. Additionally, approximately 4.5% or **392** households of all households paid less than the Minimum Rent.

IMPACT ANALYSIS CONCLUSION

The Minimum Rent Policy does not have a negative impact on assisted families because most assisted households are able to pay at or above the Minimum Rent of $125. The policy also provides an opportunity for AH-assisted families to file an appeal for hardship.

EXHIBIT OPS-1-B Chart 1 - Minimum Rent Policy Impact Analysis
Households in Section 9 Operating Subsidy Funded Units
AH-Owned Communities(1)(2)
(As of June 30, 2018)



FY 2018

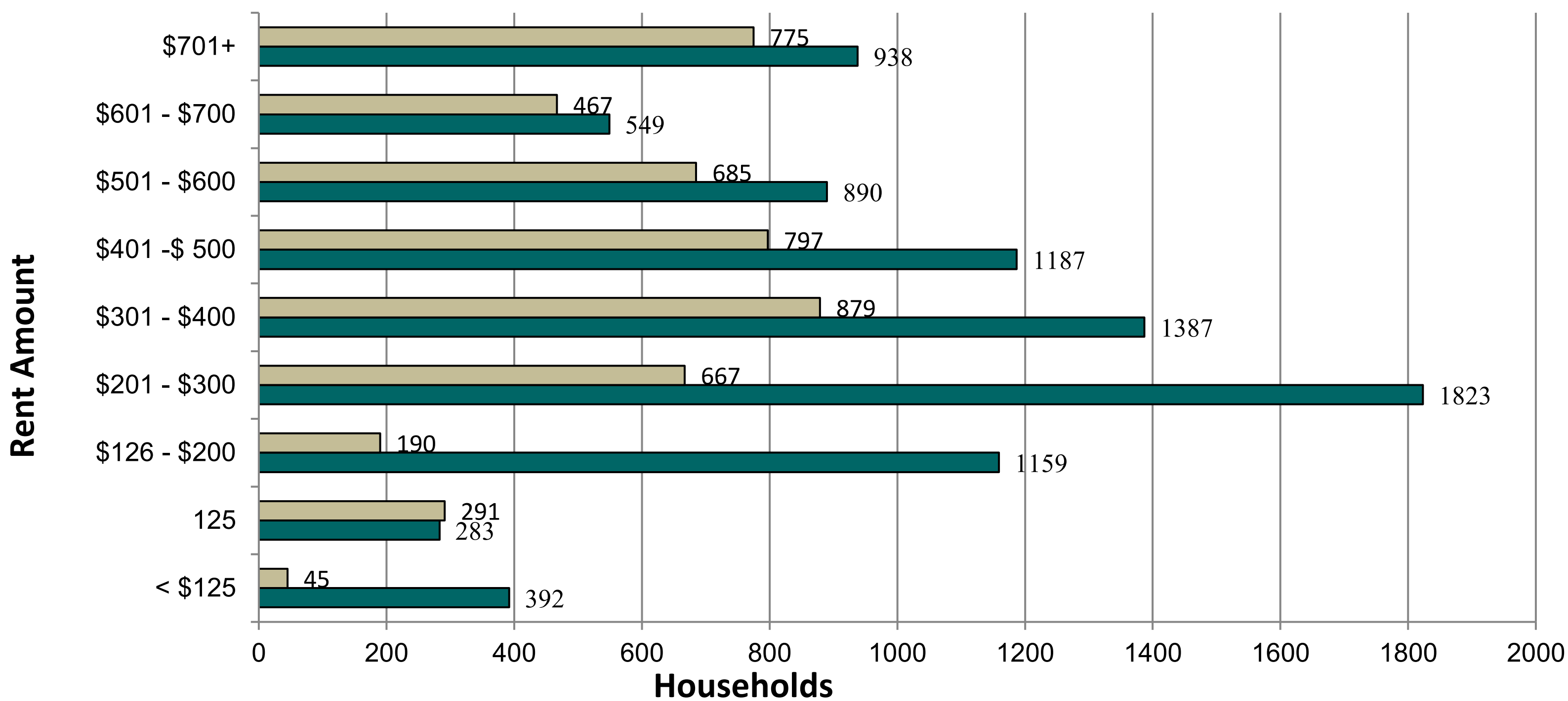
Rent Amount	< $125	125	$126 - $200	$201 - $300	$301 - $400	$401 -$ 500	$501 - $600	$601 - $700	$701+	Total
Total Households	0	2	2	14	20	10	7	5	9	69
%	0%	0.2%	0.2%	20%	32%	14%	10%	0.7%	13%	100.0%

FY 2017

Rent Amount	< $125	125	$126 - $200	$201 - $300	$301 - $400	$401 -$ 500	$501 - $600	$601 - $700	$701+	Total
Total Households	1	4	6	17	18	17	9	6	10	88
%	0.1%	5%	7%	19%	20%	19%	10%	7%	11%	100.0%

(1) Excludes Households that are exempt under the Minimum Rent policy (i.e. households in which all members are elderly or disabled and whose source of income is fixed income).
(2) Rent amounts may vary between years with turnover based on changes in household types.

EXHIBIT OPS-1-B Chart 2 - Minimum Rent Policy Impact Analysis
Households Receiving Section 8 Subsidy
Housing Choice Tenant-Based Program(1)(2)
(As of June 30, 2018)



FY 2018

Rent Amount	< $125	125	$126 - $200	$201 - $300	$301 - $400	$401 -$ 500	$501 - $600	$601 - $700	$701+	Total
HOUSEHOLDS	392	283	1,159	1,823	1,387	1,187	890	549	938	8,608
%	0.4%	0.3%	13%	24%	16%	14%	10%	0.6%	10%	100.0%

FY 2017

Rent Amount	< $125	125	$126 - $200	$201 - $300	$301 - $400	$401 -$ 500	$501 - $600	$601 - $700	$701+	Total
HOUSEHOLDS	45	291	190	667	879	797	685	467	775	4,796
%	0.9%	6.1%	4.0%	13.9%	18.3%	16.6%	14.3%	9.7%	16.2%	100.0%

(1) Excludes Households that are exempted under the Minimum Rent policy (households in which head of household, spouse, or co-head of household are elderly or disabled).
(2) Rent amounts may vary between years with turnover based on changes in household types

EXHIBIT OPS-1-C

ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Part I, Article Eleven, Paragraph 1 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 28, 2018 states:

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

Part I, Article Eleven of the Amended and Restated Statement of Policies adopted by the Board of Commissioners on March 28, 2018 states:

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

Part II of the Amended and Restated Statement of Policies adopted by the Board of Commissioners on March 28, 2018 provides the policy direction for HomeFlex (f/k/a Project Based Rental Assistance). Under HomeFlex, all program activities are administered at the property level by the owner entity's professional management agent. Although HomeFlex is administered independent of and separate from the Housing Choice Tenant-Based Program, the Elderly and Non-Elderly Disabled Income Disregard policy as stated above is applicable to HomeFlex households.

DATA ANALYSIS

Chart 1 – Of Elderly households assisted in AH-Owned Communities only 2.0% (20 households) are subject to the policy. Of households assisted in MIXED Communities, only 0.9% (14 households) are subject to the policy. Of households assisted in HomeFlex Mixed-Income Developments, only 1.2% (28 households) of Elderly households are subject to the policy. Of households assisted in AH's Housing Choice Voucher program, 5.6% (80 households) of Elderly households are subject to the policy.

Chart 2 – For households with Non-Elderly Disabled members, a similar picture emerges. Of Non-Elderly Disabled households assisted in AH-Owned Communities and MIXED Communities, only 2.7% (13 households) and 4.1% (17 households), respectively, are subject to the policy. Of households assisted in HomeFlex Mixed-Income Developments, 5.1% (32 households) of Non-Elderly Disabled households are subject to the policy. Of households assisted in AH's Housing Choice Voucher program, 5.3% (119 households) of Non-Elderly Disabled households are subject to the policy.

IMPACT ANALYSIS CONCLUSION

Overall, the Elderly and Non-Elderly Disabled Income Disregard rent policy has a positive impact because it reduces the rent (or Total Tenant Payment*) of assisted households by disregarding the employment income of household members with eligible fixed income and employment income. Due to the policy, 3.5% or 323 households may receive a net positive benefit of a reduction in rent (Total Tenant Payment).

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

EXHIBIT OPS-1-C Charts 1 and 2
Analysis of Elderly and Non-Elderly Disabled
Income Disregard Policy Impact
(As of June 30, 2018)

Chart 1

HOUSEHOLDS WITH ELDERLY Program Type	N	FIXED INCOME AND EMPLOYMENT INCOME *DISREGARD APPLIES* N	% of Total Households
AH-Owned Communities	995	20	2.0%
MIXED Communities	1,611	14	0.9%
HomeFlex Mixed-Income Developments	2,266	28	1.2%
Housing Choice Tenant-Based Program	1,437	80	5.6%
SUMMARY	**6,309**	**142**	**2.3%**

Chart 2

HOUSEHOLDS WITH NON-ELDERLY DISABLED ADULTS Program Type	N	FIXED INCOME AND EMPLOYMENT INCOME *DISREGARD APPLIES* N	% of Total Households
AH-Owned Communities	474	13	2.7%
MIXED Communities	417	17	4.1%
HomeFlex Mixed-Income Developments	624	32	5.1%
Housing Choice Tenant-Based Program	2,231	119	5.3%
SUMMARY	**3,746**	**181**	**4.8%**

EXHIBIT OPS-1-D

RENT SIMPLIFICATION POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Part I, Article Seven, Paragraph 2 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 28, 2018 states:

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

Prior to implementation of the Rent Simplification Policy, AH determined that across all programs, including Housing Choice Tenant-Based Program, HomeFlex (f/k/a Project Based Rental Assistance) Mixed-Income Developments, AH-Owned Communities and MIXED Communities, 80% to 85% of assisted families were not claiming “other deductions” relating to unreimbursed medical, attendant care and auxiliary apparatus, and child care expenses.

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

DATA ANALYSIS

The implementation of the Standard Income Deductions under the Rent Simplification Policy is based on an appeals process that allows families to file for hardships. Based on the **Chart 1** below, no assisted households submitted hardship requests as a result of the policy.

Chart 1
COMPARISON OF NUMBER OF HARDSHIP REQUESTS TO NUMBER OF HOUSEHOLDS BENEFITING FROM AH’S STANDARD INCOME DEDUCTIONS
(As of June 30, 2018)

	ELDERLY/DISABLED DEDUCTION				DEPENDENT DEDUCTION			
Program Type	**Housing Choice Tenant-Based**	**AH-Owned**	**MIXED**	**HomeFlex Mixed-Income**	**Housing Choice Tenant-Based**	**AH-Owned**	**MIXED**	**Home Flex Mixed-Income**
Total Number of Households Benefiting	**3,484**	**1,469**	**2,028**	**2,890**	**4,884**	**60**	**1,350**	**671**
Number with Hardship Requests	4	0	0	0	0	0	0	0

IMPACT ANALYSIS CONCLUSION

The Rent Simplification Policy has a net positive impact and provides financial support for the preponderance of AH-assisted families. By comparison, only 15%–20% of assisted families that claimed other deductions relating to unreimbursed medical, attendant care and auxiliary apparatus, and child care expenses benefited from the previous policy. The policy also provides an opportunity for AH-assisted families to file an appeal for hardship, if required. As shown above very few families filed a hardship request as a result of the policy. The implementation of Standard Income Deductions is an effective method of providing assisted households with relief while, at the same time, streamlining the administrative processes of AH and its partners and improving accuracy, consistency, and operating efficiencies in the calculation of adjusted incomes.

CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") REGARDING THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA'S FY 2018 MOVING TO WORK ("MTW") ANNUAL REPORT

On behalf of The Housing Authority of the City of Atlanta, Georgia ("AH"), and in accordance with AH's Amended and Restated Moving to Work 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, (the "MTW Agreement"), I hereby certify the following:

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

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

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

4. AH's **FY 2018 Moving to Work Annual Report** meets the substantive information reporting requirements of the Paperwork Reduction Act for the MTW Demonstration Program and HUD Form 50900 (OMB Control Number 2557-0216, Expiration Date: 01/31/2021).

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

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

BY: ______________________________

Name: Brandon Riddick-Seals

Title: Interim President and Chief Executive Officer

Date: September 28, 2018

This page left blank intentionally

This page left blank intentionally

Appendix C

Ongoing Activities

This page left blank intentionally

Appendix C1: FY 2018 AH Program Benchmarks

Performance Measure Definition *See Management Notes for further definitions/explanations.*	Baseline	FY 2018 Target	FY 2018 Outcome	
Public Housing Program (See Note A)				
Percent Rents Uncollected Gross tenant rents receivable for the Fiscal Year (FY) divided by the amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.	2%	≤2%	**1.3%**	Exceeds Benchmark
Occupancy Rate The ratio of occupied public housing units to available units as of the last day of the FY will be greater than or equal to the target benchmark. **See Note B**	98%	≥98%	**98.4%**	Exceeds Benchmark
Emergency Work Orders Completed or Abated in <24 Hours The percentage of emergency work orders that are completed or abated within 24 hours of issuance of the work order shall be greater than or equal to the target benchmark. (Abated is defined as "emergency resolved through temporary measure, and a work order for long term resolution has been issued.")	99%	≥99%	**98.4%**	Does Not Meet Benchmark
Routine Work Orders Completed in ≤ 7 Days The average number of days that all non-emergency work orders will be active during the FY shall be less than or equal to 7 days.	5 days	≤7 days	**1.8 days**	Exceeds Benchmark
Percent Planned Inspections Completed The percentage of all occupied units and common areas that are inspected during the FY shall be greater than or equal to the target benchmark. **See Note C**	100%	100%	**100%**	Meets Benchmark
Housing Choice Program (Section 8)				
Budget Utilization Rate The expenditure of 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%. **See Note D**	98%	≥98%	**100%**	Exceeds Benchmark
Percent Planned Annual Inspections Completed The percentage of all occupied units under contract that are inspected directly by AH or any other agency responsible for monitoring the property during the FY shall be greater than or equal to the target benchmark by the last day of the Fiscal Year. **See Note E**	98%	≥98%	**100%**	Exceeds Benchmark
Quality Control Inspections The percentage of all previously inspected units having a quality control inspection during the FY shall be greater than or equal to the target benchmark.	≥1.4%	≥1.4%	**2.7%**	Exceeds Benchmark

<table>
<tr><th>Performance Measure Definition
See Management Notes for further definitions/explanations.</th><th>Baseline</th><th>FY 2018 Target</th><th colspan="2">FY 2018 Outcome</th></tr>
<tr><td colspan="5">Community and Supportive Services</td></tr>
<tr><td>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 FY, regardless of participation in a homeownership counseling program, shall be greater than or equal to the target benchmark. See Note F</td><td>6</td><td>12</td><td>163</td><td>Exceeds Benchmark</td></tr>
<tr><td rowspan="3">Household Work / Program Compliance
The annual percentage of Public Housing and Housing Choice assisted households that are Work/Program compliant (excluding elderly and disabled members of the households) through the last day of the fiscal year shall be greater than or equal to the target benchmark.
See Note G (*)</td><td rowspan="3">N/A</td><td rowspan="3">75%</td><td>97%
MIXED Communities</td><td>Exceeds Benchmark</td></tr>
<tr><td>69%
Housing Choice Tenant-Based Vouchers*</td><td>Below Benchmark</td></tr>
<tr><td>93%
AH-Owned Communities</td><td>Exceeds Benchmark</td></tr>
<tr><td colspan="5">Finance</td></tr>
<tr><td>Project Based Financing Closings
The annual number of projects to which AH will commit project-based rental assistance and/or make an investment of MTW funds. See Note H</td><td>N/A</td><td>6</td><td>4</td><td>Below Benchmark</td></tr>
</table>

MANAGEMENT NOTES:

A. Public Housing Program - General. Information for the Public Housing Program includes information for both AH-Owned Communities and the public housing assisted units within the MIXED Communities.

Each of the subject MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with an affiliate of AH's private sector development partner as the managing general partner and an affiliate of AH as a limited partner. Each community is managed by the owner entity's captive professional property management agent or a third party fee management company hired by the managing general partner. While AH does not own these communities, AH engages with the managing general partner of the respective owner entities to monitor financial and operational performance of the property, reviews monthly and quarterly reports, and makes site visits.

The Magnolia Park community is not factored into overall results shown for public housing because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AH continues to work closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

B. Public Housing Program – Occupancy Rates. Rates are based on available units, i.e. dwelling units (occupied or vacant) under AH's Annual Contributions Contract (ACC), that are available for occupancy, after adjusting for four categories of exclusions:

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

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

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

D. Housing Choice Budget Utilization. AH's MTW Housing Choice Budget Utilization benchmark requires that the expenditure of fiscal year Housing Choice Annual Budget allocation (i.e. HUD disbursements) for MTW vouchers utilized for MTW-eligible activities be greater than or equal to the target benchmark of 98 percent. In its FY 2007 MTW Implementation Plan, AH added clarifying language for this benchmark. As part of the FY 2008 MTW Implementation Plan, AH included further clarifying language that the 98 percent expenditure rate only applies to vouchers that are fully funded during AH's entire fiscal year, and that any new vouchers received intermittently during the fiscal year are excluded from the 98 percent requirement until the following fiscal year and until such time that a 12-month period has elapsed. AH is making this clarification in light of changes that HUD has made in funding vouchers based on a calendar year rather than on an agency's fiscal year.

E. Percent Planned Annual Inspections Completed. This percentage reflects inspections completed on tenant-based Section 8 units under AH's Housing Choice Program and HomeFlex (Project Based Rental Assistance) units. In accordance with the HomeFlex Agreement between AH and the private owners, properties with HomeFlex-assisted units are inspected at least annually.

F. Resident Homeownership. During FY 2018, single family home sales in Atlanta and nationwide experienced a steady recovery. Through the AH Down Payment Assistance (DPA) program, a record 163 eligible first-time home buyers closed on home purchases, which represents a substantial achievement given resurgent economic times. The DPA Homeownership Program reinforces neighborhood stabilization and supports AH and City of Atlanta goals to improve and preserve housing stock.

G. Community and Supportive Services – Household Work / Program Compliance. By design, the Work/Program Compliance policy takes into account both working adults and family members that are enrolled in approved schools or training programs.

AH's Work/Program Requirement	
Full-time Worker	Employed for 30 or more hours per week
Participation in an approved program	Attending an accredited school as a "full-time" student Participating in an approved "full-time" training program Attending an accredited school as a "part-time" student, AND successfully participating in an approved "part-time" training program
Part-time Job and Part-time Program Participant	Employed as a part-time employee (at least 16 hours) AND successfully participating in an approved training program Employed as a part-time employee (at least 16 hours) AND successfully participating in an accredited school as a "part-time" student

This benchmark aligns the previous Resident Workforce Participation benchmark with measuring resident and participant compliance with AH's Work/Program Compliance policy. Since the execution of AH's MTW Agreement, the agency has implemented a Work/Program Compliance policy requiring one adult (ages 18-61, excluding elderly and disabled persons) in the household to work full-time at least 30 hours per week and all other adults in the household to be either program or work compliant (see table for compliance meanings).

Demonstrating the importance of the Atlanta Model and the impact of mixed-income environments, 97 percent of AH-assisted households with Target Adults[1] in MIXED Communities were compliant with AH's Work/Program Requirement. Compliance requires that they maintained full-time employment or were engaged in a combination of school, job training and/or part-time employment.

These adults succeeded because they have been positively influenced by a culture of work. They also benefited from private property management's support and guidance for gaining and maintaining employment (under AH's site-based administration policies). This support also helps maintain the integrity and viability of the entire mixed-income community.

Further supporting this view, AH found that of families and individuals who reside in the AH-Owned Communities, 93 percent of households were compliant with the Work/Program Requirement.

[1] Target Adults are non-elderly, non-disabled adults, ages 18-61 years old, who are subject to the Work/Program requirement.

During FY 2018, to assist Housing Choice households and bolster compliance rates, AH initiated an enforcement effort and plan for a progressive graduation program that supports families toward self-sufficiency and ultimate discontinuation of housing assistance. As a result, in FY 2018, 69 percent of Housing Choice families maintained Work/Program compliance with full-time employment by all Target Adults -- a modest but fundamental increase from 63% last fiscal year. *(Note: Outcome percentage reported in FY 2017 represented a combination of compliant and progressing households.)*

Housing Choice families continue to face challenges obtaining livable-wage employment or retrain for new jobs. For households in which Target Adults are not working or meeting the Work/Program Requirement – i.e. "non-compliant" households – AH invested resources to enroll them in coaching and counseling support provided via third-party service contracts.

Non-compliant households are divided into two categories: non-compliant and progressing. During the economic recession, AH created "progressing" as many families found it difficult to maintain employment and sufficient work hours in the tough economy. Households in which all Target Adults engage in a minimum of 15 hours per week of work, training, and/or school, were designated as "progressing." In FY 2018, progressing households were encouraged to continue improvements. If at the time of recertification the household is deemed non-compliant, the family was referred for supportive services.

In recent years, unemployment trends for Georgia, the Atlanta Metro region, and the City of Atlanta, have been consistently higher than the national unemployment rates. As of July 2018, reflecting a slowly recovering economy, the US unemployment rate fell to 3.9 percent. The unemployment rate for Georgia was reported at 3.9 percent, now in line with the national rate. Still slightly above the US, the Atlanta Metro region experienced a similar decrease to 4.0 percent. (1) Generally, low-wage earners lag the general population in employment, which continues to affect work compliance outcomes for AH-assisted families.

Across all of AH housing programs, a vast majority of AH-assisted families are on the road toward self-sufficiency as they continue to improve skill sets and income-earning potential through education, training and on-the job experience.

H. Project Based Financing Closings - Finance. Through preservation of affordable units using RAD, AH completed four (4) project based financing closings during FY 2018, just shy of the target goal. Additional forecasted projects are anticipated for completion in the next fiscal year. AH continues to facilitate the creation of healthy mixed-income communities by commitments to its HomeFlex Program (project-based rental assistance) or by investment of MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families.

(1) Source: U.S. Department of Labor, Bureau of Labor Statistics

Appendix C2: MTW Implementation Protocols

MTW Implementation Protocols	Amended and Restated MTW Agreement Reference
ACC Waiver	*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.*
Alternate Resident Survey	*Legacy Attachment B - Elements for the Annual MTW Plan and Annual MTW Report, Section IX.*
Designation of Senior Public Housing Developments	*In accordance with the provision of the MTW Agreement's Statement of Authorizations, Section III.A, AH is authorized to define its own occupancy policies. AH discussed its plans to implement designations in its FY 2005, FY 2006, and FY 2007 Implementation Plans.*
Disposition of Public Housing Operating Subsidy in AH-Owned Affordable Communities	*Pursuant to Article VI, Section C of the Statement of Authorizations (Appendix A of the MTW Agreement), AH, 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.*
Disposition of Public Housing Operating Subsidy in AH-Sponsored Mixed-Finance Communities	*Pursuant to Article VI, Section C of the Statement of Authorizations (Appendix A of the MTW Agreement), AH, 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.*
Fee for Service Methodology	*Attachment D - Legacy and Community Specific Authorizations, Sections V.A.2 and VI; and First Amendment, Section 4.*
HOPE VI and Other HUD-Funded Master Planned on and off-site Developments Site and Neighborhood Standards	*In accordance with the provision of the Section VIII.C.1 of Attachment D of the AH's MTW Agreement, the regulatory requirements of 24 CFR Part 941 shall not apply to the implementation of the activities of AH 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, AH is authorized to adopt the alternative Site and Neighborhood Standards set forth in Section VII.B.3 of Attachment D of AH's MTW Agreement.*
HUD Funding Availability	*In accordance with the provisions of Sections I.I, III.A, V.A of Attachment D of AH's MTW Agreement, AH 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 AH'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.*

Appendix C2: MTW Implementation Protocols

MTW Implementation Protocols	Amended and Restated MTW Agreement Reference
Identity of Interest	*Attachment D - Legacy and Community Specific Authorizations, Section VIII.C.*
MTW Mixed-Finance Closing Procedures	*Attachment D - Legacy and Community Specific Authorizations, Section V.A.2.*
Process for Managing Replacement Housing Factor (RHF) Funds	*In accordance with Section V.A.1 of Attachment D of AH's MTW Agreement, AH 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. AH has elected to follow HUD guidance in its use as outlined in Sections V.A.1 and V.A.5 of AH's MTW Agreement and this protocol.*
Program Flexibility for Special Purpose Vouchers	*Article I - Statutory Authorizations, Section D; and Attachment D - Legacy and Community Specific Authorizations, Sections V.A.I VII.A.*
Project-Based Rental Assistance Developer Selection	*Section VII.B of Attachment D of AH's MTW Agreement authorizes AH to develop and adopt a reasonable policy and process for providing Section 8 project-based rental assistance during the term of AH's MTW Agreement; this includes the establishment of a reasonable competitive process for selection of developers. AH 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) AH has a direct or indirect ownership interest in the entity that owns the community; (ii) AH owns the land on which the community has been or is to be developed; or (iii) AH 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 AH's Annual MTW Plans since FY 2006.*
Project-Based Rental Assistance Subsidy Layering Review	*In accordance with the provisions of AH's Amended and Restated MTW Agreement, Attachment D, Section VII. B.10, "AH shall be authorized to perform subsidy layering reviews for Section 8 project-based rental assistance properties; provided, however, that AH shall identify and engage in independent third party to do the subsidy layering review where AH is the direct or indirect owner of the property."*
Revision of MTW Benchmarks	*Legacy Attachment D - MTW Program Benchmarks and MTW Program Benchmark Definitions*
Use of MTW Funds	*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.*

This page left blank intentionally

Appendix D

Housing Opportunities

This page left blank intentionally

Appendix D: MTW Benchmarks (Legacy Attachment B)

1. Housing Opportunities and Households Served (actuals as of June 30, 2018)

Community & Program Type	Type of Assistance[5]	Household Totals*: Actual End of FY 2017	Household Totals*: *Planned, End of FY 2018*	Household Totals*: **Actual End of FY 2018**
AH-Owned Communities [1]	PH	1,793	*1,260*	**1,586**
MIXED Communities [1] (Mixed-Income Communities)	PH	2,221	*2,155*	**2,155**
	RAD PBV	0	*682*	**423**
	HF [6]	1,775	*1,921*	**1,543**
	LIHTC-only [6]	1,171	*1,105*	**1,131**
HomeFlex [1] (MTW-PBRA Communities)	HF [6]	3,364	*4,195*	**4,012**
	LIHTC-only[6]	1,525	*1,684*	**1,595**
Housing Choice Tenant-Based [1][2]	HCV	8,381	*9,002*	**8,608**
Housing Choice Ports [3]	HCV	2,086	*1,858*	**2,029**
Housing Choice Homeownership	HCV	25	*26*	**23**
Homeownership - Other [4]	Down-payment Assistance	553	*655*	**724**
Supportive Housing [7]	MTW	199	*20*	**215**
	TOTAL [1]	***23,093***	***24,563***	***24,044***

NOTES: *PH = Public Housing (ACC-assisted), HF= HomeFlex (AHA's Project Based Rental Assistance or PBRA), LIHTC-only = Low-Income Housing Tax Credits only, HCV= Housing Choice Voucher*

* *Sources: FY 2017 MTW Annual Report, FY 2018 MTW Annual Plan.*

[1] Overall, AH realized increases in households served in the Housing Choice Voucher Program to include new Supportive Housing pilots, additional units in HomeFlex Communities and a slight decrease in PH units due to commencement of the RAD conversions at AH-Owned and MIXED Communities. Some planned HomeFlex units were delayed during the fiscal year. The FY2018 projected total for Housing Choice did not include projected attrition of approximately 600 households.

[2] Housing Choice Tenant-Based includes 300 Family Unification Program (FUP) vouchers, 225 Mainstream vouchers, 270 HUD-VASH vouchers and port-ins from other PHAs.

[3] Changes in Housing Choice Ports are due to absorption of vouchers by other PHAs and households with AH vouchers that return to AH's jurisdiction, as well as new pilots that allow port at admission.

[4] Homeownership - Other category includes AH's Down Payment Assistance Programs, or through other revitalization initiatives.

[5] AH does not have 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).

[6] Variances in HomeFlex and LIHTC-only are due to added units and units anticipated for FY 2018 but not on-boarded as planned. Starting FY 2017, also includes 28 Scattered-site LIHTC Units.

[7] Supportive Housing reflects households assisted via AH's pilot rental housing assistance program for homelessness prevention.

2. Units Added (during FY 2018)

Community	Type of Assistance	Property Type	Units by Bedroom Size: Studio	1 BR	2 BR	3 BR	4+ BR	TOTAL Units
Lakewood Christian Manor	HomeFlex	Senior 55+	25	174	0	0	0	**199**
Phoenix House	HomeFlex	HAVEN	44	0	0	0	0	**44**
The Remington	HomeFlex	Senior	0	110	50	0	0	**160**
The Veranda at Groveway	HomeFlex	Senior	0	70	4	0	0	**74**
		TOTAL	**69**	**354**	**54**	**0**	**0**	**477**

3. Units Under Procurement (as of June 30, 2018)

Community	Type of Assistance	Property Type	Units by Bedroom Size: Studio	1 BR	2 BR	3 BR	4+ BR	TOTAL Units
Gateway at Capitol View	HomeFlex	Senior	0	139	23	0	0	**162**
Manor at DeKalb Medical	HomeFlex	Senior 55+	0	152	23	0	0	**175**
Manor at Indian Creek II	HomeFlex	Senior	0	65	10	0	0	**75**
Sterling at Candler Village	HomeFlex	Senior	0	111	59	0	0	**170**
Summerdale Commons Phase I	HomeFlex	Family	0	0	24	0	0	**24**
Summerdale Commons Phase II	HomeFlex	Family	0	0	26	24	0	**50**
			0	**467**	**165**	**24**	**0**	**656**

NOTES:
PH = Public Housing (ACC-assisted), HF = HomeFlex (AH's Project Based Rental Assistance), HCV= Housing Choice Voucher

4. Units Converted through RAD (as of June 30, 2018)

Community	Type of Assistance	Property Type	Units by Bedroom Size: Studio	1 BR	2 BR	3 BR	4+ BR	TOTAL Units
Tenth & Juniper	HomeFlex-MIXED	Senior	0	86	63	0	0	**149**
Piedmont Senior Tower	HomeFlex-MIXED	Senior	0	207	0	0	0	**207**
Village at Castleberry Hill I	HomeFlex-MIXED	Family	0	19	39	8	0	**66**
			0	**226**	**39**	**8**	**0**	**422**

NOTE: Under the Rental Assistance Demonstration (RAD) Program, the operating subsidy for public housing units are being converted to HomeFlex (AH's project based rental assistance (PBRA)). AH committed to providing project based rental assistance in support of the Property Manager-Developer's tax credit application.AH received the RAD CHAP in 2017 and both properties closed prior to June 30, 2018.

5. Units Removed (during FY 2018)

Community	Type of Assistance	Property Type	Units by Bedroom Size: Studio	1 BR	2 BR	3 BR	4+ BR	TOTAL Units
Piedmont Road Highrise (1)	PH	Senior	0	207	0	0	0	**207**
Village at Castleberry Hill I (1)	PH	Family	0	19	39	8	0	**66**
Ashley Courts at Cascade I-II-III (2)	HomeFlex-MIXED	Family	0	4	5	7	0	**16**
Pavilion Place (3)	HomeFlex (MTW-PBRA)	Family	0	0	41	1	0	**42**
TOTAL			**0**	**226**	**39**	**8**	**0**	**331**

(1) Unit conversion from Public Housing to HomeFlex under RAD Conversion.

(2) Unit conversion from HomeFlex to Housing Choice Vouchers.

(3) Units removed as a result of contract termination by AH or property owner.

5. Household Characteristics (actuals as of June 30, 2018)
A. Household Income Profile

Community & Program Type	Number of Households by Income group (percent of Area Median Income (AMI))														
	< 30% of AMI			31 - 50% of AMI			51 - 80% of AMI			> 80% of AMI			TOTAL		
	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg
AH-Owned Communities	1,474	1,348	*-9%*	253	177	*-30%*	28	19	*-32%*	6	5	*-17%*	**1,761**	**1,549**	***-12%***
MIXED Communities [(1)]	2,358	2,459	*4%*	971	943	*-3%*	235	223	*-5%*	18	20	*11%*	**3,582**	**3,645**	***2%***
RAD-PBV Conversions	-	274	*100%*	-	52	*100%*	-	9	*100%*	-	1	*100%*	-	**336**	***100%***
HomeFlex Communities (PBRA) [(1)]	2,183	2,570	*18%*	797	773	*-3%*	160	139	*-13%*	6	4	*-33%*	**3,146**	**3,486**	***11%***
Housing Choice Tenant-Based	5,648	7,599	*35%*	1,998	897	*-55%*	660	110	*-83%*	75	2	*-97%*	**8,381**	**8,608**	***3%***
Housing Choice Ports	1,738	1,501	*-14%*	292	411	*41%*	54	108	*100%*	2	9	*0%*	**2,086**	**2,029**	***-3%***
TOTAL	**13,401**	**15,751**	***18%***	**4,311**	**3,253**	***-25%***	**1,137**	**608**	***-47%***	**107**	**41**	***-62%***	**18,956**	**19,653**	***3.7%***

	Number of Households by Income June 30, 2018	Percent of Total Households Served
Total ≤ 50% of AMI ("very low-income")	**19,004**	**97%**
Total > 50% of AMI	**649**	**3%**

NOTES:

[(1)] AHA does not capture household characteristics for LIHTC-only units within AH's MIXED Communities and HomeFlex (PBRA) Communities.

5. Household Characteristics (actuals as of June 30, 2018)
B. Household Family Size Profile

Community & Program Type	1 Member			2 Members			3 Members			4 Members			5+ Members			TOTAL		
	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg
AH-Owned Communities	1,583	1,395	*-12%*	126	104	*-17%*	21	17	*-19%*	13	15	*15%*	18	18	*0%*	**1,761**	**1,549**	***-12%***
MIXED Communities [1]	1,986	2,029	*2%*	729	715	*-2%*	512	505	*-1%*	234	247	*6%*	127	149	*17%*	**3,588**	**3,645**	***2%***
RAD-PBV Conversions	-	288	*100%*	-	32	*100%*	-	13	*100%*	-	2	*100%*	-	1	*100%*	**0**	**336**	***100%***
HomeFlex Communities (PBRA) [1]	2,152	2,482	*15%*	619	640	*3%*	213	214	*0%*	106	99	*-7%*	50	51	*2%*	**3,140**	**3,486**	***11%***
Housing Choice Tenant-Based	2,586	2,459	*-5%*	2,022	2,023	*0%*	1,589	1,741	*10%*	1,112	1,218	*10%*	1,072	1,167	*9%*	**8,381**	**8,608**	***3%***
Housing Choice Ports [2]	414	861	*108%*	369	465	*26%*	414	535	*29%*	444	144	*-68%*	445	24	*-95%*	**2,086**	**2,029**	***-3%***
TOTAL	**8,721**	**9,514**	***9%***	**3,865**	**3,979**	***3%***	**2,749**	**3,025**	***10%***	**1,909**	**1,725**	***-10%***	**1,712**	**1,410**	***-18%***	**18,956**	**19,653**	***N/A***

Number of Households by Family Size

NOTES:
[1] AH does not capture household characteristics for LIHTC-only units within AH's MIXED Communities and HomeFlex (PBRA) Communities.

5. Household Characteristics (actuals as of June 30, 2018)
C. Household Bedroom Size Profile

Community & Program Type	Number of Households by Unit Size																	
	0/1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			TOTAL		
	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg	Jun-17	Jun-18	% Chg
AH-Owned Communities	1,668	1,455	*-13%*	44	46	*5%*	20	20	*0%*	29	28	*-3%*	0	0	--	**1,761**	**1,549**	***-12%***
MIXED Communities [1]	1,603	1,617	*1%*	1,407	1,434	*2%*	528	547	*4%*	50	47	*-6%*	0	0	--	**3,588**	**3,645**	***2%***
RAD-PBV Conversions	-	300	*100%*	-	31	*100%*	-	5	*100%*	-		*100%*	-		*100%*	-	**336**	**--**
HomeFlex Communities (PBRA) [1]	1,729	2,090	*21%*	1,236	1,224	*-1%*	171	167	*-2%*	4	5	*25%*	0	0	--	**3,140**	**3,486**	***11%***
Housing Choice Tenant-Based[2] [3]	1,964	2,459	*25%*	2,923	2,023	*-31%*	2,595	1,741	*-33%*	766	1,218	*59%*	133	1,167	*777%*	**8,381**	**8,608**	***3%***
Housing Choice Ports	385	409	*6%*	686	664	*-3%*	767	720	*-6%*	217	206	*-5%*	31	30	*-3%*	**2,086**	**2,029**	***-3%***
TOTAL	**7,349**	**8,330**	***13%***	**6,296**	**5,422**	***-14%***	**4,081**	**3,200**	***-22%***	**1,066**	**1,504**	***41%***	**164**	**1,197**	***630%***	**18,956**	**19,653**	***4%***

NOTES:

[1] AH does not capture household characteristics for LIHTC-only units within AH's MIXED Communities and HomeFlex (PBRA) Communities

[2] Increase in studio/one bedroom units reflects growth in permanent supportive housing programs that address homelessness (including VASH).

[3] Changes in household sizes reflect "right-sizing" program vouchers during program recertifications.

6. Waiting List Characteristics (actuals as of June 30, 2018)

	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**
AH-Owned Communities [(1)]	2,684	262	23	5		2,681	158	129	6						**2,974**
MIXED Communities	14,191	15,868	920	104	0	11,370	11,176	7,915	622						**31,083**
HomeFlex Communities (PBRA) [(2)]	6,378	5,736	2,098	59	15	6,758	4,382	3,113	3						**14,271**
Housing Choice[(3)(4)] Tenant-Based	19,482	5,882	972	206						6,606	7,042	5,792	3,924	3,178	**26,542**
TOTAL	**42,735**	**27,748**	**4,013**	**374**	**15**	**20,809**	**15,716**	**11,157**	**631**	**6,606**	**7,042**	**5,792**	**3,924**	**3,178**	**74,870**

NOTES:

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

(1) Totals reflect the approved reduction of leasing activity due to RAD Conversion.

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

(3) AH 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 AH or the Veterans Administration, respectively.

7. 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	AH MTW Target (at least)	Actual Occupancy Rate (%)	Difference	
AH-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%	100.0%	2.0%	
Marian Road Highrise	98%	100.0%	2.0%	
Marietta Road Highrise (R)	98%	100.0%	2.0%	
Martin Street Plaza	98%	98.3%	0.3%	
Peachtree Road Highrise (R)	98%	100.0%	2.0%	
Westminster	98%	100.0%	2.0%	
AH-Owned Communities Average	**98%**	**99.9%**	**1.9%**	
MIXED Communities				
Ashley Auburn Pointe I	98%	99.8%	1.8%	
Ashley Auburn Pointe II	98%	99.3%	1.3%	
Ashley CollegeTown	98%	99.0%	1.0%	
Ashley CollegeTown II	98%	97.9%	-0.1%	*
Ashley Courts at Cascade I	98%	100.0%	2.0%	
Ashley Courts at Cascade II	98%	100.0%	2.0%	
Ashley Courts at Cascade III	98%	100.0%	2.0%	
Ashley Terrace at West End	98%	96.3%	-1.7%	*
Atrium at CollegeTown	98%	98.8%	0.8%	
Capitol Gateway I	98%	98.9%	0.9%	
Capitol Gateway II	98%	97.4%	-0.6%	*
Columbia Commons	98%	96.5%	-1.5%	*
Columbia Creste	98%	92.3%	-5.7%	*
Columbia Estate	98%	95.3%	-2.7%	*
Columbia Grove	98%	92.1%	-5.9%	*
Columbia Mechanicsville Apartments	98%	87.8%	-10.2%	*
Columbia Park Citi	98%	94.4%	-3.6%	*
Columbia Senior Residences at Mechanicsville	98%	95.5%	-2.5%	*

Program / Community Type	AH MTW Target (at least)	Actual Occupancy Rate (%)	Difference	
MIXED Communities, cont.				
Columbia Village	98%	92.8%	-5.2%	*
Magnolia Park I	98%	97.4%	-0.6%	†
Magnolia Park II	98%	94.1%	-3.9%	†
Mechanicsville Crossing	98%	92.8%	-5.2%	*
Mechanicsville Station	98%	85.8%	-12.2%	*
Parkside at Mechanicsville	98%	96.6%	-1.4%	*
The Gardens at CollegeTown	98%	100.0%	2.0%	
Veranda at Auburn Pointe	98%	99.1%	1.1%	
Village at Castleberry Hill II (R)	98%	100.0%	2.0%	
Villages at Carver I	98%	98.4%	0.4%	
Villages at Carver II	98%	99.2%	1.2%	
Villages at Carver III	98%	99.1%	1.1%	
Villages at Carver V	98%	98.5%	0.5%	
Villages of East Lake I (R)	98%	100.0%	2.0%	
Villages of East Lake II (R)	98%	100.0%	2.0%	
MIXED Communities Average	**98%**	**97.2%**	**-0.8%**	*
Public Housing-Assisted Average	**98%**	**98.4%**	**0%**	
		Exceeds Benchmark		

A. MANAGEMENT NOTES:

Overall, AH had a **combined occupancy rate of 98.4%** for public housing assisted units in AH-Owned Communities and MIXED Communities. This was despite a shortfall in benchmark performance in some of the MIXED Communities (starred items above). These shortfalls, may be due to mathematical rounding, or occupancy rates within communities with a low number of assisted units can skew downward with just one or two vacancies. 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. AH's portfolio management staff continues 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 AH does not own these communities, AH 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.

(R) Overall occupancy in MIXED and AH-Owned Communities reflects changes in occupied and vacant units related to RAD Conversions underway. Communities with approved CHAPS were authorized to suspend leasing activities.

† 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. AH is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

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

8. 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	
AH-Owned Communities				
Barge Road Highrise	2%	0.0%	-2.0%	
Cheshire Bridge Road Highrise	2%	0.0%	-2.0%	
Cosby Spear Highrise	2%	1.7%	-0.3%	
East Lake Highrise	2%	0.0%	-2.0%	
Georgia Avenue Highrise	2%	1.1%	-0.9%	
Hightower Manor Highrise	2%	0.0%	-2.0%	
Marian Road Highrise	2%	0.1%	-1.9%	
Marietta Road Highrise	2%	0.0%	-2.0%	
Martin Street Plaza	2%	1.4%	-0.6%	
Peachtree Road Highrise	2%	0.4%	-1.6%	
Westminster	2%	0.0%	-2.0%	
AH-Owned Communities Average	**2%**	**0.5%**	**-1.5%**	
MIXED Communities				
Ashley Auburn Pointe I	2%	0.0%	-2.0%	
Ashley Auburn Pointe II	2%	2.3%	0.3%	*
Ashley CollegeTown	2%	0.9%	-1.1%	
Ashley CollegeTown II	2%	1.4%	-0.6%	
Ashley Courts at Cascade I	2%	3.7%	1.7%	*
Ashley Courts at Cascade II	2%	3.6%	1.6%	*
Ashley Courts at Cascade III	2%	5.3%	3.3%	*
Ashley Terrace at West End	2%	1.5%	-0.5%	
Atrium at CollegeTown	2%	0.0%	-2.0%	
Capitol Gateway I	2%	0.4%	-1.6%	
Capitol Gateway II	2%	1.3%	-0.7%	
Columbia Commons	2%	0.0%	-2.0%	
Columbia Creste	2%	0.7%	-1.3%	
Columbia Estate	2%	7.6%	5.6%	*
Columbia Grove	2%	8.0%	6.0%	*
Columbia Mechanicsville Apartments	2%	23.4%	21.4%	*
Columbia Park Citi	2%	3.4%	1.4%	*
Columbia Senior Residences at Mechanicsville	2%	5.5%	3.5%	*

Program / Community Type	AHA MTW Target (at most)	Actual Rents Uncollected (%)	Difference	
MIXED Communities, cont.				
Columbia Village	2%	8.1%	6.1%	*
Magnolia Park I	2%	7.5%	5.5%	†
Magnolia Park II	2%	11.6%	9.6%	†
Mechanicsville Crossing	2%	4.8%	2.8%	*
Mechanicsville Station	2%	9.6%	7.6%	*
Parkside at Mechanicsville	2%	12.6%	10.6%	*
The Gardens at CollegeTown	2%	0.0%	-2.0%	
Veranda at Auburn Pointe	2%	0.0%	-2.0%	
Village at Castleberry Hill II	2%	0.0%	-2.0%	
Villages at Carver I	2%	0.0%	-2.0%	
Villages at Carver II	2%	0.0%	-2.0%	
Villages at Carver III	2%	0.0%	-2.0%	
Villages at Carver V	2%	0.0%	-2.0%	
Villages of East Lake I	2%	0.0%	-2.0%	
Villages of East Lake II	2%	0.0%	-2.0%	
MIXED Communities Average	**2%**	**2.0%**	**0.0%**	*
Public Housing-Assisted Totals	**2%**	**1.3%**	**-0.7%**	
		Meets Benchmark		

A. MANAGEMENT NOTES:

Overall, AH meets benchmark with 1.3% of rents uncollected for Public Housing-Assisted units. The MIXED Communities 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 and prevailing unemployment 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. AH'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 AH does not own these communities, AH 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.

† 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. AH is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

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

9. 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	
AH-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%	
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%	
Westminster	99%	100%	1.0%	
AH-Owned Communities Average	**99%**	**100.0%**	**1.0%**	
MIXED Communities				
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%	76%	-23.2%	*
Ashley Courts at Cascade II	99%	86%	-13.3%	*
Ashley Courts at Cascade III	99%	94%	-5.2%	*
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%	90%	-8.6%	*
Columbia Estate	99%	88%	-11.3%	*
Columbia Grove	99%	93%	-6.2%	*
Columbia Mechanicsville Apartments	99%	100%	1.0%	
Columbia Park Citi	99%	100%	1.0%	
Columbia Senior Residences at Mechanicsville	99%	100%	1.0%	

Program / Community Type	AHA MTW Target (at least)	Actual Emergency Work Orders Completed / Abated in <24 hrs (%)	Difference	
MIXED Communities, cont.				
Columbia Village	99%	90%	-9.4%	*
Magnolia Park I	99%	100%	1.0%	†
Magnolia Park II	99%	100%	1.0%	†
Mechanicsville Crossing	99%	80%	-19.0%	*
Mechanicsville Station	99%	86%	-13.3%	*
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 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%**	**97%**	**-2.2%**	*
Public Housing-Assisted Totals	**99%**	**98.4%**	**-0.6%**	*
		Does Not Meet Benchmark		

A. MANAGEMENT NOTES:

Emergency work orders **fell slightly below benchmark with 98.4%** completed or abated 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 AH does not own these communities, AH 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.

† 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. AH is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

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

10. 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
AH-Owned Communities			
Barge Road Highrise	7	1	-5.5
Cheshire Bridge Road Highrise	7	1	-6.0
Cosby Spear Highrise	7	1	-5.8
East Lake Highrise	7	1	-5.9
Georgia Avenue Highrise	7	1	-6.0
Hightower Manor Highrise	7	1	-5.7
Marian Road Highrise	7	1	-6.0
Marietta Road Highrise	7	2	-5.4
Martin Street Plaza	7	1	-6.0
Peachtree Road Highrise	7	2	-5.3
Westminster	7	0	-7.0
AH-Owned Communities Average	**7**	**1.3**	**-5.7**
MIXED Communities			
Ashley Auburn Pointe I	7	2	-5.2
Ashley Auburn Pointe II	7	3	-4.3
Ashley CollegeTown	7	2	-5.0
Ashley CollegeTown II	7	2	-5.0
Ashley Courts at Cascade I	7	1	-6.3
Ashley Courts at Cascade II	7	1	-6.3
Ashley Courts at Cascade III	7	1	-6.2
Ashley Terrace at West End	7	1	-6.5
Atrium at CollegeTown	7	1	-6.0
Capitol Gateway I	7	2	-5.2
Capitol Gateway II	7	3	-4.2
Columbia Commons	7	1	-6.0
Columbia Creste	7	4	-3.4
Columbia Estate	7	5	-2.5
Columbia Grove	7	2	-5.2
Columbia Mechanicsville Apartments	7	1	-6.2
Columbia Park Citi	7	3	-4.3
Columbia Senior Residences at Mechanicsville	7	1	-6.3

Program / Community Type	AHA MTW Target (at most)	Actual Average Days to Complete Routine Work Orders (# days)	Difference
MIXED Communities, cont.			
Columbia Village	7	7	-0.3
Magnolia Park I	7	2	-5.0
Magnolia Park II	7	2	-5.3
Mechanicsville Crossing	7	3	-4.0
Mechanicsville Station	7	3	-4.0
Parkside at Mechanicsville	7	1	-6.0
The Gardens at CollegeTown	7	1	-5.8
Veranda at Auburn Pointe	7	1	-6.0
Village at Castleberry Hill II	7	2	-5.1
Villages at Carver I	7	2	-5.1
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	-5.0
Villages of East Lake II	7	2	-5.0
MIXED Communities Average	**7**	**2.3**	**-4.7**
Public Housing-Assisted Totals	**7**	**1.8**	**-5.2**
		Exceeds Benchmark	

A. MANAGEMENT NOTES:

AH **exceeded benchmark by fulfilling routine work orders on average within 1.8 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 AH does not own these communities, AH 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.

† 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. AH is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

11. 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
AH-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%
Marian Road Highrise	100%	100%	0%
Marietta Road Highrise	100%	100%	0%
Martin Street Plaza	100%	100%	0%
Peachtree Road Highrise	100%	100%	0%
Westminster	100%	100%	0%
AH-Owned Communities Average	**100%**	**100%**	**0%**
MIXED Communities			
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%

Program / Community Type	AHA MTW Target (at least)	Actual Inspections Completed (%)	Difference	
MIXED Communities, cont.				
Columbia Village	100%	100%	0%	
Magnolia Park I	100%	100%	0%	†
Magnolia Park II	100%	100%	0%	†
Mechanicsville Crossing	100%	100%	0%	
Mechanicsville Station	100%	100%	0%	
Parkside at Mechanicsville	100%	100%	0%	
The Gardens at CollegeTown	100%	100%	0%	
Veranda at Auburn Pointe	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:

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

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 AH does not own these communities, AH 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.

† 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. AH is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

Inspections Strategy

AH Reviews of MIXED Communities: AH has worked to streamline and enhance the compliance review process by utilizing audits, inspections and compliance reviews conducted by other agencies and compliance contractors. AH conducts the following reviews for the MIXED Communities:

(1) **Business Process Reviews**: An annual Business Process Review is conducted at all mixed-income communities. The Business Process Review includes a review of the property operations as well as a physical review of a sample resident files. The purpose of the annual review is to confirm that site-based administration activities are in compliance with AH policies, federal requirements and various legal agreements defining the obligations of the owner entities and professional property management companies with respect to the maintenance of the site-based waiting list, operations, enforcement of AH's Work Requirement, rent determination, and accessibility. Through Business Process Reviews, AH' asset management has been able to strengthen AH'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 AH's Work Requirement, rent determination, and accessibility.

(2) **Financial**: AH 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, AH works with the Owner to ensure the deficiencies are resolved and develop a corrective action plan, as necessary.

AH Reviews of AH-Owned Communities

Through its quality assurance program, AH is focused on maintaining quality living environments throughout the AH -Owned real estate portfolio. AH 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)**: AH 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**: AH'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**: AH 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 AH's Risk/Safety program (inspections, analysis, etc.), which complies with the Insurer's Work Plan instituted by our liability insurance company. AH insurance premiums have been reduced as a result of AH'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 AH's related policies and procedures. These inspections enable AH to have early detection and resolution of accessibility issues, identify process improvements, and identify topics for staff training.

12. Security

AH has continued to address crime and safety in the communities through collaborative strategies with its private development partners, Property-Management Developers (PMDs), local law enforcement, and residents.

During FY 2018, AH strategies to combat crime aggressively included:

(1) Dedication of over $1.3 million during FY 2018 at the AH-Owned Communities to:

a) provide security presence via concierge and staff within the properties, and

b) provide video surveillance and a community security channel.

(2) Collaboration with the Atlanta Police Department to identify strategies to deter crime and enhance safety and security at AH-Owned Communities and AH's MIXED Communities,

(3) Continued utilization of enhanced criminal screening standards and processes and strict lease enforcement, and

(4) Completion of necessary preventive maintenance and repairs to ensure security equipment remains operational on a routine basis.

This page left blank intentionally

Appendix E

Resident Satisfaction Survey
AH-Owned Communities

This page left blank intentionally

Appendix E: Resident Satisfaction Survey
AH-Owned Communities

In support of Atlanta Housing's (AH) mission to provide quality affordable housing and healthy living environments, and in alignment with the priorities of its Aging Well Program, AH conducts an annual survey with residents of its 12 AH-Owned Communities. The Aging Well Program encompasses the Seven Dimensions of Wellness: Physical, Emotional, Occupational, Social, Intellectual, Environmental and Spiritual Wellness. The Resident Satisfaction Survey assesses how residents value key elements of daily living including property management and maintenance, safety and resident services within their community.

Of particular importance, in FY 2018, the successful results were achieved in the same period of significant property management changes that impacted day to day life experiences of the residents. The changes included incorporation of HUD's Smoke-Free Public Housing Policy; elimination of free basic cable TV to residents with replaced technology provided via security channel; relocation of residents during Rental Assistance Demonstration (RAD) conversions in select communities; and changes to on-site concierge / security services .

With a goal of continuous improvement for all AH-Owned Communities, AH dedicates time and resources each year to capture resident feedback. The total number of surveys returned by residents in 2018 was 959 which represents a 61% response rate. The "No Response" category consists of individuals who returned the survey but did not respond to a particular question. Resident input was positive, each of the most sought after criterion exceeded AH's aggressive thresholds / goals.

Demographics

1. Please indicate your age group.

	Under 49	50 - 69	70+	No Response
Number of responses	65	484	379	31
Percentage	6.8%	50.5%	39.5%	3.2%

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

	Fewer than 5 years	5 to 9 years	10 to 15 years	More than 15 years	No Response
Number of responses	269	222	197	201	70
Percentage	28.1%	23.1%	20.5%	21.0%	7.3%

Overall Satisfaction

3. How do you rate your quality of life in your community?

	Poor	Average	Good	Very Good	No Response
Number of responses	26	163	372	378	20
Percentage	2.7%	17.0%	38.8%	39.4%	2.1%

4. Would you tell a friend or family member to move to your community?

	Yes	No	No Response
Number of responses	775	162	22
Percentage	80.8%	16.9%	2.3%

Property Management

	Yes	No	No Response
5. Are the property management staff available when you need them?			
Number of responses	851	72	36
Percentage	88.7%	7.5%	3.8%
6. Are the staff in the rent office courteous and helpful?			
Number of responses	858	57	44
Percentage	89.5%	5.9%	4.6%

Property Maintenance

	Yes	No	Does Not Apply	No Response
7. Do maintenance workers complete work orders in one week or less?				
Number of responses	849	57	31	22
Percentage	88.5%	5.9%	3.2%	2.3%

8. Do maintenance workers complete emergency repairs in one day or less?				
Number of responses	802	46	90	21
Percentage	83.6%	4.8%	9.4%	2.2%
9. Are maintenance workers courteous and helpful?				
Number of responses	889	40	11	19
Percentage	92.7%	4.2%	1.1%	2.0%
10. Are the building grounds clean and well maintained?				
Number of responses	864	47	12	36
Percentage	90.1%	4.9%	1.3%	3.8%

11. When you go to the laundry room do the machines work?			
	Most of the time	Some of the time	No Response
Number of responses	198	650	111
Percentage	20.6%	67.8%	11.6%

Quality of Life - Please rank how important these services are to you; #1 is the highest.

	Ranked #1	2	3	4	5	Ranked #6	No Response
Laundry Services inside the community							
Number of responses	606	131	75	46	24	40	37
Percentage	63.2%	13.7%	7.8%	4.8%	2.5%	4.2%	3.9%
Parking at the community							
Number of responses	485	130	68	47	45	122	62
Percentage	50.6%	13.6%	7.1%	4.9%	4.7%	12.7%	6.5%
Pest Control services inside the community							
Number of responses	623	119	60	32	35	48	42
Percentage	65.0%	12.4%	6.3%	3.3%	3.6%	5.0%	4.4%
Community building and grounds clean and taken care of							
Number of responses	660	93	53	19	27	44	63
Percentage	68.8%	9.7%	5.5%	2.0%	2.8%	4.6%	6.6%
Community Safety							
Number of responses	634	95	45	34	21	43	87
Percentage	66.1%	9.9%	4.7%	3.5%	2.2%	4.5%	9.1%
Resident Services Coordinator staff at the community							
Number of responses	619	93	49	37	30	54	77
Percentage	64.5%	9.7%	5.1%	3.9%	3.1%	5.6%	8.0%

Resident Services

13. How often do you participate in programs and recreational activities?					
	Never	Once per month	Once per week	Several times per week	No Response
Number of responses	148	258	204	254	95
Percentage	15.4%	26.9%	21.3%	26.5%	9.9%

	Yes	No	Does Not Apply	No Response
14. Are you aware of the resident services activities taking place in your building?				
Number of responses	827	41	22	69
Percentage	86.2%	4.3%	2.3%	7.2%
15. Are you satisfied with the kinds of activities held at your community?				
Number of responses	710	100	73	76
Percentage	74.0%	10.4%	7.6%	7.9%
16. Does your community make it easy to visit with friends, neighbors, and others?				
Number of responses	732	101	61	65
Percentage	76.3%	10.5%	6.4%	6.8%

	Yes	No	Does Not Apply	No Response
17. Do you feel you can ask the resident services coordinator for help?				
Number of responses	806	69	22	62
Percentage	84.0%	7.2%	2.3%	6.5%
18. Do you think your resident services coordinator tries to understand your needs?				
Number of responses	773	78	39	69
Percentage	80.6%	8.1%	4.1%	7.2%
19. Do you think that your resident services coordinator knows what support services are available to help you?				
Number of responses	755	83	49	72
Percentage	78.7%	8.7%	5.1%	7.5%
20. Do you think that the programs, services, and activities provided in your community make your life better?				
Number of responses	712	90	82	75
Percentage	74.2%	9.4%	8.6%	7.8%

Director Assisted Resident Services

	Yes	No	Does Not Apply	No Response
21. Did you get help when you asked for disability related equipment; a wheelchair, a walker, hearing aids, etc.?				
Number of responses	351	48	469	91
Percentage	36.6%	5.0%	48.9%	9.5%
22. Did you get help when you asked for disability services or benefits that you may be eligible for?				
Number of responses	428	58	386	87
Percentage	44.6%	6.0%	40.3%	9.1%
23. Did you get help when you asked for assistance getting housekeeping services?				
Number of responses	353	69	454	83
Percentage	36.8%	7.2%	47.3%	8.7%
24. Did you get help when you asked for an aide to assist you?				
Number of responses	390	47	490	32
Percentage	40.7%	4.9%	51.1%	3.3%
25. Did you get help when you asked for transportation services?				
Number of responses	366	52	500	41
Percentage	38.2%	5.4%	52.1%	4.3%
26. Did you get help when you asked for mental health or behavioral health services?				
Number of responses	285	38	585	51
Percentage	29.7%	4.0%	61.0%	5.3%

Safety

	Yes	No	No Response
27. Do you feel safe inside your apartment?			
Number of responses	878	58	23
Percentage	91.6%	6.0%	2.4%
28. Do you feel safe in your apartment community?			
Number of responses	826	87	46
Percentage	86.1%	9.1%	4.8%

This page left blank intentionally

Appendix F

Financial Analysis

This page left blank intentionally

Sources and Uses of Funds

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

UNAUDITED

Prepared by the Finance Department in collaboration with other AH Departments

Explanations are provided for all line items with Actual vs. Budget variances in excess of $100,000

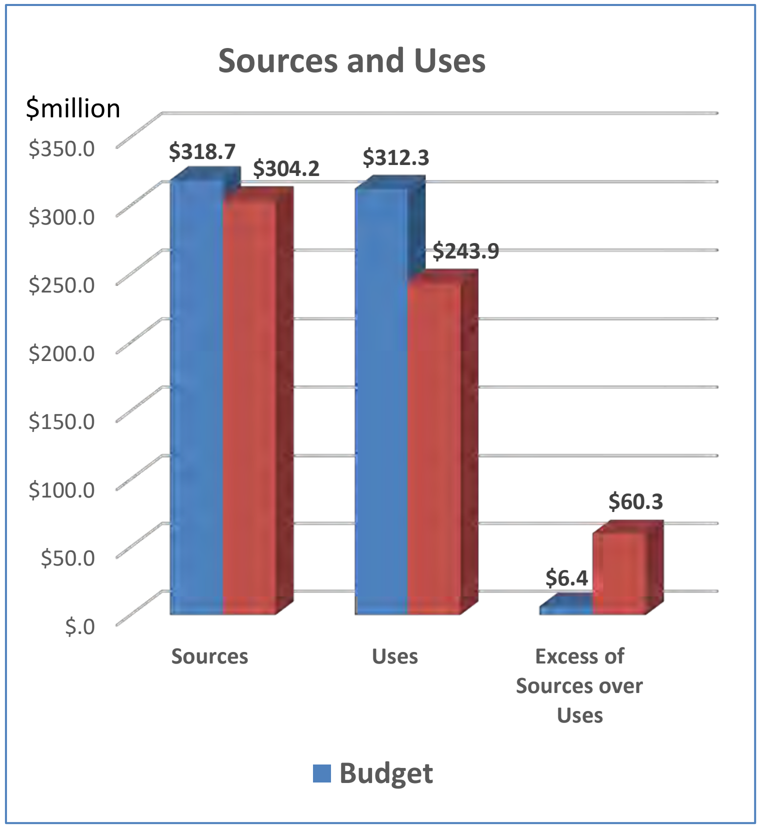
TABLE OF CONTENTS

	Page
Sources and Uses of Funds - Overview	3
Sources of Funds	
Schedule I - Sources of Funds - Detailed Overview	4
Schedule I - Sources of Funds - Variance Explanations	5
Uses of Funds	
Uses of Funds - Detailed Overview	6
Schedule II - Housing Assistance and Operating Subsidy Payments	7
Schedule II.A - HomeFlex Rental Assistance (formerly PBRA) by Community	8
Schedule II.B - MIXED Communities Operating Subsidy for AH-Assisted Units	11
Schedule III - Operating Expense for AH-Owned Residential Communities & Other AH Properties	12
Schedule III.A - Operating Expense for AH-Owned Residential Communities & Other AH Properties by Category	13
Schedule IV - Capital Expenditures for Modernization of AH-Owned Residential Communities & AH Headquarters	14
Schedule V - Human Development, Supportive Housing Services and Community Relations	15
Schedule VI - Operating Divisions	16
Schedule VI.A - Operating Divisions Expense by Category	17
Schedule VII - Corporate Support	18
Schedule VII - Corporate Support Variance Explanatons	19
Schedule VII.A - Corporate Support Expense by Category	20
Schedule VIII - Development and Revitalization - Detailed Overview	21
Schedule VIII.A - Development and Revitalization by Major Program	22
Schedule VIII.A.1 - Rental Assistance Demonstration (RAD) by Community	23
Schedule VIII.A.2 - Site Acquisitions and Development	24
Schedule VIII.A.3 - Other Development Activities by Property	25
Schedule VIII.B - Development and Revitalization Expenditures by Funding Program	26
Schedule VIII.C - Development and Revitalization - Choice Neighborhoods	27
Schedule VIII.C - Development and Revitalization - Choice Neighborhoods Variance Explanations	28
Schedule VIII.D - Development and Revitalization (excluding Choice Neighborhoods)	29
Schedule VIII.D - Development and Revitalization (excluding Choice Neighborhoods) Variance Explanations	30
Contract Spending	Appendix I

Sources and Uses of Funds - Overview
FY 2018 Actual vs. Budget
for the Twelve Months Ended June 30, 2018

Atlanta Housing ended 12 months of FY 2018 with an excess of sources over uses of $60.3 million, which was $53.9 million over the projection for the year This is primarily due to uses being $68.4 million under budget, while sources were only $14.5 million less than projected. Both of these were driven primarily by $59.5 million less than budgeted development activity during the year, despite the $32.2 million acquisition of the Atlanta Civic Center. Sources benefitted from unbudgeted receipts of prior-year HUD-held funds totaling $32.1 million.

- Non-Choice Neighborhood Development was $48.6 million under Budget. Herndon Senior and Centennial IV are now expected to close by December 2018; environmental clean-up at Herndon is now complete and public improvement requests are being reviewed; abatement and remediation activity at Civic Center planned to start in November 2018 with demolition work expected to commence by January 2019, subject to state historic preservation office approval.
- Choice Neighborhoods was $10.9 million under budget primarily due to delays in closing Ashley I, HUD approvals, and offsite property acquisitions. Ashley I is now planned to close in September 2018.
- HUD disbursed $32.1 million of HUD-held funds to AH as a result of HUD's reconciliation of prior year Housing Choice MTW funding. Since expenses to offset these funds did not occur, these unrequested distributions contributed to over 50% of the excess of sources.



Other activities impacting the net overall variance are:

- National Housing Compliance contribution (source) was $0.4 million over budget primarily resulting from a conservative Budget due to the uncertainty of the program on which NHC earns its funds. Changes did not occur and contributions continued in FY 2018 as in prior years.
- While actual expenditures for Tenant-Based Vouchers and MIXED Communities Operating Subsidy (before contingencies) were essentially on budget, HomeFlex expenditures were $4.0 million under budget due to less than budgeted per unit cost at the new Lakewood Christian Manor community, rehab at Centennial III and IV temporarily halting new leases, delays with onboarding new units at Phoenix House and The Remington, and recapture of overpayments at various communities due to income discrepancies as a result of AH tenant rent payment audits.
- Operating Divisions were $1.4 million under budget primarily due to staffing vacancies and the timing of professional services and staff training.
- Corporate Support Departments were $1.5 million under budget also primarily due to staffing vacancies and the timing of professional services and IT license fees, offset somewhat by outside legal counsel expenditures exceeding budget due to unplanned litigations and severance expense.
- Capital expenditures at AH-owned properties were $0.5 million under budget primarily due to deferral of selected technology purchases and postponement of the chiller replacement at AH Headquarters to FY 2019.
- Human Development Support Services were $0.6 million less than budget primarily due to the discontinuation of referrals. A new service delivery model was launched in the 3rd Quarter of FY 2018 focusing on onsite, one stop service. Initiatives have been implemented to increase service and budget utilization.

Schedule I

Sources of Funds - Detailed Overview

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

(excludes Non-cash Items)

Schedule		Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
	Sources of Funds					
	Current Year Sources of Funds					
	Housing Choice Voucher Funds Authorized	202,220,614	202,220,614	-		(0%)
	Public Housing Operating Subsidy	12,006,994	13,643,404	1,636,410	**A**	14%
	Capital Funds Program (CFP)	7,799,283	8,115,140	315,857	**B**	0%
	MTW Single Fund	222,026,891	223,979,158	1,952,267		1%
	Tenant Dwelling Revenue	5,222,013	5,364,571	142,558	**C**	3%
	Replacement Housing Factor (RHF) Grants	3,980,000	1,545,904	(2,434,097)	**D**	(61%)
	Choice Neighborhoods Implementation Grant (CNIG)	6,030,232	1,267,776	(4,762,456)	**E**	(79%)
	National Housing Compliance (NHC)	720,000	1,132,909	412,909	**F**	57%
	Development-related Income	5,331,593	2,378,862	(2,952,731)	**G**	(55%)
	Other Current Year Revenue and Grants	438,442	838,993	400,551	**H**	91%
	Non-Operating Sources of Funds	728,024	1,400,301	672,277	**I**	0%
	Total Current Year Sources of Funds	**244,477,194**	**237,908,474**	**(6,568,721)**		**(3%)**
	Sources of Funds from Prior Year Accumulations					
	Disbursements of HCV-Originated MTW Funds-held at HUD	72,122,841	64,027,270	(8,095,571)	**J**	(56%)
	Drawdown of Program Income and Other Funds	1,269,911	2,212,200	942,289	**K**	43%
	Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	816,668	16,770	(799,898)	**L**	(98%)
	Total Sources of Funds from Prior Year Accumulations	**74,209,420**	**66,256,240**	**(7,953,180)**		**(11%)**
I	**Total Sources of Funds**	**$ 318,686,614**	**$ 304,164,713**	**($ 14,521,901)**		**(5%)**

Significant Variance Explanations are provided on the following page.

Schedule I

Sources of Funds - Variance Explanations

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Significant Variance Explanations:

A - Public Housing Operating Subsidy is greater than Budget primarily due to a final proration of 93.1% for 2017 compared to 85% used in the Budget.

B - Capital Funds Program (CFP) is greater than Budget primarily due to the timing of draws of CFP funds. AH will end FY 2018 with approximately $0.3 million more drawn than anticipated.

C - Tenant Dwelling Revenue is greater than Budget primarily due to Piedmont Road converting under RAD two months later than initially projected, resulting in two additional months of tenant rents.

D - Replacement Housing Factor (RHF) Grants, which are awarded by HUD for development and revitalization activities, are less than Budget primarily due to delays in finalizing the closing of Ashley I at Scholars Landing.

E - Choice Neighborhoods Implementation Grant (CNIG) is less than Budget primarily due to: (1) delays in finalizing the closing of Ashley I at Scholars Landing; (2) delay in acquisition of targeted parcels; (3) delay in master and infrastructure planning, design and consulting services for various budgeted initiatives; (4) delay in executing new scope of work for contracts on the People Plan and Administration (City of Atlanta and Invest Atlanta) and the HUD approval of the Neighborhood Plan which was approved on November 20, 2017.

F - National Housing Compliance (NHC) is greater than Budget as NHC continued to make semi-annual, in addition to monthly, contributions in the period while the FY 2018 Budget reflected the uncertainty surrounding NHC's future contract with HUD, which has yet to materialize.

G - Development-related Income is less than Budget primarily due to delays in financial closings for Ashley I at Scholars Landing, Herndon Homes, Centennial Place IV, which are now expected to occur next fiscal year. Villages at Castleberry Hill I conversion under RAD closed in June 2018.

H - Other Current Year Revenue and Grants is greater than Budget primarily due to AH participation in property appreciation upon the sale of homes in which AH provided down payment assistance as part of its Homeownership Down Payment Assistance Program.

I - Non-Operating Sources of Funds is greater than Budget primarily due to the repayment of Homeownership Down Payment Assistance loans by participants. Please note that when a home is sold by a participant who received down payment assistance within the Homeownership Down Payment Assistance Program before the 10-year burn off period, the outstanding loan is reimbursed to AH.

J - Disbursements of HCV-Originated MTW Funds-held at HUD is less than Budget due to the timing of acquisitions and related expenditures using these funds. The variance would be far larger except for $32.1 million that HUD disbursed to AH based on HUD's reconcilliation of prior year Housing Choice MTW funds. These unrequested funds were not needed for FY 2018 expenditures. Also included in the $64.0 million is $32 million drawn for the acquisition of the Civic Center.

K - Drawdown of Program Income and Other Funds is greater than Budget primarily due to a change in funding sources for public improvements at West Highlands Phase II, which were originally budgeted to be funded with MTW funds as opposed to program income used during the fiscal year. Public improvement spending at West Highlands was overall within budget.

L - Public Improvement Funds Provided by the City of Atlanta and Other City Agencies are less than Budget primarily due to a delay with public improvements at Centennial Place Phase 5B. A need for redesign caused the project to be delayed.

Uses of Funds - Detailed Overview

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

(excludes Non-cash Items)

Schedule		Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	Variance %
	Uses of Funds				
	Housing Assistance and Operating Subsidy Payments				
	Tenant-Based and Homeownership Vouchers	97,604,971	97,435,492	(169,479)	(0%)
	HomeFlex Rental Assistance (formally PBRA)	40,607,717	36,586,980	(4,020,737)	(10%)
	Mixed Income Operating Subsidy	12,116,152	11,525,390	(590,763)	(7%)
II	Total Housing Assistance and Operating Subsidy Payments	150,328,840	145,547,862	(4,780,979)	(3%)
III	Operating Expense for AH-Owned Residential Communities & Other AH Properties	14,898,350	14,846,597	(51,753)	(0%)
IV	Capital Expenditures for AH-Owned Residential Communities & AH Headquarters	1,961,773	1,480,955	(480,818)	(25%)
V	Human Development, Supportive Housing Services and Community Relations	1,714,023	1,091,899	(622,124)	(36%)
VI	Operating Divisions	16,169,657	14,719,856	(1,449,801)	(9%)
VII	Corporate Divisions	21,877,839	20,374,097	(1,503,742)	(7%)
VIII	Choice Neighborhoods Development and Revitalization	13,768,391	2,825,655	(10,942,736)	(79%)
VIII	Development and Revitalization (excluding Choice Neighborhoods)	91,050,324	42,442,136	(48,608,188)	(53%)
	Debt Service on Energy Performance Contract (EPC) Capital Lease	561,800	567,227	5,427	1%
	Total Uses of Funds for Operating Activities	162,002,158	98,348,422	(63,653,736)	(39%)
	Total Uses of Funds	**312,330,998**	**243,896,284**	**(68,434,714)**	**(22%)**
	Excess of Sources over Uses of Funds *	**$ 6,355,616**	**$ 60,268,430**	**$ 53,912,814**	**848%**
	* The Excess of Funds above affects the following fund balances:				
	Housing Choice Voucher Program Funds held at HUD	-	23,519,146	23,519,146	0%
	Housing Choice Voucher Program Funds held at AH	-	32,127,269	32,127,269	0%
	Other Excess of Funds held at AH	6,355,616	4,622,015	(1,733,601)	(27%)
	Excess of Sources over Uses of Funds	**$ 6,355,616**	**$ 60,268,430**	**$ 53,912,814**	**848%**

Schedule II

Tenant-Based and Homeownership Vouchers

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Schedule		Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
	Tenant-Based and Homeownership Vouchers					
	In Jurisdiction Tenant-Based Vouchers	78,094,769	78,749,093	654,324	**A**	0%
	Out of Jurisdiction (Port Out) Tenant-Based Vouchers	17,040,935	16,263,444	(777,491)	**B**	(5%)
	Voucher Portability Administration Fees	1,105,431	1,048,855	(56,576)		(5%)
	Short-Term Housing Assistance	400,000	191,105	(208,895)	**C**	(52%)
	Case Management and Administration of Supportive Housing Initiatives	200,000	125,000	(75,000)		(38%)
	Leasing Incentive Fee	534,000	856,528	322,528	**D**	60%
	Homeownership Vouchers	169,836	161,644	(8,192)		(5%)
	Property Damages	60,000	39,824	(20,176)		(34%)
	Tenant-Based and Homeownership Vouchers	97,604,971	97,435,492	(169,478)		0%
II.A	HomeFlex Rental Assistance (formerly PBRA)	40,607,717	36,586,980	(4,020,737)	**E**	(10%)
II.B	Mixed Communities Operating Subsidy for AH-Assisted Units	12,116,152	11,525,390	(590,763)	**F**	(5%)
	Total	**$ 150,328,840**	**$ 145,547,862**	**($ 4,780,978)**		**0%**

Significant Variance Explanations:

A - In Jurisdiction Tenant-Based Vouchers are greater than Budget primarily due to a slightly higher per unit cost than initially budgeted.

B - Out of Jurisdiction (Port Out) Tenant-Based Vouchers are less than Budget primarily due to an over estimation of budgeted port out units.

C - Short-Term Housing Assistance is less than Budget primarily due to an over estimation of need for the program.

D - Leasing Incentive Fee is greater than Budget primarily due to the Homeless initiatives of Peachtree and Pine and the Atlanta Public Schools Student Homeless initiative in addition to Homeflex relocations.

E - HomeFlex Rental Assistance (formerly PBRA) is less than Budget due to: (1) over budgeting for Lakewood Christian Manor in terms of cost per unit; (2) two-month delay in the RAD conversion of Piedmont Road Highrise; (3) temporary halt in new leases at Centennial III and IV in order to rehab the properties; (4) recapture of previous payments from numerous properties due to income discrepancies identified during AH's tenant rent payment audits; and (5) delay with onboarding new communities such Phoenix House and The Remington as well as delay with RAD conversion of Piedmont and Villages at Castleberry Hill I.

F - Mixed Communities Operating Subsidy is less than budgeted due to true ups and the contingency budgeted, which was not used.

Schedule II.A (1 of 3)

HomeFlex Rental Assistance (formerly PBRA) by Community

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Community	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	Variance %
Adamsville Green	581,131	578,320	(2,811)	(0%)
Arcadia at Parkway Village	723,888	730,268	6,380	1%
Ashley Auburn Pointe I	83,243	85,183	1,940	2%
Ashley CollegeTown II	89,927	84,238	(5,689)	(6%)
Ashley Courts at Cascade I	73,670	51,448	(22,222)	(30%)
Ashley Courts at Cascade II	102,466	59,226	(43,240)	(42%)
Ashley Courts at Cascade III	34,872	24,354	(10,518)	(30%)
Ashton at Browns Mill	535,147	532,244	(2,903)	(1%)
Atrium at CollegeTown	948,992	916,096	(32,896)	(3%)
Auburn Glenn	1,203,144	1,175,265	(27,879)	(2%)
Avalon Park Family	494,033	488,380	(5,653)	(1%)
Avalon Park Senior	1,198,244	1,220,413	22,169	2%
Avalon Ridge Family	709,697	671,823	(37,874)	(5%)
Campbell Stone	1,453,444	1,451,796	(1,648)	(0%)
Capitol Gateway II	151,428	140,128	(11,300)	(7%)
Centennial Place I	281,932	329,989	48,057	17%
Centennial Place II	277,980	303,319	25,339	9%
Centennial Place III	335,611	196,802	(138,809)	(41%)
Centennial Place IV	361,431	189,879	(171,552)	(47%)
Columbia at Sylvan Hills	526,467	410,087	(116,380)	(22%)
Columbia Colony Senior	437,431	376,203	(61,228)	(14%)
Columbia Commons	84,529	59,119	(25,410)	(30%)
Columbia Heritage	1,050,895	978,310	(72,585)	(7%)
Columbia High Point Senior	588,049	534,452	(53,597)	(9%)
Columbia Mechanicsville Apartments	288,416	294,868	6,452	2%
Columbia Senior Blackshear	531,719	502,373	(29,346)	(6%)
Columbia Senior Edgewood	1,258,183	1,128,239	(129,944)	(10%)
Columbia Senior Mechanicsville	628,239	551,557	(76,682)	(12%)
Columbia Senior at MLK Village	841,575	766,994	(74,581)	(9%)
Columbia South River Gardens	371,412	308,078	(63,334)	(17%)
Columbia Tower at MLK Village	722,852	656,711	(66,141)	(9%)

Schedule II.A (2 of 3)

HomeFlex Rental Assistance (formerly PBRA) by Community

FY 2018 Budget vs. FY 2019 Budget

for the Twelve Months Ended June 30, 2018

Community	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	Variance %
Constitution Avenue Apartments	455,128	373,047	(82,081)	(18%)
Crogman School Apartments	319,399	293,298	(26,101)	(8%)
First Step	263,935	301,791	37,856	14%
Gateway at East Point	704,321	704,470	149	0%
GE Towers	1,335,647	1,219,612	(116,035)	(9%)
Heritage Station Family	814,136	766,335	(47,801)	(6%)
Heritage Green	276,503	262,095	(14,408)	(5%)
Heritage Station Senior	1,251,200	1,274,424	23,224	2%
Highbury Terraces	120,324	116,557	(3,767)	(3%)
Imperial Hotel (Commons at Imperial)	705,617	709,673	4,056	1%
Juniper & 10th Highrise	208,517	65,141	(143,376)	(69%)
Lakewood Christian Manor	1,380,859	557,411	(823,448)	(60%)
Legacy at Walton Lake	176,399	192,754	16,355	9%
Lillie R. Campbell House	203,972	227,628	23,656	12%
Manor at Scotts Crossing	703,039	708,125	5,086	1%
Martin House at Adamsville	587,712	656,614	68,902	12%
Mechanicsville Crossing	276,964	200,779	(76,185)	(28%)
Mechanicsville Station	333,016	278,557	(54,459)	(16%)
Oasis at Scholars Landing	201,175	123,471	(77,704)	(39%)
Odyssey at Villas	137,049	131,345	(5,704)	(4%)
O'Hearn House	267,836	287,671	19,835	7%
Park Commons-Gates Park (HFOP)	1,002,661	930,053	(72,608)	(7%)
Park Commons-Gates Park (HFS)	823,252	768,633	(54,619)	(7%)
Parkside at Mechanicsville	282,609	267,318	(15,291)	(5%)
Pavilion Place	313,891	278,355	(35,536)	(11%)
Peaks at MLK	618,705	565,053	(53,652)	(9%)
Phoenix House	159,889	68,721	(91,168)	(57%)
Piedmont Senior Tower	895,358	698,311	(197,047)	(22%)
Providence at Parkway Village	359,220	275,002	(84,218)	(23%)

Schedule II.A (3 of 3)

HomeFlex Rental Assistance (formerly PBRA) by Community

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Community	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	Variance %
Quest Village I	73,056	-	(73,056)	(100%)
Quest Village III	59,300	65,895	6,595	11%
Renaissance at Park Place South Senior	668,155	625,400	(42,755)	(6%)
Retreat at Edgewood	411,147	341,162	(69,985)	(17%)
Reynoldstown Senior Residences	114,141	182,468	68,327	60%
Seven Courts	156,243	166,745	10,502	7%
Summit Trail	282,923	305,400	22,477	8%
The Remington	484,512	-	(484,512)	(100%)
Veranda at Auburn Pointe	649,428	646,725	(2,703)	(0%)
Veranda at Auburn Pointe II	881,944	871,871	(10,073)	(1%)
Veranda at Auburn Pointe III	865,627	913,991	48,364	6%
Veranda at Carver Senior	558,144	563,698	5,554	1%
Veranda at CollegeTown	685,605	680,060	(5,545)	(1%)
Veranda at Groveway	268,904	267,808	(1,096)	(0%)
Veranda at Scholars Landing	783,925	760,650	(23,275)	(3%)
Villages at Castleberry Hill I	162,506	-	(162,506)	(100%)
Villas of H.O.P.E	210,752	210,170	(582)	(0%)
Welcome House	140,107	140,252	145	0%
Woodbridge at Parkway Village	751,845	746,279	(5,566)	(1%)
HomeFlex Future	201,073	-	(201,073)	(100%)
HomeFlex Rent Increase Contingency, net of rent reform	50,000	-	(50,000)	(100%)
Total HomeFlex Rental Assistance (formally PBRA) Payments	**$ 40,607,717**	**$ 36,586,980**	**($ 4,020,737)**	**(10%)**

Schedule II.B

MIXED Communities Operating Subsidy for AH-Assisted Units

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Community	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	Variance %
Ashley Auburn Pointe I	318,972	314,149	(4,823)	(2%)
Ashley Auburn Pointe II	217,884	201,061	(16,823)	(8%)
Ashley CollegeTown	247,635	271,823	24,188	10%
Ashley CollegeTown II	424,120	407,359	(16,761)	(4%)
Ashley Courts at Cascade I	319,388	321,654	2,266	1%
Ashley Courts at Cascade II	159,001	183,955	24,954	16%
Ashley Courts at Cascade III	154,200	155,917	1,717	1%
Ashley Terrace at West End	87,813	78,444	(9,369)	(11%)
Atrium at CollegeTown	517,853	513,895	(3,958)	(1%)
Capitol Gateway I	322,513	298,073	(24,440)	(8%)
Capitol Gateway II	162,264	150,282	(11,982)	(7%)
Columbia Commons	317,676	278,085	(39,591)	(12%)
Columbia Creste	380,148	356,238	(23,910)	(6%)
Columbia Estates	380,568	399,366	18,798	5%
Columbia Grove	279,180	242,852	(36,328)	(13%)
Columbia Mechanicsville Apartments	365,112	392,388	27,276	7%
Columbia Park Citi	411,744	387,406	(24,338)	(6%)
Columbia Senior Residences at Mechanicsville	307,600	285,954	(21,646)	(7%)
Columbia Village	142,288	146,084	3,796	3%
Gardens at CollegeTown	187,325	181,708	(5,617)	(3%)
Magnolia Park I	404,664	401,299	(3,365)	(1%)
Magnolia Park II	344,772	384,618	39,846	12%
Mechanicsville Crossing	363,528	347,045	(16,483)	(5%)
Mechanicsville Station	310,824	317,022	6,198	2%
Parkside at Mechanicsville VI	283,260	280,404	(2,856)	(1%)
Veranda at Auburn Pointe	148,356	152,923	4,567	3%
Villages at Carver I	511,848	500,124	(11,724)	(2%)
Villages at Carver II	91,440	95,910	4,470	5%
Villages at Carver III	385,440	359,929	(25,511)	(7%)
Villages at Carver V	265,764	228,318	(37,446)	(14%)
Villages at Castleberry Hill I	202,333	404,664	202,331	100%
Villages at Castleberry Hill II	528,300	575,424	47,124	9%
Villages of East Lake I	731,028	711,089	(19,939)	(3%)
Villages of East Lake II	1,191,312	1,194,132	2,820	0%
Mixed Communities Capital Reserve Contingency	150,000	-	(150,000)	(100%)
Mixed Communities Operating Contingency	500,000	5,796	(494,204)	(70%)
Total MIXED Communities Operating Subsidy for AH-Assisted Units	**$ 12,116,152**	**$ 11,525,390**	**($ 590,763)**	**(5%)**

Schedule III

Operating Expense for AH-Owned Residential Communities & Other AH Properties

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual *	YTD Actual Over (Under) Budget	REF	Variance %
AH-Owned Residential Communities					
Barge Road Highrise	972,379	979,112	6,732		1%
Cheshire Bridge Road Highrise	1,477,954	1,273,107	(204,847)	A	(14%)
Cosby Spear Highrise	2,169,709	2,272,299	102,591	B	5%
East Lake Highrise	1,068,079	1,056,395	(11,684)		(1%)
Georgia Avenue Highrise	719,183	729,471	10,288		1%
Hightower Manor Highrise	954,018	1,000,935	46,918		5%
Marian Road Highrise	1,555,794	1,521,478	(34,316)		(2%)
Marietta Road Highrise	979,379	919,008	(60,370)		(6%)
Martin Street Plaza	624,398	699,849	75,451		12%
Peachtree Road Highrise	1,382,074	1,319,557	(62,517)		(5%)
Piedmont Road Highrise	503,404	615,372	111,967	C	22%
Westminster	291,930	261,217	(30,712)		(11%)
Total AH-Owned Residential Communities	**12,698,301**	**12,647,801**	**(50,499)**		**(0%)**
Other AH Properties					
AH Headquarters Building	1,232,448	1,369,997	137,549	D	11%
Zell Miller Center	165,700	124,286	(41,415)		(25%)
PILOT and Other AH Land	801,900	704,512	(97,388)		(12%)
Total Other AH Properties	**2,200,048**	**2,198,795**	**(1,254)**		**(0%)**
Total	**$ 14,898,350**	**$ 14,846,597**	**($ 51,753)**		**(0%)**

* Please refer to Schedule III.A for Operating Expense for AH-Owned Residential Communities & Other AH Properties by category.

Significant Variance Explanations:

A - Cheshire Bridge Highrise is less than Budget primarily due to over budgeting of professional and consulting services.

B - Cosby Spear Highrise is greater than budget due to unbudgeted expenses for a RAD Consultant, unbudgeted extraordinary repairs and increased cost for security services.

C - Piedmont Road Highrise is greater than Budget due to the two-month delay in closing the RAD conversion, which actually closed in November 2017.

D - AH Headquarters Building is greater than Budget due to unanticipated extraordinary maintenance and building repairs.

Schedule III.A

Operating Expense for AH-Owned Residential Communities & Other AH Properties

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Description	Administrative Expense	Utilities	Maintenance & Operations	Protective Services	Human Development Services	Other*	Total YTD Actual
AH-Owned Residential Communities							
Barge Road Highrise	230,896	178,908	325,989	103,236	96,245	43,838	979,112
Cheshire Bridge Road Highrise	335,347	291,961	403,986	89,584	99,388	52,842	1,273,107
Cosby Spear Highrise	518,103	547,806	691,181	306,964	123,776	84,469	2,272,299
East Lake Highrise	263,707	208,055	303,139	149,303	87,798	44,394	1,056,395
Georgia Avenue Highrise	160,387	137,675	278,183	76,927	49,757	26,543	729,471
Hightower Manor Highrise	245,740	167,113	316,647	151,716	74,791	44,928	1,000,935
Marian Road Highrise	383,414	357,642	507,411	95,154	108,228	69,629	1,521,478
Marietta Road Highrise	238,496	159,245	283,830	101,546	94,355	41,537	919,008
Martin Street Plaza	109,970	226,844	229,204	78,353	30,192	25,285	699,849
Peachtree Road Highrise	363,682	295,213	379,331	107,186	106,705	67,440	1,319,557
Piedmont Road Highrise	173,843	148,296	148,273	54,345	47,337	43,278	615,372
Westminster	43,049	65,332	110,952	10,339	17,471	14,076	261,217
Total AH-Owned Residential Communities	**3,066,632**	**2,784,090**	**3,978,125**	**1,324,653**	**936,043**	**558,259**	**12,647,801**
Other AH Properties							
AH Headquarters Building	200,848	232,239	699,559	202,014	-	35,337	1,369,997
Zell Miller Center	935	26,990	55,511	34,962	-	5,887	124,286
PILOT and Other AH Land	56,115	2,497	288,289	77,828	-	279,782	704,512
Total Other AH Properties	**257,898**	**261,727**	**1,043,359**	**314,804**	**-**	**321,006**	**2,198,795**
Total	**$ 3,324,530**	**$ 3,045,817**	**$ 5,021,484**	**$ 1,639,457**	**$ 936,043**	**$ 879,266**	**$ 14,846,597**

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

Schedule IV

Capital Expenditures for Modernization of AH-Owned Residential Communities & AH Headquarters

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
AH-Owned Residential Communities					
Barge Road Highrise	203,500	188,518	(14,982)		(7%)
Cheshire Bridge Road Highrise	211,000	272,607	61,607		29%
Cosby Spear Highrise	89,667	60,325	(29,342)		(33%)
East Lake Highrise	63,277	9,279	(53,998)		(85%)
Georgia Avenue Highrise	70,950	29,645	(41,305)		(58%)
Hightower Manor Highrise	46,167	28,430	(17,736)		(38%)
Marian Road Highrise	88,633	52,842	(35,791)		(40%)
Marietta Road Highrise	192,500	185,111	(7,389)		(4%)
Martin Street Plaza	22,000	35,748	13,748		62%
Peachtree Road Highrise	176,000	175,150	(850)		(0%)
Piedmont Road Highrise	-	-	-		0%
Westminster	-	25,881	25,881		0%
Total AH-Owned Residential Communities	**1,163,693**	**1,063,537**	**(100,157)**		**(9%)**
AH Headquarters					
Technology Investments	448,080	278,870	(169,210)	**A**	(38%)
Building Imporovements and Equipment	350,000	138,548	(211,452)	**B**	(60%)
Total AH Headquarters	**798,080**	**417,418**	**(380,662)**		**(48%)**
Total	**$ 1,961,773**	**$ 1,480,955**	**($ 480,818)**		**(25%)**

NOTE: As part of its real estate strategy, AH plans to convert all of its public housing units to HomeFlex units under HUD's RAD program. Therefore, capital improvements are limited to health, safety and emergency work only.

Significant Variance Explanations:

A - Technology Investments are less than Budget due to the deferral of selected projects to FY 2019.

B - Building Improvements and Equipment are less than Budget due to the deferral of the new chiller installation to FY 2019.

Schedule V

Human Development, Supportive Housing Services and Community Relations*

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Managed by	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
Human Development Support Professional Services	PPI/HD	1,295,850	773,334	(522,516)	A	(40%)
Supportive Services at Gardens at CollegeTown	Real Estate Group	86,250	87,801	1,551		2%
Quality Living Services for Seniors	Real Estate Group	252,723	153,262	(99,462)		(39%)
Community Relations - MTW funds	Governmental and External Affairs	57,000	33,116	(23,884)		(42%)
Community Relations - Non-MTW funds	Governmental and External Affairs	10,500	29,198	18,698		178%
Corporate Match for AH Scholarship Fund - Non-federal funds	Governmental and External Affairs	11,700	15,189	3,489		30%
Total		**$ 1,714,023**	**$ 1,091,899**	**($ 622,124)**		**(36%)**

* This schedule does not include the cost of the Partnerships and People Investments Department or human development services provided at AH-Owned properties by PMDs, which are included in Schedules VI and III, respectively.

Significant Variance Explanations:

A - Human Development Support Professional Services is less than Budget primarily due to the discontinuation of referrals. A new service delivery model was launched in the 3rd Quarter of FY 2018 focusing on onsite, one stop service. Initiatives have been implemented to increase service and budget utilization.

Schedule VI

Operating Divisions *

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
Customer Services Group					
Customer Services	1,219,911	1,158,697	(61,214)		(5%)
Housing Services	4,962,199	4,691,192	(271,007)	A	(5%)
Inspections Services	1,981,840	2,002,856	21,016		1%
Total Customer Services Group	**8,163,950**	**7,852,745**	**(311,205)**		**(4%)**
Human Development	**875,415**	**459,004**	**(416,411)**	**B**	**(48%)**
Partnerships & People Investments	**544,663**	**439,521**	**(105,142)**	**C**	**(19%)**
Real Estate Group					
Office of the Chief Real Estate Officer	929,880	753,562	(176,317)	D	(19%)
Choice Neighborhoods-HQ Administrative	267,375	319,622	52,247		20%
Real Estate Oversight & Services	3,249,831	2,956,058	(293,773)	E	(9%)
Real Estate Planning & Development	811,266	756,521	(54,745)		(7%)
Real Estate Investments & Finance	1,327,277	1,182,822	(144,455)	F	(11%)
Total Real Estate Group	**6,585,629**	**5,968,586**	**(617,043)**		**(9%)**
Total	**$ 16,169,657**	**$ 14,719,856**	**($ 1,449,801)**		**(9%)**

* Please refer to Schedule VI.A for Operating Divisions expense by category.

Significant Variance Explanations:

A - Housing Services is less than Budget primarily due to staffing vacancies.

B - Human Development is less than Budget primarily due to staffing vacancies.

C - Partnerships & People Investments is less than Budget primarily due to staffing vacancies.

D - Office of the Chief Real Estate Officer is less than Budget dueprimarily to a delay in procuring services for a Real Estate consultant to write the Asset Management policies and procedures.

E - Real Estate Oversight & Services is less than Budget due to staffing vacancies as well a delay in engaging the Housing Counseling Services for the Down Payment Assistance program and the Behavioral Health Coach for the AH-Owned properties.

F - Real Estate Investments & Finance is less than Budget primarily due to staffing vacancies and delay in training and conference spending.

Schedule VI.A

Operating Divisions Expense by Category

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Description	Salaries, Benefits & Taxes	Consulting & Professional Services	Temporary Services	Other*	Total YTD Actual
Customer Services Group					
Customer Services	1,134,306	-	-	24,391	1,158,697
Housing Services	4,379,075	112,383	61,045	138,689	4,691,192
Inspections Services	1,903,748	22,507	-	76,601	2,002,856
Total Customer Services Group	**7,417,128**	**134,890**	**61,045**	**239,682**	**7,852,745**
Human Development	**412,298**	**-**	**28,584**	**18,123**	**459,004**
Partnerships & People Investments	**436,811**	**-**	**-**	**2,710**	**439,521**
Real Estate Group					
Office of the Chief Real Estate Officer	602,886	138,343	-	12,333	753,562
Choice Neighborhoods-HQ Administrative	308,810	-	-	10,812	319,622
Real Estate Oversight & Services	2,537,356	362,460	-	56,242	2,956,058
Real Estate Planning & Development	749,744	-	-	6,777	756,521
Real Estate Investments & Finance	1,174,197	-	-	8,625	1,182,822
Total Real Estate Group	**5,372,993**	**500,804**	**-**	**94,789**	**5,968,586**
Total	**$ 13,639,230**	**$ 635,693**	**$ 89,629**	**$ 355,304**	**$ 14,719,856**

* Other includes bank fees (Housing Services), vehicle maintenance and fuel (Inspections Services), meeting expense, staff training, travel and conferences, memberships, advertising, publications, department specific office supplies, and other miscellaneous expenses.

Schedule VII

Corporate Support *

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
Executive Office	636,411	740,601	104,191	A	16%
Office of Chief Operating Officer	946,616	826,739	(119,877)	B	(13%)
Office of General Counsel and Compliance	3,130,767	4,064,043	933,276	C	30%
Corporate Finance	1,956,231	1,767,580	(188,651)	D	(10%)
Information Technology including RIM and PMO	8,656,075	7,735,935	(920,139)	E	(11%)
Office of Policy & Strategy	1,091,610	796,063	(295,548)	F	(27%)
Governmental and External Affairs	671,616	720,433	48,816		7%
Communications and Business Marketing	1,023,671	855,597	(168,073)	G	(16%)
Contracts and Procurement	1,128,163	992,958	(135,205)	H	(12%)
Human Resources Operations	1,579,679	1,446,918	(132,761)	I	(8%)
Activities Managed by Human Resources					
Severance & Related Expenses	57,000	427,229	370,229	J	(90%)
Defined Benefit Pension Plan Contribution	1,000,000	-	(1,000,000)	K	(100%)
Total	**$ 21,877,839**	**$ 20,374,097**	**($ 1,503,743)**		**(7%)**

* Please refer to Schedule VII.A for Corporate Support expense by category.

Significant Variance Explanations are explained on the next page.

Schedule VII
Corporate Support
FY 2018 Actual vs. Budget
for the Twelve Months Ended June 30, 2018

Significant Variance Explanations:

A - Executive office is over due to unbudgeted positions.

B - Office of Chief Operating Officer is less than Budget primarily due to a delay in filling positions.

C - Office of General Counsel and Compliance is more than Budget primarily due to unplanned litigation expenses (authorized by the Board), offset somewhat by unfilled positions.

D - Corporate Finance is less than Budget primarily due an unfilled position for Finance Planning Consultant as well as unused Consulting and Professional Services contingency.

E- Information Technology including RIM and PMO is less than Budget primarily due to: (1) the timing of license fee payments and purchase of non-capitalized hardware; (2) unfilled positions; (3) delayed and deferred professional services; and (4) the decision to halt the destruction of documents at Iron Mountain.

F - Office of Policy & Strategy is less than Budget primarily due to the early termination of the MTW Benchmarking Study at less than full cost and a delay in finalizing the Economic Impact Study as well as the Smart City Study.

G - Communications and Business Marketing are less than Budget due to delays in implementing business and landlord marketing.

H - Contracts and Procurement are less than Budget due to a delay in filling vacant positions.

I - Human Resources Operations is less than Budget primarily due to unfilled positions partially offset by higher than anticipated recruitment expenses.

J - Severance and Related Expenses is higher than Budget due to unanticipated terminations in the original budget.

K - Defined Benefit Pension Plan Contribution is less than Budget primarily due to the good standing of the Pension Plan capitalization, which did not require a contribution from AH in the fiscal year.

Schedule VII.A

Corporate Support Expense by Category

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Description	Salaries Benefits & Taxes	Consulting & Professional Services	Temporary Services	Licenses & Hardware/ Software Expense	Agency-wide Services and Expenses*	Other**	Total YTD Actual
Executive Office	620,633	-	-	-	-	119,968	740,601
Office of Chief Operating Officer	346,116	77,420	-	-	368,944	34,259	826,739
Office of General Counsel and Compliance	1,592,594	2,312,241	106,236	-	-	52,972	4,064,043
Corporate Finance	1,566,180	179,432	-	-	-	21,968	1,767,580
Information Technology including RIM and PMO	4,819,927	244,828	-	1,657,158	904,441	109,582	7,735,935
Office of Policy & Strategy	621,918	121,509	38,966	-	-	13,669	796,063
Governmental and External Affairs	701,956	-	-	-	-	18,476	720,433
Communications and Business Marketing	649,542	119,954	-	-	-	86,101	855,597
Contracts and Procurement	827,018	3,000	13,989	-	119,147	29,803	992,958
Human Resources Operations	681,219	449,346	10,603	-	282,504	23,246	1,446,918
Activities Managed by Human Resources:							
Severance & Related Expense/Temps		-	-	-	427,229	-	427,229
Pension Contribution	-	-	-	-	-	-	-
Total	**$ 12,427,104**	**$ 3,507,729**	**$ 169,795**	**$ 1,657,158**	**$ 2,102,265**	**$ 510,046**	**$ 20,374,097**

* Agency-wide Services and Expenses include telecommunications, copiers, scanners and related equipment, off-site storage, insurance, office supplies, defined benefit pension plan contribution, and other agency-wide services and expenses.

** Other includes meeting expense, staff training, travel and conferences, memberships, advertising, publications, department specific office supplies, and other miscellaneous expenses.

Schedule VIII

Development and Revitalization *

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	Variance %
Sources of Funds				
Replacement Housing Factor (RHF) Grants	3,983,361	1,545,904	(2,437,458)	(79%)
Choice Neighborhoods Implementation Grant (CNIG)**	6,030,232	1,267,776	(4,762,456)	(79%)
Drawdown of Program Income and Other Funds	1,269,911	2,212,200	942,289	74%
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	816,668	16,770	(799,898)	(98%)
MTW Funds used for Revitalization	92,718,543	40,225,142	(52,493,401)	(57%)
Total Sources of Funds	**$ 104,818,715**	**$ 45,267,791**	**($ 59,550,924)**	**(57%)**
Development and Revitalization Expenditures				
Demolition and Remediation	12,700,000	1,314,355	(11,385,645)	(90%)
Co-investments and Property Acquisitions	62,880,000	32,186,632	(30,693,368)	(49%)
Predevelopment Loans	1,156,174	208,461	(947,713)	(82%)
Developer Loan Draws	6,671,080	2,153,000	(4,518,080)	(68%)
Site Improvements	2,200,000	-	(2,200,000)	(100%)
Non Residential Structures	3,560,000	-	(3,560,000)	(100%)
Homeownership Down Payment Assistance	2,400,000	3,475,780	1,075,780	45%
Public Improvements	5,693,970	2,257,862	(3,436,108)	(60%)
Consulting and Professional Services	5,412,475	2,172,134	(3,240,341)	(60%)
Outside Legal Counsel	227,004	339,708	112,704	50%
Administrative Staffing	484,717	378,539	(106,178)	(22%)
Tenant Services Staffing	430,189	371,944	(58,246)	(14%)
Meeting Expense	44,550	11,606	(32,944)	(74%)
Community Outreach	16,800	15,032	(1,768)	(11%)
Modular Office Expenses	187,256	161,778	(25,478)	(14%)
Urban Farming	150,000	40,051	(109,949)	(73%)
Owner Occupied Rehabs	500,000	-	(500,000)	(100%)
Relocation Expense	-	7,200	7,200	0%
Micro-Grants and Cash Donations	50,000	64,325	14,325	29%
Other Expenses	54,500	109,383	54,883	101%
Total Development and Revitalization Expenditures	**$ 104,818,715**	**$ 45,267,791**	**($ 59,550,923)**	**(57%)**

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

** Please refer to Schedule VIII.C for Choice Neighborhoods Development and Revitalization funding sources and expenditures, including variance explanations.

*** Please refer to Schedule VIII.D for Development and Revitalization (excluding Choice Neighborhoods) funding sources and expenditures, including variance explanations.

Schedule VIII.A

Development and Revitalization by Major Program

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Community / Property	Co-investment	Choice Neighborhoods	RAD Revitalization*	Site Acquisitions and Development**	Other Development Activities***	Total FY 2018 Actual
Sources of Funds						
Replacement Housing Factor (RHF) Grants	-	51,836	27,709	1,449,948	16,411	1,545,904
Choice Neighborhoods Implementation Grant (CNIG)	-	1,267,776	-	-	-	1,267,776
Drawdown of Program Income and Other Funds	-	22,376	-	-	2,189,824	2,212,200
Public Improvement Funds Provided by the City of Atlanta	-	-	-	-	16,770	16,770
MTW Funds used for Revitalization	32,834,168	1,483,667	2,266,329	(6,928)	3,647,905	40,225,142
Total Sources of Funds	**$ 32,834,168**	**$ 2,825,655**	**$ 2,294,038**	**$ 1,443,019**	**$ 5,870,910**	**$ 45,267,791**
Development and Revitalization Expenditures						
Demolition and Remediation	21,261	25,575	-	1,267,519	-	1,314,355
Co-investments and Property Acquisitions	32,186,632	-	-	-	-	32,186,632
Predevelopment Loans	-	168,557	8,809	-	31,096	208,461
Developer Loan Draws	-	-	2,153,000	-	-	2,153,000
Homeownership Down Payment Assistance	-	-	-	-	3,475,780	3,475,780
Public Improvements	-	37,509	-	-	2,220,353	2,257,862
Consulting and Professional Services	380,859	1,450,989	72,295	134,642	133,350	2,172,134
Outside Legal Counsel	173,258	66,269	49,767	39,237	11,177	339,708
Administrative Staffing	-	380,506	-	-	(1,967)	378,539
Tenant Services Staffing	-	371,944	-	-	-	371,944
Meeting Expense	374	10,896	-	170	166	11,606
Community Outreach	-	13,594	-	1,439	-	15,032
Modular Office Expenses	-	161,778	-	-	-	161,778
Urban Farming	-	40,051	-	-	-	40,051
Relocation Expense	-	-	7,200	-	-	7,200
Micro-Grants and Cash Donations	-	64,325	-	-	-	64,325
Other Expenses	71,785	33,663	2,967	13	955	109,383
Total Development and Revitalization Expenditures	**$ 32,834,168**	**$ 2,825,655**	**$ 2,294,038**	**$ 1,443,019**	**$ 5,870,910**	**$ 45,267,791**

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

** Please refer to Schedule VIII.A.2 for additional information on Site Acquisitions and Development activities by property.

*** Please refer to Schedule VIII.A.3 for additional information on Other Developments activities by property.

Schedule VIII.A.1

Rental Assistance Demonstration (RAD) by Community

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Community	Juniper and Tenth Highrise	Peachtree Road Highrise	Piedmont Road Highrise	Villages at Castleberry Hill I	Total YTD Actual
Sources of Funds					
Replacement Housing Factor (RHF) Grants	18,636	264	8,809	-	27,709
MTW Funds Used for Revitalization	7,200	9,950	2,209,822	39,357	2,266,329
Total Sources of Funds	**$ 25,836**	**$ 10,214**	**$ 2,218,631**	**$ 39,357**	**$ 2,294,038**
Development and Revitalization Expenditures					
Predevelopment Loans	-	-	8,809	-	8,809
Developer Loan Draws	-	-	2,153,000	-	2,153,000
Consulting and Professional Services	-	6,983	48,245	17,067	72,295
Outside Legal Counsel	18,636	264	8,578	22,290	49,767
Relocation Expense	7,200	-	-	-	7,200
Other Expenses	-	2,967	-	-	2,967
Total Development and Revitalization Expenditures	**$ 25,836**	**$ 10,214**	**$ 2,218,631**	**$ 39,357**	**$ 2,294,038**

Schedule VIII.A.2

Site Acquisitions and Development

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Revitalization Property	Bankhead Homes	Bowen Homes	Palmer House	Englewood Manor	Herndon Homes*	Cupola Building	Total YTD Actual
Sources of Funds							
Replacement Housing Factor (RHF) Grants	-	-	-	150,485	1,299,462	-	1,449,948
MTW Funds Used for Revitalization	11,974	-	-	75,684	(94,586)	-	(6,928)
Total Sources of Funds	**$ 11,974**	**$ -**	**$ -**	**$ 226,169**	**$ 1,204,877**	**$ -**	**$ 1,443,019**
Development and Revitalization Expenditures							
Demolition and Remediation	-	-	-	4,310	1,263,209	-	1,267,519
Consulting and Professional Services	11,974	-	-	184,461	(61,793)	-	134,642
Outside Legal Counsel	-	-	-	35,702	3,535	-	39,237
Meeting Expense	-	-	-	1,133	(963)	-	170
Community Outreach	-	-	-	564	875	-	1,439
Other Expenses	-	-	-	-	13	-	13
Total Development and Revitalization Expenditures	**$ 11,974**	**$ -**	**$ -**	**$ 226,169**	**$ 1,204,877**	**$ -**	**$ 1,443,019**

* The negative amounts are the result of a prior year accrual for consulting services which was negotiated down during the current fiscal year.

Schedule VIII.A.3

Other Development Activities

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

Property	Magnolia Perimeter	North Avenue	Centennial Place	West Highlands	Other	Total YTD Actual
Sources of Funds						
Replacement Housing Factor (RHF) Grants	-	-	-	-	16,411	16,411
Drawdown of Program Income and Other Funds	-	-	-	2,187,173	2,651	2,189,824
Public Improvement Funds Provided by the City of Atlanta	-	-	16,770	-	-	16,770
MTW Funds Used for Revitalization	15,781	6,424	38,136	40,333	3,547,232	3,647,905
Total Sources of Funds	**$ 15,781**	**$ 6,424**	**$ 54,906**	**$ 2,227,505**	**$ 3,566,294**	**$ 5,870,910**
Development and Revitalization Expenditures						
Predevelopment Loans	-	-	31,096	-	-	31,096
Homeownership Down Payment Assistance	-	-	-	-	3,475,780	3,475,780
Public Improvements	-	-	16,770	2,187,173	16,411	2,220,353
Consulting and Professional Services	15,781	6,424	6,663	28,411	76,070	133,350
Outside Legal Counsel	-	-	377	10,800	-	11,177
Administrative Staffing	-	-	-	-	(1,967)	(1,967)
Meeting Expense	-	-	-	166	-	166
Other Expenses	-	-	-	955	-	955
Total Development and Revitalization Expenditures	**$ 15,781**	**$ 6,424**	**$ 54,906**	**$ 2,227,505**	**$ 3,566,294**	**$ 5,870,910**

Schedule VIII.B

Development and Revitalization Expenditures by Funding Program

FY 2018 Actual

for the Twelve Months Ended June 30, 2018

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 YTD Actual
Demolition and Remediation	1,281,846	-	-	-	32,509	1,314,355
Co-investments and Property Acquisitions	-	-	-	-	32,186,632	32,186,632
Predevelopment Loans	8,809	-	-	-	199,653	208,461
Developer Loan Draws	-	-	-	-	2,153,000	2,153,000
Homeownership Down Payment Assistance	-	-	-	-	3,475,780	3,475,780
Public Improvements	53,920	-	2,187,173	16,770	-	2,257,862
Consulting and Professional Services	163,366	919,809	2,651	-	1,086,308	2,172,134
Outside Legal Counsel	37,963	62,848	-	-	238,897	339,708
Administrative Staffing	-	257,030	-	-	121,509	378,539
Tenant Services Staffing	-	-	-	-	371,944	371,944
Meeting Expense	-	-	2,328	-	9,278	11,606
Community Outreach	-	-	-	-	15,032	15,032
Modular Office Expenses	-	-	-	-	161,778	161,778
Urban Farming	-	-	-	-	40,051	40,051
Relocation Expense	-	-	-	-	7,200	7,200
Micro-Grants and Cash Donations	-	-	20,000	-	44,325	64,325
Other Expenses	-	28,088	48	-	81,247	109,383
Total Development and Revitalization Expenditures	**$ 1,545,904**	**$ 1,267,776**	**$ 2,212,200**	**$ 16,770**	**$ 40,225,142**	**$ 45,267,791**

Schedule VIII.C

Development and Revitalization - Choice Neighborhoods

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
Sources of Funds					
Replacement Housing Factor (RHF) Grants	3,980,000	51,836	(3,928,164)		(99%)
Choice Neighborhoods Implementation Grant (CNIG)**	6,030,232	1,267,776	(4,762,456)		(79%)
Drawdown of Program Income and Other Funds	21,500	22,376	876		4%
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	200,000	-	(200,000)		(100%)
MTW Funds used for Revitalization	3,536,659	1,483,667	(2,052,991)		(58%)
Total Sources of Funds	**$ 13,768,391**	**$ 2,825,655**	**($ 10,942,736)**	**A**	**(79%)**
Development and Revitalization Expenditures					
Demolition and Remediation	700,000	25,575	(674,425)	**B**	(96%)
Co-investments and Property Acquisitions	1,500,000	-	(1,500,000)	**C**	(100%)
Predevelopment Loans	430,000	168,557	(261,443)	**D**	(61%)
Developer Loan Draws	1,695,000	-	(1,695,000)	**E**	(100%)
Site Improvements	2,200,000	-	(2,200,000)	**F**	(100%)
Non Residential Structures	1,500,000	-	(1,500,000)	**G**	(100%)
Public Improvements	1,010,000	37,509	(972,491)	**H**	(96%)
Consulting and Professional Services	2,799,175	1,450,989	(1,348,186)	**I**	(48%)
Outside Legal Counsel	60,004	66,269	6,265		10%
Administrative Staffing	484,717	380,506	(104,211)	**J**	(21%)
Tenant Services Staffing	430,189	371,944	(58,246)		(14%)
Meeting Expense	40,550	10,896	(29,654)		(73%)
Community Outreach	-	13,594	13,594		0%
Modular Office Expenses	187,256	161,778	(25,478)		(14%)
Urban Farming	150,000	40,051	(109,949)	**K**	(73%)
Owner Occupied Rehabs	500,000	-	(500,000)	**L**	(100%)
Micro-Grants and Cash Donations	50,000	64,325	14,325		29%
Other Expenses	31,500	33,663	2,163		7%
Total Development and Revitalization Expenditures	**$ 13,768,391**	**$ 2,825,655**	**($ 10,942,736)**		**(79%)**

Significant Variance Explanations are provided on the following page.

Schedule VIII.C
Development and Revitalization - Choice Neighborhoods
FY 2018 Actual vs. Budget
for the Twelve Months Ended June 30, 2018

Significant Variance Explanations:

A - Total Sources of Funds are less than Budget due to the delays and changes in development activities as addressed below.

B - Demolition and Remediation is less than Budget primarily due to the City of Atlanta is in the midst of obligating the 2016 Community Development Block Grant awarded to the City's Code Enforcement, which has caused a delay in spending.

C - Co-investments and Property Acquisitions are less than Budget primarily due to the delayed approval of the Choice Neighborhoods Critical Community Improvement plan by HUD, which was contemplating the acquisition of land parcels. HUD approved the plan on November 20, 2017. AH received Board approval in February 2018 and the budget and acquisition plan was submitted to HUD in March 2018, which is on hold pending the project housing component progress, which is now expected to close in September 2018.

D - Predevelopment loans are less than Budget primarily due to a delay in finalizing the financial closing of Ashley I at Scholars Landing.

E - Developer Loan Draws are less than Budget primarily due to a delay in finalizing the financial closing of Ashley I at Scholars Landing.

F - Site Improvements are less than Budget primarily due to a delay in finalizing the closing of Ashley I at Scholars Landing.

G - Non Residential Structures are less than Budget due to delay with strategic planning of feasibility study and the RFP for Roosevelt building redevelopment.

H - Public Improvements are less than Budget due to the delay in finalizing the closing of Ashley I at Scholars Landing.

I - Consulting and Professional Services are less than Budget primarily due to the delay in executing new scope of work for contracts on the People Plan and Administration (City of Atlanta and Invest Atlanta) and the HUD approval of the Neighborhood Plan, which was approved on November 20, 2017.

J - Administrative staffing is less than budgeted due to unfilled positions.

K - Urban Farming is less than budgeted due to some of the budgeted projects still being completed.

L - Owner Occupied Rehabs are less than Budget due to the delayed approval of the Choice Neighborhoods Critical Community Improvement plan by HUD. Several applicants have submitted requests, which are currently under review by AH for approval.

Schedule VIII.D

Development and Revitalization (excluding Choice Neighborhoods)

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Description	Annual Budget	YTD Actual	YTD Actual Over (Under) Budget	REF	Variance %
Sources of Funds					
Replacement Housing Factor (RHF) Grants	3,361	1,494,068	1,490,707		44353%
Drawdown of Program Income and Other Funds	1,248,411	2,189,824	941,413		75%
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	616,668	16,770	(599,898)		(97%)
MTW Funds used for Revitalization	89,181,884	38,741,474	(50,440,410)		(57%)
Total Sources of Funds	**91,050,324**	**42,442,136**	**(48,608,188)**	**A**	**(53%)**
Development and Revitalization Expenditrues					
Demolition and Remediation	12,000,000	1,288,780	(10,711,220)	**B**	(89%)
Co-investments and Property Acquisitions	61,380,000	32,186,632	(29,193,368)	**C**	(48%)
Predevelopment Loans	726,174	39,904	(686,270)	**D**	(95%)
Developer Loan Draws	4,976,080	2,153,000	(2,823,080)	**E**	(57%)
Non Residential Structures	2,060,000	-	(2,060,000)	**F**	(100%)
Homeownership Down Payment Assistance	2,400,000	3,475,780	1,075,780	**G**	46%
Public Improvements	4,683,970	2,220,353	(2,463,617)	**H**	(53%)
Consulting and Professional Services	2,613,300	721,146	(1,892,154)	**I**	(72%)
Outside Legal Counsel	167,000	273,439	106,439	**J**	64%
Administrative Staffing	-	(1,967)	(1,967)		0%
Meeting Expense	4,000	710	(3,290)		(82%)
Community Outreach	16,800	1,439	(15,361)		(91%)
Relocation Expense	-	7,200	7,200		0%
Other Expenses	23,000	75,720	52,720		229%
Total Development and Revitalization Expenditrues	**$ 91,050,324**	**$ 42,442,136**	**($ 48,608,188)**		**(53%)**

Significant Variance Explanations are provided on the following page.

Schedule VIII.D

Development and Revitalization (excluding Choice Neighborhoods)

FY 2018 Actual vs. Budget

for the Twelve Months Ended June 30, 2018

Significant Variance Explanations:

A - Total Sources of Funds are less than Budget due to the delays and changes in development activities as addressed below.

B - Demolition and Remediation are less than Budget primarily due to the scope of work at Herndon Homes being significantly reduced as a result of testing, which revealed lower soil contamination than originally anticipated.

C - Co-investments and Property Acquisitions are less than Budget primarily due to the delay in the land swap with the City for a property adjacent to Englewood as well as a delay in starting post acquisition work at the Civic Center pending finalization of scope.

D - Predevelopment Loans are less than Budget primarily due to delays in providing predevelopment loans for Cosby, Peachtree and Hightower highrises in anticipation of their RAD conversion in FY 2019. Based on latest FY 2019 plan, Peachtree and Marietta are scheduled for RAD conversion.

E - Developer Loan Draws are less than Budget primarily due to a delay in Herndon Homes Phase I Multi-Family financial closing. Closing for Herndon Senior Phase is expected in September 2018.

F - Non Residential Structures are less than Budget due to a delay in financial closing of Herndon Homes Phase I Multi-Family.

G - Homeownership Down Payment Assistance is greater than Budget primarily due to a combination of higher volume of participants as well as higher homeownership down payment assistance on average per participant than originally planned in the Budget.

H - Public Improvements are less than Budget due to: (1) completion of environmental remediation at Herndon Homes before starting public improvement work; (2) a delay, until fiscal year 2019, for Englewood public improvements; and (3) a delay at Centennial due to the need for plan redesign.

I - Consulting and Professional Services are less than Budget primarily due to a delay in: (1) engaging real estate advisory services; and (2) master and infrastructure planning, design and consulting services for various budgeted initiatives.

J - Outside Legal is over budget due to the additional costs associated with the delays in closings.

Appendix F

Financial Analysis

- Modernization & Non-Operating Expenditures
- Annual Statement / Performance and Evaluation Reports
- Housing Choice Vouchers Authorized
- Local Asset Management Program

This page left blank intentionally

Appendix F: Modernization and Non-Operating Expenditures (AH-Owned Communities)

Property	Project Description	Budget 07/01/2017	Budget 06/30/2018	Paid Through 06/30/2018
Barge Road Highrise	Elevator Governor Replacements, (including new governor ropes)	11,000	0	0
	Elevator Machine Replacements, (including new hoist ropes)	143,000	86,760	86,760
	Elevator Overhead Lighting LED Retrofit with Light Energy Saver	11,000	0	0
	Install Plate Frame Heat Exchanger	38,500	0	0
	Cable Wiring (AH Security Channel)	0	8,950	8,950
	Chiller Heat Exchanger Replacement	0	56,916	56,916
	Access Control	0	41,779	41,779
	Barge Road Highrise Total	**$203,500**	**$194,405**	**$194,405**
Cheshire Bridge Road Highrise	Cable Wiring (AH Security Channel)	11,000	0	0
	Roof Replacement	200,000	228,592	228,592
	Smoking Area Pavilion	0	10,310	10,310
	Rooftop HVAC Replacement	0	33,750	33,750
	Cheshire Bridge Road Highrise Total	**$211,000**	**$272,652**	**$272,652**
Cosby Spear Highrise	Pedestrian Gate Automatic Gate Operator	8,250	0	0
	Smoking Area Pavilion	22,000	0	0
	North Avenue Pedestrian and Vehicle Gate Callbox Replacement	38,500	28,199	28,199
	Cable Wiring (AH Security Channel)	11,000	14,125	19,302
	Water Leak Detection & Repair	0	17,520	17,415
	Emergency Access Repair	0	19,027	19,027
	Fire System Assessment	0	8,188	8,122
	Blower Motor Repair	0	3,636	3,635
	Fire Panel Repair	0	5,674	5,674
	Contingency	20,000	0	0
	Cosby Spear Highrise Total	**$99,750**	**$96,369**	**$101,373**
East Lake Highrise	Crack fill, sealcoat and stripe- controlled access parking lot	17,111	17,111	4,293
	Smoking Area Pavilion	11,000	0	0
	Cable Wiring (AH Security Channel)	11,000	9,542	9,542
	Transformer Repair	0	3,657	3,657
	Contingency	15,000	15,000	0
	East Lake Highrise Total	**$54,111**	**$45,310**	**$17,491**
Georgia Avenue Highrise	Circulation Pump Replacement	4,950	0	0
	HVAC	44,000	0	0
	Cable Wiring (AH Security Channel)	11,000	0	0
	Smoking Area Pavilion	11,000	0	0
	Emergency Hotwater Heater Replacement	0	30,094	30,094
	Georgia Avenue Highrise Total	**$70,950**	**$30,094**	**$30,094**
Hightower Manor	Pedestrian Gate Automatic Gate Operator	8,250	0	0
	Smoking Area Pavilion	11,000	0	0
	Cable Wiring (AH Security Channel)	11,000	9,333	9,333
	Trash Container Repair	0	1,581	1,581
	Emergency HVAC Repairs	0	7,250	7,250
	Fire System Assessment	0	4,454	4,454
	Vehicle Gate Operator	0	4,639	4,639
	Contingency	15,000	11,810	0
	Hightower Manor Total	**$45,250**	**$39,066**	**$27,256**
Marian Road Highrise	Rear Patio Paving	5,500	0	0
	Security Camera Installation - GA 400 Path	16,500	0	0
	Cable Wiring (AH Security Channel)	11,000	0	0
	Smoking Area Pavilion	11,000	15,325	15,325
	Hotwater Boiler Replacement	44,632	38,568	38,568
	Emergency Generator Repair	0	4,397	4,397
	Marian Road Highrise Total	**$88,632**	**$58,290**	**$58,290**

Appendix F: Modernization and Non-Operating Expenditures (AH-Owned Communities)

Property	Project Description	Budget 07/01/2017	Budget 06/30/2018	Paid Through 06/30/2018
Marietta Road Highrise	Elevator Machine Replacements, (including new hoist ropes)	143,000	86,760	86,760
	Elevator Overhead Lighting LED Retrofit with Light Energy Saver	11,000	0	0
	Install Plate Frame Heat Exchanger	38,500	57,467	57,467
	Cable Wiring (AH Security Channel)	0	8,950	8,950
	Access Control	0	37,707	37,707
	Marietta Road Highrise Total	**$192,500**	**$190,884**	**$190,884**
Martin Street Plaza	Asphalt resurfacing	11,000	0	0
	Smoking Area Pavilion	11,000	2,033	2,033
	Emergency HVAC Replacement	0	3,972	3,972
	Coil Cleaning	0	7,169	7,169
	Erosion Control	0	6,187	6,187
	Sewer Improvements	0	15,890	15,890
	Asphalt resurfacing repair	0	12,278	12,278
	Martin Street Plaza Total	**$22,000**	**$47,529**	**$47,529**
Peachtree Road Highrise	Elevator Machine Replacements, (including new hoist ropes)	143,000	86,752	86,752
	Elevator Overhead Lighting LED Retrofit with Light Energy Saver	11,000	0	0
	Install New Roof Top HVAC Unit	22,000	23,327	23,327
	Cable Wiring (AH Security Channel)	0	8,950	8,950
	Access Control	0	61,116	61,116
	Peachtree Road Highrise Total	**$176,000**	**$180,145**	**$180,145**
Piedmont Road Highrise	Cable Wiring (AH Security Channel)	0	8,950	8,950
	Piedmont Road Highrise Total	**$0**	**$8,950**	**$8,950**
Westminster Apartments	No Expenditures in FY 2018	0	0	0
	Westminster Apartments Total	**$0**	**$0**	**$0**
	Grand Total	**$1,163,693**	**$1,163,693**	**$1,129,070**

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-13 Replacement Housing Factor Grant No: Date of CFFP:				FFY of Grant: 2013 FFY of Grant Approval: 2013
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies X Performance and Evaluation Report for Period Ending: 6/30/2018			☐ Revised Annual Statement (revision no:) X Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$3,885,905		$3,885,905	$3,885,905
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2013
The Housing Authority of the City of Atlanta, Georgia	Capital Fund Program Grant No: GA06P006501-13 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant Approval: 2013**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** X **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$3,885,905		$3,885,905	$3,885,905
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	7/25/2018		

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

form **HUD-50075.1** (07/2014)

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-14 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2014 FFY of Grant Approval: 2014

Type of Grant

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

X Performance and Evaluation Report for Period Ending: 6/30/2018 X Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$4,665,921		$4,665,921	$4,665,921
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant
The Housing Authority of the City of Atlanta, Georgia	Capital Fund Program Grant No: GA06P006501-14 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2013 2014** **FFY of Grant Approval: 2014**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 6/30/2018 **X Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$4,665,921		$4,665,921	$4,665,921
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	8/17/2018		

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-14 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2014**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Moving to Work	1492		$4,665,921		$4,665,921	$4,665,921	Complete

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-15 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2015** **FFY of Grant Approval: 2015**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$5,427,060		$5,427,060	$500,000
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant
The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-15 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2013 2015** **FFY of Grant Approval: 2015**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 6/30/2018 ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,427,060		$5,427,060	$500,000
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	8/17/2018		

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

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

Grant Type and Number
Capital Fund Program Grant No: GA06P006501-15
CFFP (Yes/ No): No
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2015

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Moving to Work	1492		$5,427,060		$5,427,060	$500,000	Ongoing

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-16 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 6/30/2018 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$6,135,319		$6,135,319	$ 815,858.62
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-16 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2016** **FFY of Grant Approval: 2016**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$6,135,319		$6,135,319	$ 815,858.62
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	5/17/2024		

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

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

Grant Type and Number
Capital Fund Program Grant No: GA06P006501-16
CFFP (Yes/ No): No
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2016

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Moving to Work	1492		$6,135,319		$6,135,319	$815,858.62	In Progress

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

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

Grant Type and Number
Capital Fund Program Grant No: GA06P006501-17
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant: 2017
FFY of Grant Approval: 2017

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$10,408,220			
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

Part I: Summary

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

Grant Type and Number
Capital Fund Program Grant No: GA06P006501-17
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant: 2017
FFY of Grant Approval: 2017

Type of Grant
Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$10,408,220			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	6/19/2018		

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

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: GA06P006501-17 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2017**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Moving to Work	1492		$10,408,220				In Progress

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

[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA01P006501-18 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2018** **FFY of Grant Approval: 2018**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 6/30/2018 ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	15,956,908			
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: GA01P006501-18 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2018** **FFY of Grant Approval: 2018**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 6/30/2018 ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	15,956,908			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
Brandon Riddick-Seals, Interim President and CEO	8/17/2018		

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: GA01P006501-18 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2018**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority-wide	Moving to Work	1492		15,956,908				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-13 Date of CFFP:	**FFY of Grant: 2013** **FFY of Grant Approval: 2013**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐**Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** X **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	~~1485 Demolition~~ **RAD Investment 1504**	$3,662,500		$3,662,500	$3,662,500
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$2,140,672		$2,140,672	$2,140,672

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

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-13 Date of CFFP:	FFY of Grant: 2013 2013 FFY of Grant Approval: 2013

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,803,172		$5,803,172	$5,803,172
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	6/17/2016		

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

Part II: Supporting Pages

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

Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/ No): No
Replacement Housing Factor Grant No: GA06R006501-13

Federal FFY of Grant: 2013

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		2,140,672		2,140,672	2,140,672	Complete
Juniper &10th (GA006000430)	RAD Conversion Investment	1504		3,662,500		3,662,500	3,662,500	Complete

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-14 Date of CFFP:	FFY of Grant: 2014 FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 6/30/2018 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$5,536,616		$0	$0

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2014
The Housing Authority of the City of Atlanta, Georgia	Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-14 Date of CFFP:	**FFY of Grant Approval: 2014**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,536,616		$0	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	6/17/2019		

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

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

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006501-14	**Federal FFY of Grant: 2014**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$5,536,616		$0	$0	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-15 Date of CFFP:			**FFY of Grant: 2015** **FFY of Grant Approval: 2015**	
Type of Grant ☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** X **Performance and Evaluation Report for Period Ending: 6/30/2018**		☐ **Revised Annual Statement (revision no:)** ☐ **Final Performance and Evaluation Report**			
Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$5,121,340		$0	$0

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Ex. ires 06/30/2017

Part I: Summary		
PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-15 Date of CFFP:	**FFY of Grant: 2015** **FFY of Grant Approval: 2015**

Type of Grant
Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 6/30/2018 **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,121,340		$0	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	6/12/2020		

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

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006501-15	**Federal FFY of Grant: 2015**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$5,121,340		$0	$0	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary			
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-16 Date of CFFP:		**FFY of Grant: 2016** **FFY of Grant Approval: 2016**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$ 4,558,498		$0	$0

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-16 Date of CFFP:	**FFY of Grant: 2016** **FFY of Grant Approval: 2016**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$ 4,558,498		$0	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
Brandon Riddick-Seals, Interim President and CEO	6/17/2018		

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006501-16	**Federal FFY of Grant: 2016**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$4,558,498		$0	$0	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA01R00650117 Date of CFFP:	**FFY of Grant: 2017** **FFY of Grant Approval: 2017**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Final Performance and Evaluation Report**
X Performance and Evaluation Report for Period Ending: 06/30/2018

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	335,503.00			

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA01R00650117 Date of CFFP:			**FFY of Grant: 2017** **FFY of Grant Approval: 2017**	
Type of Grant X **Original Annual Statement** ☐ **Performance and Evaluation Report for Period Ending:**	**Reserve for Disasters/Emergencies**			**Revised Annual Statement (revision no:)** **Final Performance and Evaluation Report**	
Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	335,503.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
Brandon Riddick-Seals, Interim President and CEO	2/17/2018		

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

form **HUD-50075.1** (07/2014)

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA01R00650117	**Federal FFY of Grant: 2017**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority-wide	Development Activities	1492		335,503.00				

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

form **HUD-50075.1** (07/2014)

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-13 Date of CFFP:				**FFY of Grant: 2013** **FFY of Grant Approval: 2013**
Type of Grant ☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)** X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**					
Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$ 2,672,813		$924,043.76	$ 628,636.98

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-13 Date of CFFP:	**FFY of Grant: 2013** **FFY of Grant Approval: 2013**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$ 2,672,813		$924,043.76	$ 628,636.98
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	8/17/18		

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006502-13	**Federal FFY of Grant: 2013**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$ 2,672,813		$924,043.76	$ 628,636.98	In Progress

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

[2] To be completed for the Performance and Evaluation Report.

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary			
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-14 Date of CFFP:		**FFY of Grant: 2014** **FFY of Grant Approval: 2014**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/18** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$2,629,657		$0	$0

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant
The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-14 Date of CFFP:	**FFY of Grant: 2014** **FFY of Grant Approval: 2014**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$2,629,657		$0	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	9/17/2019		

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006502-14	**Federal FFY of Grant: 2014**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$2,629,657		$0	$0	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-15 Date of CFFP:			**FFY of Grant: 2015** **FFY of Grant Approval: 2015**	
Type of Grant ☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** X **Performance and Evaluation Report for Period Ending: 6/30/2018**		☐ **Revised Annual Statement (revision no:)** ☐ **Final Performance and Evaluation Report**			
Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$1,651,700		$0	$0

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-15 Date of CFFP:	**FFY of Grant: 2013 2015** **FFY of Grant Approval: 2015**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,651,700		$0	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	8/17/18		

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

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006502-15	**Federal FFY of Grant: 2015**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$1,651,700		$0	$0	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-16 Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 6/30/2018 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$1,713,869		$0	$0

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant / Approval
The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-16 Date of CFFP:	**FFY of Grant: 2016** **FFY of Grant Approval: 2016**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending: 6/30/2018** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,713,869		$0	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Brandon Riddick-Seals, Interim President and CEO	8/17/2018		

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

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

Part II: Supporting Pages

PHA Name: **The Housing Authority of the City of Atlanta, Georgia**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: GA06R006502-16	**Federal FFY of Grant: 2016**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority Wide	Development	1499		$1,713,869		$0	$0	

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

[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA01R00650217 Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval: 2017

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 06/30/2018 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,272,118.00			

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		
PHA Name: The Housing Authority of the City of Atlanta, Georgia	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA01R00650217 Date of CFFP:	**FFY of Grant: 2017** **FFY of Grant Approval: 2017**

Type of Grant

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

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,272,118.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
Brandon Riddick-Seals, Interim President and CEO	6/17/2018		

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

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

Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/ No): No
Replacement Housing Factor Grant No: GA01R00650217

Federal FFY of Grant: 2017

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Authority-wide	Development Activities	1492		1,272,118.00				

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

Appendix F: Housing Choice Vouchers Authorized as of June 30, 2018

Number of MTW HCV authorized at the end of FY 2018
As of June 30, 2018, AH had 19,069 MTW Housing Choice Vouchers (HCV) authorized, which is the same as on June 30, 2017.

Number of Non-MTW HCV authorized at the end of FY 2018
As of June 30, 2018, AHA had 1,151 non-MTW vouchers, which included 207 HUD Rental Assistance Demonstration (RAD) program vouchers awarded to AH related to the RAD conversion of the former AH-Owned Community, Piedmont Road Highrise, (now known as Piedmont Senior Tower) and effective as of January 1, 2018. In addition to these new RAD vouchers, non-MTW HCV authorized at the end of FY 2018 included:

300	Family Unification Program (FUP) vouchers
175	1-Year Mainstream vouchers
50	5-year Mainstream Vouchers
270	VASH vouchers
149	RAD vouchers (Tenth and Juniper)

All of these vouchers will remain permanent non-MTW vouchers under current HUD regulations.

Table 1. Housing Choice Vouchers Authorized

Housing Choice Vouchers	**6/30/2017**	**6/30/2018**	**Change**	**% Change**
MTW Vouchers	19,069	19,069	-	0%
Non-MTW Vouchers:				
Permanent Non-MTW Vouchers	944	1,151	207	22%
Total Non-MTW Vouchers	944	1,151	207	22%
TOTAL VOUCHERS	**20,013**	**20,220**	**207**	**1.03%**

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 (MIXED) 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.

<u>Definitions:</u>

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 (formerly 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,
10. AHA costs associated with managing AHA-Owned Communities, HomeFlex, Housing Choice Homeownership vouchers, MIXED Communities, 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 <u>paid using MTW Single Fund</u>
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 <u>using non-MTW funds</u>:

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, when required to charge direct staff time to a non-MTW funding source, 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	• Number of properties managed • Active revitalizations • Number of properties and developments supported
Housing Choice Voucher Program	• Leased vouchers
Inspection Services	• Number of inspections
Partnerships and People Investments	• Families served • Partnerships actively engaged

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 11% 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.

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.

This page left blank intentionally

Comprehensive Annual Financial Report and Independent Auditors' Report

Atlanta Housing Authority

For the fiscal years ended June 30, 2017 and 2016

The Housing Authority of the City of Atlanta, Georgia

COMPREHENSIVE ANNUAL FINANCIAL REPORT AND INDEPENDENT AUDITORS' REPORT

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

For the fiscal years ended June 30, 2017 and 2016

Issued by the Finance Department of the Atlanta Housing Authority

This Page Left Blank Intentionally

TABLE OF CONTENTS

	Page
Introductory Section	
Letter of Transmittal	3
AHA's Board of Commissioners	11
AHA's Organizational Structure	12
Financial Section	
Independent Auditors' Report	15
Management's Discussion and Analysis	19
Overview of Financial Statements	19
FY 2017 Operation Highlights	20
FY 2017 Financial Highlights	27
Financial Analysis	28
Economic Factors	41
Recent Accounting Pronouncements	43
Contacting AHA's Financial Management	44
Financial Statements	
Statements of Net Position	46
Statements of Revenues, Expenses and Changes in Net Position	48
Statements of Cash Flows	49
Notes to the Financial Statements	
Note A — Organization and Nature of Operations	53
Note B — Summary of Significant Accounting Policies	55
Note C — Cash and Cash Equivalents	61
Note D — Receivables	62
Note E — Investments, Current and Non-Current	63
Note F — Related-Party Development and Other Loans, Development Receivables and Investments in Partnerships	64
Note G — Other Related-Party Transactions	66
Note H — Capital Assets	66
Note I — Other Non-Current Assets	68
Note J — Accrued Liabilities	68
Note K — Other Current Liabilities	69
Note L — Long-Term Debt	69
Note M — Other Non-Current Liabilities	70
Note N — Insurance, Claims and Litigation	70
Note O — Contingencies and Uncertainties	71
Note P — Defined Benefit Pension Plan	72
Note Q — Deferred Compensation and Defined Contribution Plans	76
Note R — Leases	77
Note S — Conduit Debt	78
Note T — Net Position	78
Note U — Combining Schedules of Blended Component Units	79
Note V — Recent Accounting Pronouncements	80
Note W — Subsequent Events	81

TABLE OF CONTENTS (continued)

	Page
Required Supplementary Information	
Schedule of Changes in Net Pension Liability and Related Ratios	85
Schedule of Pension Plan Contributions	86
Other Supplementary Information	
Financial Data Schedule of Combining Program Net Position, As of June 30, 2017	88
Financial Data Schedule of Combining Program Revenues, Expenses and Changes in Net Position, Year Ended June 30, 2017	90
Notes to Financial Data Schedules:	
Note A — Basis of Presentation	92
Schedule of Related-Party Development Loans, FY 2017 and 2016	94
Schedule of Related-Party Other Loans and Fees Receivable, FY 2017	95
Schedule of Related-Party Other Loans and Fees Receivable, FY 2016	96
Schedule of Related-Party Transactions, FY 2017	97
Schedule of Related-Party Transactions, FY 2016	98
Schedule of HUD-Funded Grants	99
Schedules of ROSS Program Completion Costs and Advances Program Certification: GA006FSH237A015	100
Statistical Information	
Metro Atlanta Key Economic Indicators	103

INTRODUCTORY SECTION

This Page Left Blank Intentionally

November 30, 2017

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

Introduction

We are pleased to present The Housing Authority of the City of Atlanta, Georgia (referred to as AHA or the Authority) Comprehensive Annual Financial Report (CAFR) for the fiscal years ended June 30, 2017 and June 30, 2016. This report was prepared by the Authority's Finance staff and the Authority's financial statements included in this CAFR were audited by the public accounting firm CohnReznick. The Independent Auditors' Report of CohnReznick is presented as the first component of the Financial Section on page 15.

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

The data presented in this report is the responsibility of the management of the Authority. To the best of our knowledge and belief, the information as presented is accurate in all material respects, is presented in a manner designed to fairly state the financial position and the results of operations of the Authority, and includes all necessary disclosures to enable the reader to gain a thorough understanding of the Authority's financial affairs. To provide a reasonable basis for making these representations, management of the Authority has established internal controls that are designed to protect its assets and the integrity of its operations, and to obtain reasonable, rather than absolute, assurance that the Authority's financial statements are free of any material misstatements, and presented in conformity with generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB).

For a complete overview and analysis of the Authority's financial position and results of operations, please review the Management's Discussion and Analysis (MD&A) located immediately following the report of the independent public accountants, in tandem with this transmittal letter. We invite the public to review AHA's CAFR on its website at www.atlantahousing.org.

Profile of the Authority

Independent Public Jurisdiction: AHA is a public body corporate and politic created by the City of Atlanta in 1938 pursuant to the Housing Authorities Laws of the State of Georgia. AHA has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and renovate housing; invest and lend money; create for-profit and not-for-profit entities; administer Housing Choice vouchers; issue bonds for affordable housing purposes; and acquire, own and develop commercial, retail and market-rate properties that benefit affordable housing.

AHA has created affiliate entities to implement and execute a number of the Authority's program activities and initiatives. The financial statements of these affiliates are included in AHA's financial statements as blended component units. AHA has one affiliate that is not a component unit, but is considered a related entity; therefore, the financial activities for this entity have been excluded from the Authority's financial statements (*see Note A of* ***Notes to the Financial Statements*** *for further details*).

Moving to Work (MTW) Housing Authority: AHA is one of the 39 housing authorities (out of more than 3,400 in the country) designated as a Moving to Work (MTW) housing authority. An MTW agency is one that is part of a demonstration created in the 1996 Congressional appropriation for the Department of Housing and Urban Development (HUD). MTW agencies have three statutory objectives:

1. Reduce costs and achieve greater cost effectiveness in federal expenditures.
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. Increase housing choices for low-income families.

Having moved from "troubled agency" status in 1994 to "high performer" status in 1999 and sustaining that status thereafter, AHA applied for and received the MTW designation in 2001. After extensive negotiations with HUD, AHA executed its MTW Agreement with HUD on September 23, 2003, effective as of July 1, 2003. Later, AHA was able to retain the unique provisions under its original agreement when it negotiated and executed a 10-year extension of this agreement effective November 13, 2008, and further amended it on January 16, 2009, which extended the MTW Agreement until June 30, 2018. The Consolidated Appropriations Act, 2016 further extended the MTW status of all MTW agencies until the end of their fiscal year 2028.

AHA's MTW Agreement provides substantial statutory and regulatory relief under the U.S. Housing Act of 1937, as amended. AHA's program design for implementing its MTW Agreement is reflected in AHA's multi-year strategic plan, known as Vision 2022, which was prepared leveraging the statutory and regulatory relief under its MTW Agreement and the guiding principles, the lessons learned and best practices from AHA's Revitalization Program. Under its MTW Agreement, AHA has the flexibility to develop policies and procedures that differ from those prescribed in regulations implementing Section 8 and 9 of the Housing Act of 1937. It also provides the flexibility to innovate and create new programs, and to create and implement local solutions to address local challenges in providing affordable housing opportunities to eligible low-income households in Atlanta. The success that AHA has achieved as an innovator, fulfilling the promise of the MTW program envisioned by Congress, is apparent in a review of AHA's many initiatives. For more details, see the MTW Innovations and Policies section of AHA's 2017 MTW Annual Report.

While statutory and regulatory flexibility are foundational elements of the MTW program, the Single Fund authority is essential to AHA's financial viability. AHA's MTW Agreement permits AHA to combine its Housing Choice Voucher funds, Public Housing Operating Subsidy and Capital Fund Program grants into a MTW Single Fund which may be used for MTW-eligible activities set forth in AHA's Annual Plan that best meet local low-income housing needs. The funding flexibility provided to AHA under the MTW Agreement is essential to AHA's continued success and long-term financial viability.

Governing Body and Strategic Guidance: The governing body of AHA is its Board of Commissioners ("the Board"), which is comprised of seven members, including two resident members, appointed by the Mayor of the City of Atlanta. The Board of Commissioners appoints the President and Chief Executive Officer to administer the affairs of the Authority, including hiring the staff of the Authority. AHA is not considered a component unit of the City of Atlanta and, as a result, AHA's financial statements are not included in the City's financial statements.

The Board provides strategic guidance and oversight of AHA's operations. AHA's programs and actions are further guided by its Business Plan, as modified, refined and updated by its Annual Implementation Plans, which are approved by the Board. The underpinnings for the Business Plan are AHA's Vision and Mission statements:

***Our Vision**:* "Healthy Mixed-Income Communities; Healthy Self-Sufficient Families."

***Our Mission**:* "Provide quality affordable housing in amenity-rich, mixed-income communities for the betterment of the community."

AHA's business model positions 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.

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

1. End the practice of concentrating low-income families in distressed and isolated neighborhoods.
2. Create healthy mixed-use, mixed-income (children-centered) communities using a holistic and comprehensive approach to assure long-term market competitiveness and sustainability of the community, and to support successful outcomes for families (especially children), with emphasis on excellent, high-performing neighborhood schools and high quality-of-life amenities, including first-class retail and green space.
3. Create mixed-income communities with the goal of developing market-rate communities with a seamlessly integrated affordable residential component.

4. Develop communities through public/private partnerships using public and private sources of funding and private-sector real estate market principles.
5. Support AHA-assisted families with strategies and programs that help them achieve their life goals, focusing on self-sufficiency and educational advancement of the children with expectations and standards for personal responsibility benchmarked for success.

In addition to these strategic directions, and creatively using the tools and flexibility afforded by its MTW Agreement to implement housing policy reforms across all programs, during FY 2017 AHA focused on the following priorities as articulated in Vision 2022.

Vision 2022

In the latter part of FY 2017, AHA introduced its new strategic goals, under the umbrella of the plan known as Vision 2022. 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. 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 toward 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.

Vision 2022 is fully described on AHA's website at: https://www.atlantahousing.org/cms/uploads/file/Vision2022_3.23.17.pdf.

VISION 2022
LIVE. WORK. THRIVE.

Housing Profile: AHA chartered a new course and embarked on an important and ambitious mission: to transform its delivery of affordable housing by ending the practice of concentrating low-income families and by abandoning the traditional 100 percent public housing model through implementation of a comprehensive and strategic Revitalization Program. Under AHA's Revitalization Program, public-housing-assisted households were relocated to housing of their choice primarily to private housing (using tenant-based Housing Choice vouchers). After relocation, distressed and obsolete housing projects were demolished, and the sites remediated and prepared for development. Through partnerships with excellent private-sector developers, market-rate-quality, mixed-use, mixed-income communities continue to be developed using public and private resources. AHA's Revitalization Program is designed to intentionally de-concentrate poverty and create communities of choice, where

Atlanta's families from every socio-economic status can live, learn, work and play as they pursue their version of the American dream.

As of June 30, 2010, AHA successfully completed the relocation of all affected public-housing-assisted households and, by December 31, 2010, AHA had completed the demolition of the 12 remaining properties. With the completion of the relocation and demolition phases, AHA no longer owns or operates any large-family public housing projects, thereby ending the era of warehousing low-income households in distressed and obsolete developments in isolated and depressed areas.

In 2012, AHA used its MTW authority to design a reformulation demonstration by which HUD would replace public housing funding with Housing Choice Voucher (HCV) funding for selected communities in AHA's real estate portfolio. Chosen communities would secure private financing for revitalization and HUD would provide sufficient HCV funding to pay for operating expenses as well as covering debt service. AHA and HUD used the reformulation demonstration to convert Centennial Place I, II, III and IV to HCV funding in 2013.

At the same time, however, HUD created a program with similar aims known as the Rental Assistance Demonstration (RAD) and notified AHA that future conversions would use the RAD model. In 2017, Juniper & Tenth Highrise became AHA's first conversion to HCV funding under RAD. Its tenants were temporarily relocated and it is being remodeled with re-occupancy scheduled for January 2018. HUD subsequently approved two more AHA communities for RAD conversion and invited AHA to convert the rest of the AHA-owned and AHA-supported mixed-income, mixed-finance (MIXED) properties, which AHA plans to do in the coming years.

As a result of the above-described strategic initiatives and leveraging more than $300 million in HOPE VI, other public housing development funds and MTW funds, which resulted in a total financial investment and economic impact of more than $2 billion, AHA's portfolio of housing opportunities has changed dramatically since 1995. In 1994, AHA owned and operated 14,300 public-housing-assisted units in 43 conventional public housing communities and administered approximately 4,500 certificates and vouchers. As of June 30, 2017, AHA's housing profile and operating activities have evolved into the following:

- Public-housing-assisted communities (10 senior high-rise buildings and two small-family developments) owned and operated through professional property management firms, with 1,783 housing units, all of which are well-located in economically integrated neighborhoods (referred to as AHA-owned residential communities);
- Operating subsidy for 2,221 Annual Contribution Contract (ACC) (HUD-subsidized) units in 16 AHA-Sponsored MIXED rental communities owned and operated by related public/private Owner Entities;
- Tenant-based Housing Choice Voucher rental assistance for 10,467 units owned and operated by private property owners;
- HomeFlex (formerly known as Project-Based Rental Assistance or PBRA) for 1,775 units in six of the MIXED rental communities owned and operated by related public/private Owner Entities;
- Rental assistance for 3,364 HomeFlex units in other MIXED and Supportive Housing (HAVEN) communities owned and operated by unrelated private owners;

- Additional rental assistance to 199 participants in HAVEN communities under AHA's pilot rental assistance for homeless prevention through local programs;
- Mortgage assistance to 25 participants, who used their Tenant-based Housing Choice vouchers for homeownership; and
- Down payment assistance to 553 first-time homebuyers since inception of the program.

The implementation of these initiatives has also changed the mix of AHA's revenue from HUD from being primarily comprised of Section 9 Public Housing operating funds and capital funds in 1995 to being primarily comprised of Housing Choice Voucher funds in FY 2017. During FY 2017, approximately 89 percent of AHA's funds received from HUD were attributable to Housing Choice Voucher funds.

Moreover, as a result of the strategic Revitalization Program and other initiatives, and the shift from a primarily Public Housing operating fund platform to Housing Choice Voucher fund platform, AHA's operations are more stable and its financial position is stronger.

In addition, AHA is one of the 11 founding member organizations of National Housing Compliance, Inc. (NHC), a Georgia not-for-profit 501(c)(4) corporation that performs 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. As a member, AHA receives non-federal contributions from NHC activities in Illinois and Georgia, which are included in AHA's financial statements as operating revenue.

Budget Process and Monitoring: The annual budget for the Authority is prepared with significant involvement from the CEO and the executive staff, and the support and analysis of AHA Financial Planning and Analytics staff. At the beginning of the budget process, the CEO and executive staff establish the key areas of focus for the coming year based on the MTW Business Plan. AHA then develops an annual budget to accomplish the goals and priorities of that plan.

On an annual basis, the Board approves the Authority's Comprehensive Operating and Capital Budget after the CEO has presented both the MTW Annual Plan and the Authority'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 Financial Planning and Analytics staff and the Authority's departments. Monthly actual-to-budget reviews are conducted at the management and executive levels, and budget revisions and actions to address variances against budget are taken, as needed, 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.

Financial and Operational Oversight: AHA began an organizational assessment to start-up an internal compliance division to ensure continued regulatory compliance, operational performance monitoring and productivity in real estate development, asset portfolio and Housing Choice Voucher management. In addition, three new standing Board committees will be formed and operational in FY 2018: Audit and Finance Committee; Operations Committee; and Real Estate Modernization and Investment Committee.

Economic Conditions and Financial Outlook

Our MD&A on page 19 provides a comprehensive analysis of national and local economic conditions and financial outlook, including the status and outlook of federal funding.

FY 2017 Accomplishments and Program Highlights

AHA comprehensively operates the entire agency pursuant to its MTW Agreement, which was successfully extended to 2028 during 2016, and utilizes fungibility of its MTW Single Fund in operating and administering its programs. In cases where there are statutory requirements or grant provisions, AHA complies with these terms as required. Each AHA program is designed to economically and efficiently leverage all AHA's resources where possible, inclusive of finances and funding flexibility, knowledge and experience, grant funds, rental subsidies, partner relationships and land. Through its various housing solutions and programs, all supported by human development services, AHA is able to meet a broad spectrum of housing needs for low-income families in the City of Atlanta.

Below are some of AHA's FY 2017 major accomplishments and milestones, which demonstrate AHA's continued strategic focus and commitment to its Vision and three primary statutory goals.

- 23,093 households served during FY 2017.
- 1,126 new households were housed from the 2015 Housing Choice waiting list, special program referrals and incoming ports.
- 83 eligible, first-time homebuyers received down payment assistance from AHA.
- Established a new HCVP waiting list of 30,000 registrants using a local residency and work preference.
- To increase the supply of quality, MIXED rental housing in the tight Atlanta rental market, initiated Herndon, Englewood and Westside redevelopments.
- Through procurement activity, brought the HomeFlex pipeline to 1,305 committed units, which will be available from FY 2018 through FY 2020.
- Committed through Memorandums of Understanding and collaborative partnerships with Invest Atlanta, Atlanta Beltline and Westside Future Funds for up to $105 million in co-investment development funds.
- Reconnected with 279 former residents and engaged in Vision planning for community redevelopment through the Choice Neighborhoods Implementation Grant that will revitalize the former University Homes, Ashview Heights and Vine City neighborhoods.
- AHA's Neighborhood Stabilization Demonstration developed 28 new housing units designed as lease-to-own housing opportunities built on AHA-owned land within the Mechanicsville community.
- Closed on the first HUD-approved RAD project that preserved 149 housing units at Juniper & Tenth Highrise.
- Housed 87 formerly homeless individuals and families that "graduated" from permanent supportive housing, and provided a voucher.
- Provided short-term housing assistance to stabilize 199 families at risk of homelessness.
- Provided human development and case management services to 1,434 Housing Choice participants.

- Established a new Partnerships and People Investments division engaged in strategic planning to enhance human development services.
- Awarded scholarships to 35 students valued at nearly $65,000 through AHA's Atlanta Community Scholars Award, Choice Neighborhoods and other scholarship programs.
- Completed 100 percent of Housing Choice and HomeFlex inspections, and 100 percent of scheduled audits of AHA-owned and MIXED communities.
- Recognized for our innovative corporate internal software development with the 2017 Southeastern Software Association (SSA) Impact Award from the Technology Association of Georgia.

We take our responsibility to serve the community and Atlanta's low-income families very seriously. Our MTW Agreement has allowed us to be innovative, engaging our partners and stakeholders in local problem solving. We believe we are transforming the business of helping people.

Acknowledgments

We would like to take this opportunity, on behalf of the staff and residents of the Atlanta Housing Authority, to acknowledge the members of the Board of Commissioners for their tireless support and guidance.

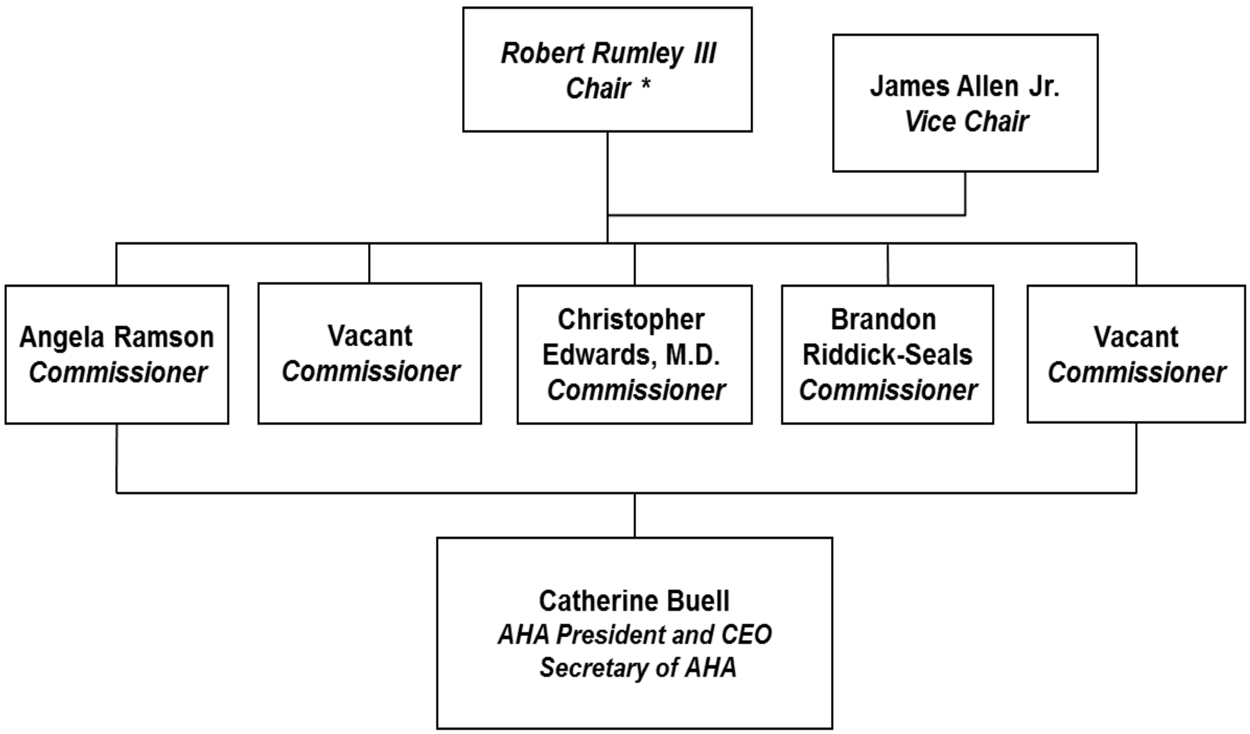
The preparation of this report has been accomplished through the hard work of the Finance Department and support of other staff members throughout AHA. We also wish to express our appreciation to all of the individuals who contributed to the preparation of this report.

Catherine V. Buell

Catherine V. Buell
President and CEO

Myrianne Robillard
Senior Vice President of Finance

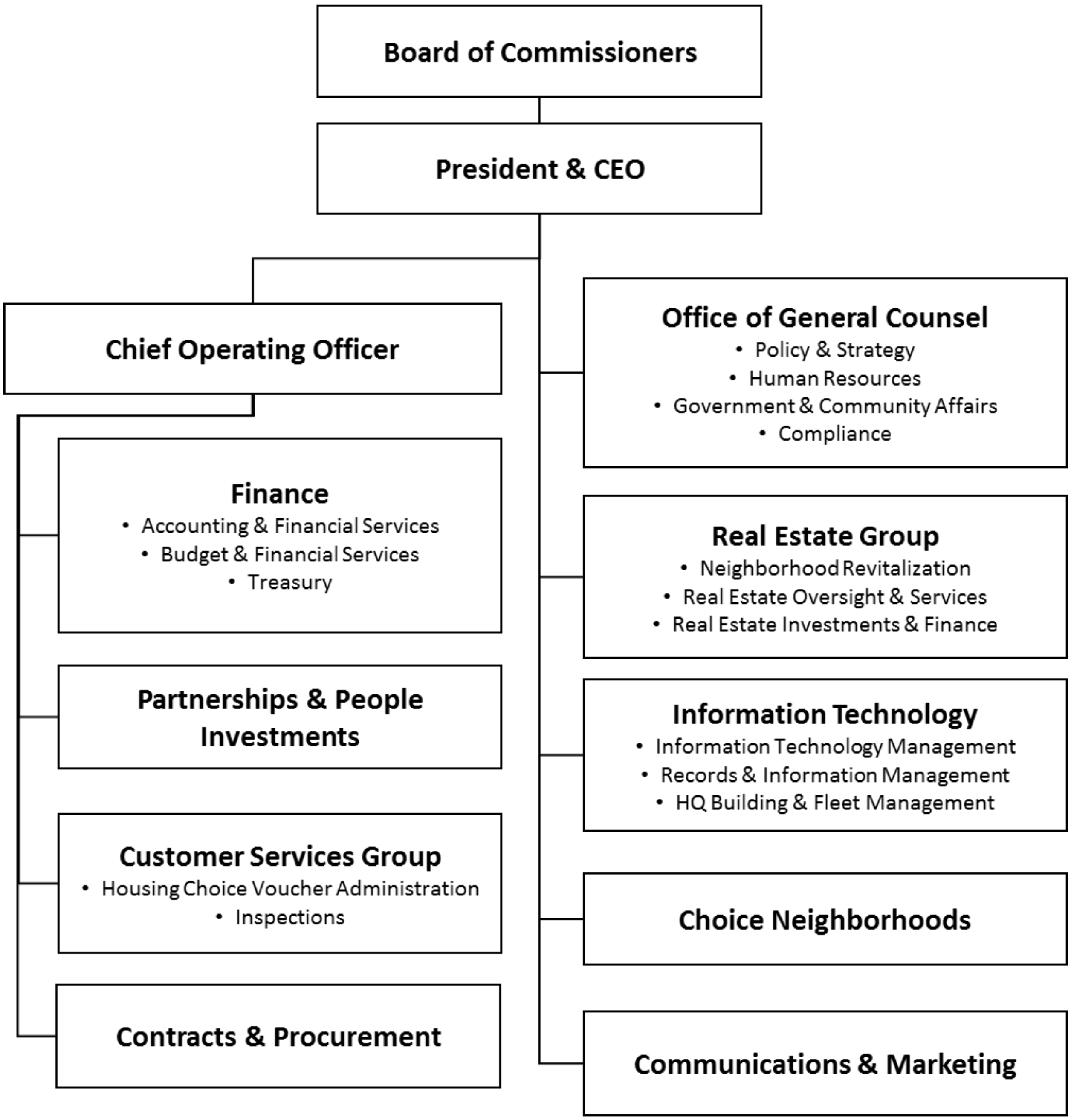
AHA's Board of Commissioners



As of June 30, 2017

* Daniel Halpern served as Board Chair until June 28, 2017

AHA's Organizational Structure



As of June 30, 2017

FINANCIAL SECTION

This Page Left Blank Intentionally

Independent Auditors' Report

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

Report on the Financial Statements

We have audited the accompanying financial statements of The Housing Authority of the City of Atlanta, Georgia as of and for the years ended June 30, 2017 and 2016, and the related notes to the financial statements, which collectively comprise The Housing Authority of the City of Atlanta, Georgia's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Housing Authority of the City of Atlanta, Georgia as of June 30, 2017 and 2016, and the changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 19 to 45 and the Schedule of Changes in Net Pension Liability and Related Ratios and Schedule of Pension Plan Contributions on pages 85 and 86, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming an opinion on the basic financial statements as a whole. The introductory section, HUD Financial Data Schedule and notes thereto, Schedules of Related-Party Development Loans, Schedules of Related-Party Other Loans and Fees Receivable, Schedules of Related-Party Transactions, Schedule of HUD-Funded Grants, Schedules of ROSS Program Completion Costs and Advances Program Certification, and statistical information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The HUD Financial Data Schedule, Schedules of Related-Party Development Loans, Schedules of Related-Party Other Loans and Fees Receivable, Schedules of Related-Party Transactions, Schedule of HUD-Funded Grants, and Schedules of ROSS Program Completion Costs and Advances Program Certification are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the HUD Financial Data Schedule, Schedules of Related-Party Development Loans, Schedules of Related-Party Other Loans and Fees Receivable, Schedules of Related-Party Transactions, Schedule of HUD-Funded Grants, and Schedule of ROSS Program Completion Costs and Advances Program Certification are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section and statistical information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 30, 2017, on our consideration of The Housing Authority of the City of Atlanta, Georgia's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of The Housing Authority of the City of Atlanta, Georgia's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering The Housing Authority of the City of Atlanta, Georgia's internal control over financial reporting and compliance.

CohnReznick LLP

Charlotte, North Carolina
November 30, 2017

This Page Left Blank Intentionally

The management of The Housing Authority of the City of Atlanta, Georgia (referred to as AHA or the Authority) is providing this Management's Discussion and Analysis (MD&A) as an analytical overview of AHA's financial performance for the fiscal years ended June 30, 2017 (FY 2017) and June 30, 2016 (FY 2016). This document should be read in conjunction with the Letter of Transmittal, AHA's Financial Statements and accompanying Notes.

OVERVIEW OF FINANCIAL STATEMENTS

AHA is pleased to present its Financial Statements for the fiscal years ended June 30, 2017, and June 30, 2016, which have been prepared in accordance with U.S. generally accepted accounting principles (GAAP) as applied to governmental entities. GAAP requires the inclusion of three basic financial statements: statement of net position (balance sheet); statement of revenues, expenses and changes in net position; and statement of cash flows. In addition, GAAP requires the inclusion of this MD&A as required supplementary information.

The financial statements provide both short- and long-term information about the Authority's financial condition. The financial statements also include notes that provide additional information, including a summary of significant accounting policies applied consistently in the preparation of the financial statements. As provided under GAAP, the Authority uses the accrual basis of accounting to prepare its financial statements. Under this basis of accounting, revenue is recognized in the period in which it is earned, and expense, including depreciation and amortization, is recognized in the period in which it is incurred. All assets and deferred outflows and liabilities and deferred inflows associated with the operations of the Authority are included in the statements of net position.

AHA's results of operations are presented in the statements of revenues, expenses and changes in net position, where activities are categorized between operating and non-operating items. AHA defines its operating revenues as income derived from operating funds received from HUD, tenant dwelling revenue, development and other grants used for operating expenses as well as fees earned in conjunction with development activities under AHA's development and revitalization program. Operating expenses for proprietary funds include the cost of housing assistance to low-income families, operating housing units and providing tenant services, revitalization, demolition and remediation, administrative expenses and depreciation on capital assets. Non-operating revenues and expenses include interest and investment income, gain from the sale of assets, adjustments to valuation allowances and interest expense. Capital contributions include MTW Single Fund and development grants used for capitalized expenditures, including loans, in connection with modernization, development and revitalization activities. *See Note B.13 of the* ***Financial Statements*** *for further information*.

FY 2017 OPERATION HIGHLIGHTS

Advancing Affordable Housing Opportunities

AHA continued to advance and facilitate quality affordable housing opportunities in a variety of healthy mixed-income communities for low-income families as follows:

Tenant-based Housing Choice Voucher Program (HCVP)

Under HCVP, AHA supported 10,467 households at the end of FY 2017 compared to 10,012 at the end of FY 2016, which includes in-jurisdiction participants as well as participants who: (a) moved from AHA's service area to a residence outside of AHA's service area; (b) moved into AHA's service area from other public housing agencies' service areas; or (c) received mortgage assistance for their homes in AHA's service area. Significant FY 2017 accomplishments include:

- A total of **$91.9 million** provided in payments under this program.
- 1,126 new households were housed from the 2015 Housing Choice waiting list and for special programs.

HomeFlex Program

At the end of FY 2017, 5,139 households were supported under AHA's HomeFlex program, which included payments to related Owner Entities (private-sector owners) of AHA-Sponsored MIXED communities, unrelated private-sector owners of mixed-income developments and unrelated owners of HAVEN communities. Significant FY 2017 accomplishments include:

- A total of **$36.4 million** provided in payments under this program.
- Rental assistance provided to 3,364 households in unrelated MIXED communities compared to 3,271 at the end of FY 2016.
- Rental assistance provided to 1,775 households at six AHA-Sponsored MIXED communities essentially at same level than at the end of FY 2016.

Operating Subsidy Provided to Owner Entities of AHA-Sponsored MIXED Communities

AHA served 2,221 families in public-housing-assisted units in AHA-Sponsored MIXED rental communities by providing **$11.8 million** in operating subsidy to Owner Entities, in accordance with regulatory and operating agreements, to cover the operating costs of AHA-assisted units in MIXED communities not covered by tenant rents.

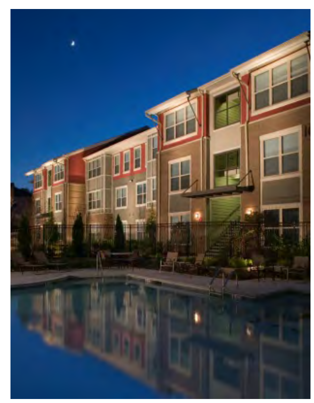
Operating Expenses and Capital Improvements at AHA-Owned Residential Communities

AHA continued to serve households in two small-family communities and advance the strategic goals of independent living and improving the quality of life for elderly and disabled persons *"Aging Well"* at the 10 senior high-rises as follows:

- Funded **$8.0 million** in operating expenses, including human development services, which were not covered by tenant rents to support 1,783 households during FY 2017. Juniper & Tenth Highrise converted to Project-based Voucher funding during FY 2017 and was only funded as an AHA-owned residential community part of the fiscal year.

FY 2017 OPERATION HIGHLIGHTS — continued

- Invested **$1.1 million** for modernization and renovation construction projects designed to maintain AHA's property and continue to improve the quality of life at senior high-rises.
- Invested **$3.7 million, net of reimbursements,** in predevelopment loans, developer loans, outside legal counsel and relocation payments for conversion of Juniper & Tenth Highrise under the RAD program.
- Continued to realize substantial benefits from the energy and efficiency improvements completed during FY 2014 and funded under the Energy Performance Contract (EPC) capital lease secured during FY 2012.



Achieving Our Vision: Healthy Mixed-Income Communities; Healthy Self-Sufficient Families

FY 2017 OPERATION HIGHLIGHTS — continued

Real Estate Development and Revitalization Activities

AHA funded **$8.8 million** for revitalization activities, other than RAD, during FY 2017 as AHA and its private-sector development partners continued to advance the Master Plans for the MIXED communities.

FY 2017 revitalization activity highlights include:

Choice Neighborhoods Implementation Grant

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 being 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 or UCN).

AHA (Applicant and People Implementation Entity), the City of Atlanta (co-Applicant), MBS-Integral UCNI, LLC (Housing Implementation Entity), Invest Atlanta (Neighborhood Implementation Entity) and the United Way of Greater Atlanta (Principal Education Partner) are working in concert with the Atlanta University Center Consortium, Atlanta Public Schools, The 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 UCN.

Activities completed under the CNIG during FY 2017 are available in the MTW 2017 Annual Report, which can be accessed at AHA's website.

Auburn Pointe (Grady Homes Revitalization)

- In June 2016, AHA transferred ownership of 1.77 acres to the City of Atlanta for the construction and operation of a natatorium to provide a recreational amenity for the revitalized site. Construction is underway with completion expected in November 2018.

Castleberry Hill

- AHA is working with its development partners on negotiations and plans for completing RAD conversions and renovation projects for Phases I & II of the Villages of Castleberry Hill.
- Villages of Castleberry Hill I has been awarded a 9% LIHTC allocation. AHA submitted a RAD application for the Villages of Castleberry Hill II with the RAD Portfolio Application in October 2017.

FY 2017 OPERATION HIGHLIGHTS — continued

Centennial Place (Techwood/Clark Howell Homes Revitalization)

Historic Cupola Building at Centennial Place

- AHA staff continued to assess the viability of the Cupola Building as a small-developer opportunity and potentially a 100% affordable condominium project. AHA plans to issue a request for proposals for professionals to conduct a development feasibility study during FY 2018.
- A total refresh of Centennial Place is underway, and the project has received allocations of Low-Income Housing Tax Credits (LIHTC) for all phases. Rehabilitation of Phase I and Phase II are complete and Phase III is under construction. Phase IV is expected to close before the end of FY 2018.
- Public improvement work on a road to serve the final phase of the Centennial development, Centennial Park North II and GA Tech using public improvement funds from the City is in assessment and planned for FY 2018.

CollegeTown at West End (Harris Homes Revitalization)

- AHA received Board approval in June 2017 for the sale of 3.1278 acres of undevelopable land on the footprint of the former Harris Homes, now known as CollegeTown, to Truly Living Well Center for Natural Urban Agriculture (TLW). TLW is a non-profit enterprise that offers education and training on urban farming techniques and guidance on healthy living in a neighborhood considered a "food desert." The transaction is expected to close in FY 2018, once disposition approval is received from HUD.

Villages of East Lake

- AHA is working with its development partner to complete a RAD application for renovating Phases I & II of the Villages of East Lake. The RAD application was submitted with the AHA RAD Portfolio Application in October 2017.

Villages at Carver

- In conjunction with the renewal of the HomeFlex agreement for the Veranda at Carver, a Senior Community, AHA continued negotiations with Integral to reduce the contract rents at the property from market rate rents to 60% of Area Median Income (AMI) in lieu of reducing the number of HomeFlex units at the property.

FY 2017 OPERATION HIGHLIGHTS — continued

Mechanicsville (McDaniel Glenn Revitalization)

- In December 2014, HUD approved the disposition of 3.17 acres of the McDaniel Glenn site for the development of 28 lease-to-own homes for families at or below 60% of AMI. The Neighborhood Stabilization Program was a partnership between AHA, its development partner, the City of Atlanta and the Department of Community Affairs. In FY 2017, 28 homes were completed and occupied.
- In addition, the developer acquired land or existing structures throughout the Mechanicsville neighborhood and completed the rehab or new construction of an additional 46 homes in FY 2017.

Piedmont Road Highrise

- Having received HUD approval for RAD conversion, AHA and its partners are working toward the RAD financial closing on the property in FY 2018.
- Rehabilitation will take place immediately following the conversion.

Magnolia Park

- Parties executed a Settlement Agreement on February 16, 2017, on Phase II of Magnolia Park, that prohibits the Owner from filing bankruptcy for two years. The Court entered an order confirming the bankruptcy case on March 19, 2017.
- AHA will submit a RAD application for the two Phases of Magnolia Park upon finalization of a rehabilitation plan with the Owner.

Scholars Landing (University Homes Revitalization)

- Ashley I at Scholars Landing, the first multi-family phase at Scholars Landing, is under commitment and expected to close in the fall of 2017 and come on line in early 2019. The community will include 54 AHA-assisted HomeFlex units, 54 Workforce units (80–120% AMI) and 27 market-rate units.

West Highlands at Heman Perry Boulevard (Perry Homes Revitalization)

- Disposition approval for land to Atlanta Public Schools for the development and operation of a K–8 charter school (West Atlanta Charter School) on the West Highlands site was received in January 2017. The closing date has yet to be determined.
- Public improvements are underway on the final phase of the for-sale development.
- Brock Built Homes reported good sales activity with improved market conditions. As of June 30, 2017, 284 homes were sold (82 affordable to families at 80% or less AMI), with 72 lots in development and 22 homes under contract. Vertical construction continued on developed lots with pre-sale homes.

FY 2017 OPERATION HIGHLIGHTS — continued

Herndon Homes

- A development agreement between Hunt/Oakwood and AHA was signed on February 15, 2017. Hunt/Oakwood applied for 9% LIHTCs in May 2017 for a senior phase (105 affordable units with HomeFlex subsidy) to include a Health and Wellness Center. Following the rejection of the 9% LIHTCs in FY 2018, the developers are pursuing a 4% bond deal.
- The site was rezoned from RG-3 (Capital Residential) to Planned Development Mixed-Use (PDMU) in June 2017 to accommodate higher density mixed-use development.

Englewood Manor

- In the Chosewood Park Neighborhood, located across the street from Atlanta BeltLine's Boulevard Crossing site, AHA will develop more than 400 multi-family units in a dynamic mixed-use, mixed-income environment on 25.98 acres, with additional development to occur on land acquired from the City of Atlanta.
- AHA issued an RFQ for development of Englewood during FY 2017 with an RFP to be issued to shortlisted developers in early FY 2018 for the development of the first 16.7 acres of the site.
- In December 2016, AHA completed a land swap with the City of Atlanta for the exchange of 10.25 acres known as Bankhead Courts North for 11.83 acres located near the Englewood Manor former public housing site, planned for future redevelopment.
- AHA is pursuing another land swap with the City of Atlanta for 13.8 acres formerly known as the Jonesboro South public housing community in exchange for two parcels of land totaling 8.62 acres located in the Englewood District, which would close during FY 2018 if the parties meet all the conditions.

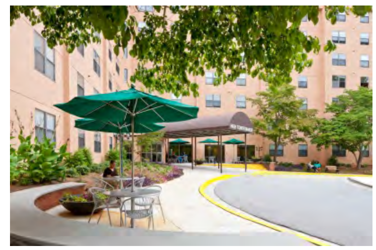
Longer-term real estate strategy and other development activities

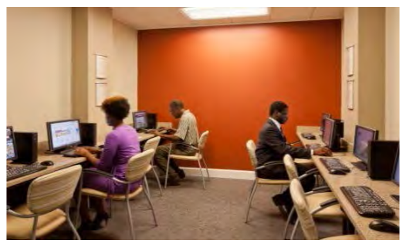
- Working with a real estate consultant who performed market analyses, land use assessments and financial modeling, a real estate strategy was advanced for the development of the vacant land of 11 former public housing sites. AHA determined the optimum number of units to be constructed on the sites including the number of affordable units, the cost associated with the development and the timeline for development. These factors were incorporated into a comprehensive real estate strategy that included recommendations for the rehabilitation of AHA-owned and AHA-sponsored MIXED communities.

FY 2017 OPERATION HIGHLIGHTS — continued

Homeownership Down Payment Assistance

- Using its MTW flexibility, AHA partnered with local lenders to provide $1.5 million in down payment assistance to 81 low-income, first-time homebuyers purchasing homes throughout the City of Atlanta. Homebuyers qualify for this program by earning 80 percent or less of the Area Median Income, or $54,000 for a family of four.





Fulfilling our Mission to provide quality affordable housing in amenity-rich, mixed-income communities for the betterment of the community.

FY 2017 FINANCIAL HIGHLIGHTS

AHA's financial position remained strong with a net position of **$396.2 million** at June 30, 2017.

- Total assets and deferred outflows exceeded total liabilities and deferred inflows at June 30, 2017, by $396.2 million (net position), representing a $37.0 million or 8.5% reduction from prior year. Unrestricted net position of $36.3 million at the end of FY 2017 consisted primarily of unrestricted cash and investments available for MTW-authorized activities as well as a working capital reserve to support liquidity for AHA public housing operations. In addition to its $36.3 million unrestricted net position, at June 30, 2017, AHA had $135.6 million in funds held at HUD from undrawn Housing Choice Voucher subsidy which is available to AHA for future uses, and for which AHA has commitments in place with affordable housing-related projects.
- The $37.0 million decrease in net position year-over-year resulted primarily from a net operating loss of $27.4 million driven primarily from reduced operating funding from HUD due to HUD's requirement that AHA use all Housing Choice HAP-derived cash balances held at AHA and $8.7 million for depreciation and amortization expense. Also contributing to the net position decrease was a $16.7 million valuation allowance adjustment, included in non-operating expenses, resulting primarily from a $14.2 million valuation allowance recorded on public improvement advances at Perry Homes, which are not expected to be reimbursed by the City of Atlanta. Offsetting these decreases was $6.9 million of capital contributions for which expenditures were capitalized.
- AHA's current ratio that measures AHA's liquidity decreased from 7.0 to 5.7 (ratio of current assets over current liabilities) during FY 2017, but still remains very strong. The primary reasons for the lower ratio are the reduction in cash following HUD's funding reduction and the investment of $12.0 million of surplus program income and non-federal funds into long-term U.S. government agency securities. It should be noted that the current ratio does not include HUD-held funds discussed above.
- Capital assets, net of accumulated depreciation, decreased by $11.3 million from $136.3 million to $125.0 million during FY 2017 primarily due to depreciation and disposals exceeding capital asset acquisitions.
- AHA managed to reduce its non-current liabilities by $9.3 million as a result of a $2.4 million pay down of its EPC loan as part of RAD conversion; a $3.9 million reduction in its net pension plan liability; and the recognition of $3.0 million of deferred gain primarily from the repayment of a promissory note issued by AHA following a land conveyance for Centennial Park North II development.

FINANCIAL ANALYSIS

CONDENSED STATEMENTS OF NET POSITION*

As of June 30,

(in millions)

	2017	2016	2015	2017 vs. 2016 Increase/ (Decrease)	2016 vs. 2015 Increase/ (Decrease)
ASSETS AND DEFERRED OUTFLOWS					
Current assets	$ 92.2	$ 125.2	$ 125.9	$ (33.0)	$ (0.7)
Related-party development loans, receivables and investments in partnerships, net of allowance	176.3	177.9	176.1	(1.6)	1.8
Capital assets, net of accumulated depreciation	125.0	136.3	145.3	(11.3)	(9.0)
Other non-current assets and deferred outflows	26.2	28.3	20.0	(2.1)	8.3
Total non-current assets and deferred outflows	327.5	342.5	341.4	(15.0)	1.1
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 419.7	$ 467.7	$ 467.3	$ (48.0)	$ 0.4
LIABILITIES AND DEFERRED INFLOWS					
Current liabilities	$ 16.2	$ 17.9	$ 19.0	$ (1.7)	$ (1.1)
Long-term debt, net of current portion	5.9	8.3	8.6	(2.4)	(0.3)
Net pension plan liability	0.5	4.4	1.7	(3.9)	2.7
Other non-current liabilities and deferred inflows	0.9	3.9	3.4	(3.0)	0.5
Total liabilities and deferred inflows	23.5	34.5	32.7	(11.0)	1.8
NET POSITION					
Net investment in capital assets	118.9	127.7	136.5	(8.8)	(8.8)
Restricted–expendable	241.0	232.9	228.4	8.1	4.5
Unrestricted	36.3	72.6	69.7	(36.3)	2.9
Total net position	396.2	433.2	434.6	(37.0)	(1.4)
LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 419.7	$ 467.7	$ 467.3	$ (48.0)	$ 0.4

** As a result of rounding, the sum of individual line items may deviate slightly from the actual total.*

FINANCIAL ANALYSIS — continued

Total Assets and Deferred Outflows

June 30, 2017 vs. June 30, 2016

Total assets and deferred outflows decreased by **$48.0 million** year-over-year primarily due to the following:

- ***Current assets*** decreased by **$33.0 million** year-over-year primarily due to a net decrease in cash and investments of $32.2 million resulting from reduced subsidy payments as HUD required AHA to deplete all locally held Housing Choice HAP-derived cash balances as well as the investment of surplus program income and non-federal cash in long-term U.S. government agency securities. Additionally, AHA paid down the EPC loan related to Juniper & Tenth and Piedmont Road high-rises, and reduced the net pension liability.
- ***Total non-current assets and deferred outflows*** decreased by **$15.0 million** year-over-year primarily due to the following items:
  - A decrease in ***Related-party development and other loans*** of **$1.6 million** primarily associated with repayments of the Centennial Park North II land conveyance note and various development cash flow loans as well as an increase in the valuation allowance. Offsetting these loan reductions was a $3.7 million development loan issued within the Juniper & Tenth Highrise RAD conversion.
  - A decrease in ***Capital assets, net of accumulated depreciation*** of **$11.3 million** primarily due to the disposal of Juniper & Tenth Highrise under the RAD conversion ($3.6 million), current year depreciation ($8.7 million) and a land sale as part of the Choice Neighborhoods project ($0.6 million). These reductions in capital assets were partially offset by capital spending at AHA-owned properties totaling $1.4 million and a $0.2 million net cash outlay made in a land swap with the City of Atlanta during FY 2017 (*see Note H on page 66*).
  - A decrease in ***Other non-current assets and deferred outflows*** of **$2.1 million** primarily due to the $14.2 million valuation allowance established for the public improvement advances to the City of Atlanta, which is no longer expected to be funded by a future Perry Bolton TAD bond issue. This reduction was offset by a $12.0 million increase in non-current investments.

June 30, 2016 vs. June 30, 2015

Total assets and deferred outflows increased by **$0.4 million**, year-over-year primarily due to the following:

- ***Current assets*** decreased by **$0.7 million** year-over-year primarily due to a decrease in various receivables totaling $0.5 million and a decrease in cash of $0.3 million primarily caused by a decrease of Perry Bolton TAD program income cash which was used for development; partially offset by an increase of $0.1 million in prepaid expense, primarily lower prepaid insurance.

FINANCIAL ANALYSIS, Total Assets and Deferred Outflows — continued

- ***Total non-current assets and deferred outflows*** increased by **$1.1 million** year-over-year primarily due to the following items:
    - An increase in ***Related-party development and other loans*** of **$1.8 million** which was primarily associated with a $0.5 million increase in Centennial Park II loan as a result of the financial closing under the reformulation, predevelopment loans issued totaling $0.9 million primarily for the conversion of certain AHA-owned rental properties under the HUD RAD program, loans issued for sale of land within AHA's homeownership program of $0.8 million and developer and other fees of $0.7 million earned but unpaid at June 30, 2016. These increases were partially offset by loan and fee payments of $1.1 million received during FY 2016.
    - A decrease in ***Capital assets, net of accumulated depreciation*** of **$9.0 million**, due to current year depreciation of $9.6 million and $0.9 million cost of asset disposals, mainly land. These reductions in capital assets were partially offset by capital spending at AHA-owned residential properties totaling $1.5 million during FY 2016 (*see Note H on page 66*).
    - An increase in ***Other non-current assets and deferred outflows*** of **$8.3 million** primarily due to a $4.8 million increase in public improvement advances to the City of Atlanta and other related entities which are expected to be funded by a future Perry Bolton TAD bond issue and a $4.3 million increase in deferred outflows from actuarial losses resulting primarily from the change in mortality rate assumption used in the evaluation of the pension liability. Partially offsetting these increases was a $0.8 million decrease in restricted investments from the reduction of authority reserves for each of Centennial Place I and II following their conversions under the reformulation from Section 9 to Housing Choice Voucher funding.

FINANCIAL ANALYSIS — continued

Total Liabilities and Deferred Inflows

June 30, 2017 vs. June 30, 2016

Total liabilities and deferred inflows decreased by **$11.0 million** year-over-year primarily due to the following:

- ***Current liabilities*** decreased by **$1.7 million** year-over-year primarily due to a $1.1 million reduction in accrued liabilities due to the timing of invoicing and payments.
- ***Long-term debt, net of current portion*** decreased by **$2.4 million**, corresponding to the principal portion of the EPC capital lease payments made during FY 2017, inclusive of required payments for the RAD conversion of Juniper & Tenth and imminent conversion of Piedmont Road, which is expected to close in the second quarter of FY 2018 (*see Note L on page 69*).
- ***Net pension plan liability*** decreased by **$3.9 million** primarily due to a $7.5 million cash contribution to the plan during the fiscal year partially offset by an increase in the pension liability following a change in the discount rate assumption from 4.9% to 3.9%.
- ***Other non-current liabilities and deferred inflows*** decreased by **$3.0 million** due to the recognition of the deferred gain following the full repayment of the Centennial Park North II land conveyance note.

June 30, 2016 vs. June 30, 2015

Total liabilities and deferred inflows increased by **$1.8 million** year-over-year primarily due to the following:

- ***Current liabilities*** decreased by **$1.1 million** year-over-year primarily due to a $0.6 million reduction in accounts payable and accrued liabilities due to timing as well as a $0.5 million decrease in public improvement advances from the City of Atlanta and related entities.
- ***Long-term debt, net of current portion*** decreased by **$0.3 million**, corresponding essentially to the principal portion of the EPC capital lease payment made during FY 2016 (*see Note L on page 69*).
- ***Net pension plan liability*** increased by **$2.7 million** primarily due to a change in the mortality rate assumption and the lower than projected earnings on plan assets totaling $4.7 million, which was partially offset by a $2 million cash contribution from AHA to the plan during the fiscal year.
- ***Other non-current liabilities and deferred inflows*** increased by **$0.5 million** primarily due to an increase in deferred gain on land sale as the transactions involved non-cash consideration (loan) in exchange for land.

FINANCIAL ANALYSIS — continued

Total Net Position

June 30, 2017 vs. June 30, 2016

Total net position amounting to **$396.2 million** at June 30, 2017, represented a **$37.0 million** decrease over the prior year as a result of the following:

- ***Net investment in capital assets*** includes land, buildings, improvements and equipment less the related debt. The majority of these assets have restricted-use covenants tied to AHA's ownership and cannot be used to liquidate liabilities. AHA generally uses these assets to provide affordable housing to qualified income-eligible families. The **$8.8 million** decrease year-over-year primarily reflects a decrease of $11.3 million in capital assets net of depreciation, partially offset by a decrease of $2.5 million in related EPC debt. See additional information under *Total assets and deferred outflows* year-over-year analysis on page 29.
- ***Restricted–expendable*** net position, subject to both internal and external constraints, is calculated at the carrying value of restricted assets less related liabilities. This net position is restricted by time and/or purpose. Restricted–expendable net position includes cash subject to restrictions for HUD-funded programs, related-party development and other loans, and operating reserves required in conjunction with the AHA-sponsored MIXED communities. These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval. This net position increased by **$8.1 million** year-over-year primarily due to $5.1 million of income from development-related activities such as interest on development loans, developer and other fees as well as profit participation in homeownership programs on sale of land and other operating income. Also contributing to the higher restricted net position was the recognition of the $3.0 million deferred gain as discussed above.
- ***Unrestricted*** net position, although referred to as unrestricted, remains subject to varying degrees of limitations. HUD approval is required, with some limited exceptions, to use or deploy these assets outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved MTW Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia. The unrestricted net position decreased by **$36.3 million** year-over-year primarily due to HUD-reduced disbursements during FY 2017 requiring AHA to use Housing Choice HAP-derived local cash balance and other operating cash uses ($18.2 million), the increase in the valuation allowance ($16.7 million) and losses on sale of assets ($1.4 million).

FINANCIAL ANALYSIS, Total Net Position — continued

June 30, 2016 vs. June 30, 2015

Total net position amounting to **$433.2 million** at June 30, 2016 represents a **$1.4 million** decrease over the prior year as a result of the following:

- ***Net investment in capital assets*** includes land, buildings, improvements and equipment less the related debt. The majority of these assets have restricted-use covenants tied to AHA's ownership and cannot be used to liquidate liabilities. AHA generally uses these assets to provide affordable housing to qualified income-eligible families. The **$8.8 million** decrease year-over-year primarily reflects a decrease of $9.0 million in capital assets net of depreciation, partially offset by a decrease of $0.3 million in related EPC debt. See additional information under *Total assets and deferred outflows* year-over-year analysis on page 29.
- ***Restricted–expendable*** net position, subject to both internal and external constraints, is calculated at the carrying value of restricted assets less related liabilities. This net position is restricted by time and/or purpose. Restricted–expendable net position includes cash subject to restrictions for HUD-funded programs, related-party development and other loans, and operating reserves required in conjunction with the AHA-Sponsored MIXED rental development transactions. These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval. This net position increased by **$4.5 million** year-over-year primarily due to a $1.0 million increase in related-party development loans, net of deferred gain on sale of land, and a $3.5 million increase in restricted cash resulting from development-related activities such as interest on development loans, developer and other fees as well as profit participation in homeownership programs on sale of land and homes.
- ***Unrestricted*** net position, although referred to as unrestricted, remains subject to varying degrees of limitations. HUD approval is required, with some limited exceptions, to use or deploy these assets outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved MTW Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia. The unrestricted net position increased by **$2.9 million** year-over-year to $72.6 million at June 30, 2016.

FINANCIAL ANALYSIS — continued

CONDENSED STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION*

Years ended June 30,

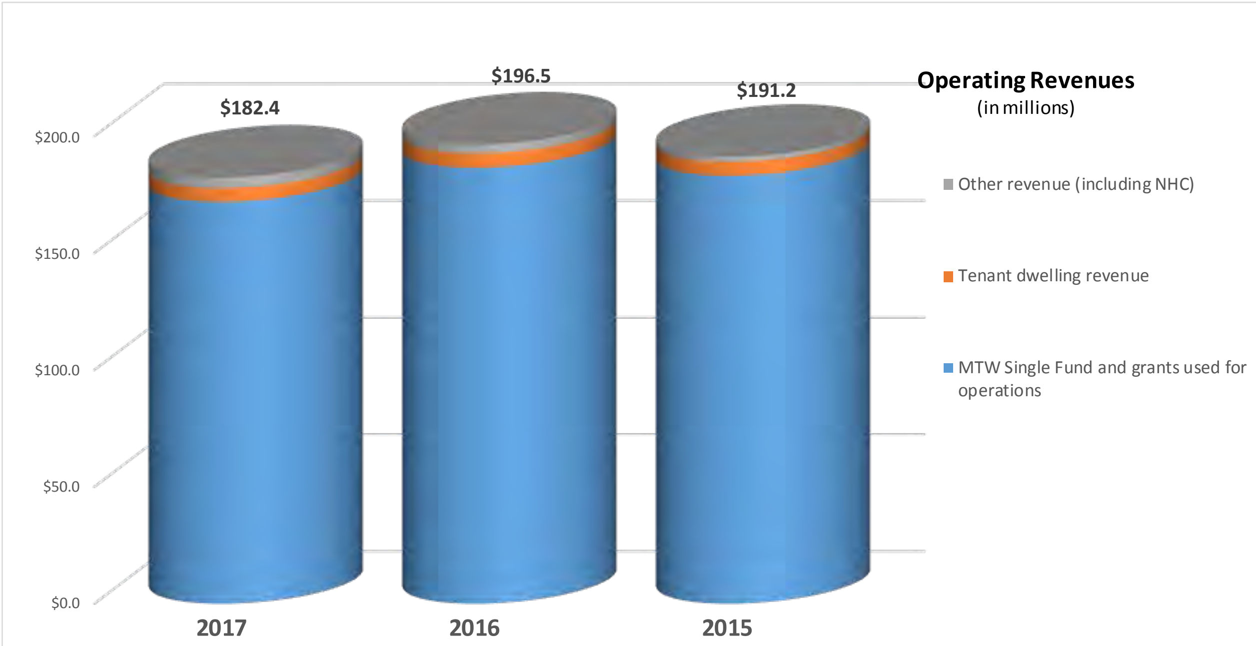
(in millions)

	2017	2016	2015	2017 vs. 2016 Increase/ (Decrease)	2016 vs. 2015 Increase/ (Decrease)
OPERATING REVENUES					
MTW Single Fund and grants used for operating expenses	$ 171.9	$ 186.5	$ 183.1	$ (14.6)	$ 3.4
Tenant dwelling revenues	5.8	6.1	5.9	(0.3)	0.2
Other operating revenues	4.6	3.8	2.2	0.8	1.7
Total operating revenues	182.4	196.5	191.2	(14.1)	5.3
OPERATING EXPENSES					
Housing assistance and operating subsidy payments	140.1	136.3	135.9	3.8	0.4
Administration and general, including direct operating divisions	43.1	38.2	37.4	4.9	0.8
Utilities, maintenance and protective services	10.5	11.0	12.5	(0.5)	(1.5)
Resident and participant services	3.5	3.2	3.2	0.3	–
Revitalization, demolition and remediation	3.9	3.5	1.8	0.4	1.7
Depreciation and amortization	8.7	9.6	11.9	(0.9)	(2.3)
Total operating expenses	209.8	201.7	202.7	8.1	(1.0)
NET OPERATING INCOME (LOSS)	(27.4)	(5.3)	(11.5)	(22.1)	6.1
NON-OPERATING REVENUES (EXPENSES)					
Interest and investment income	1.6	1.3	0.9	0.3	0.4
Gain (loss) on sale of assets	(1.0)	0.5	–	(1.5)	0.5
Valuation allowance	(16.7)	(1.7)	(1.6)	(15.0)	(0.1)
Interest expense	(0.4)	(0.4)	(0.4)	–	0.0
Total non-operating revenues (expenses)	(16.5)	(0.3)	(1.1)	(16.2)	0.8
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	(43.9)	(5.6)	(12.6)	(38.3)	6.9
CAPITAL CONTRIBUTIONS					
MTW Single Fund used for modernization and development capital expenditures and loans	3.1	3.6	5.9	(0.5)	(2.3)
Development grants used for development capital expenditures and loans	3.8	0.6	4.0	3.2	(3.4)
Total capital contributions	6.9	4.2	9.9	2.7	(5.7)
INCREASE (DECREASE) IN NET POSITION	(37.0)	(1.4)	(2.7)	(35.6)	1.3
NET POSITION — beginning of year	433.2	434.6	437.4	(1.4)	(2.7)
NET POSITION — end of year	$ 396.2	$ 433.2	$ 434.6	$ (37.0)	$ (1.4)

** As a result of rounding, the sum of individual line items may deviate slightly from the actual total.*

FINANCIAL ANALYSIS — continued

Operating Revenues



FY 2017 vs. FY 2016

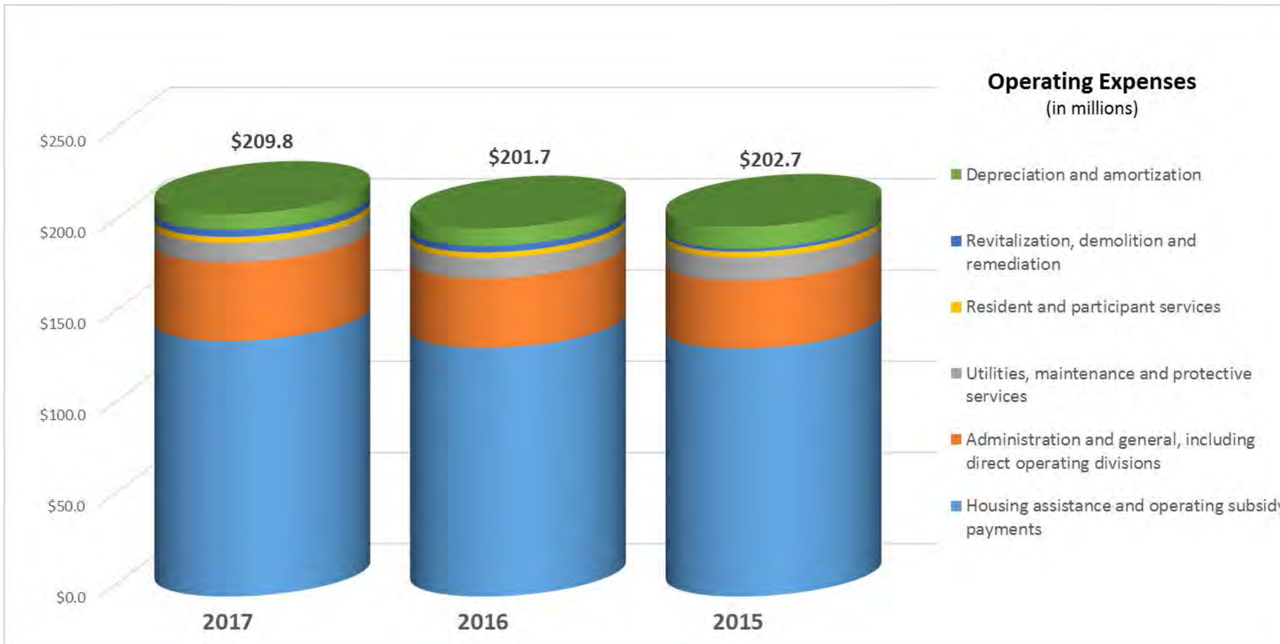
Total operating revenues decreased by **$14.1 million** year-over-year primarily due to a $14.5 million net decrease in the draws from HUD of ***MTW Single Fund and grants used for operating expenses*** which is comprised of Housing Choice Voucher (HCV) distributions where AHA was required to exhaust its HCV-derived MTW Single Fund cash balance in order to meet U.S Treasury cash management regulations. In addition, AHA drew $4.1 million less in public housing subsidy due to higher draws in FY 2016 because of timing. Tenant dwelling revenues were also $0.3 million lower due to Juniper & Tenth RAD conversion in November 2016. These reductions were partially offset by a $0.8 million increase in other operating revenues, which included $0.7 million higher homeownership profit participation and $0.1 million higher National Housing Compliance contributions.

FY 2016 vs. FY 2015

Total operating revenues increased by **$5.3 million** year-over-year primarily due to a $3.4 million increase in the draws from HUD of ***MTW Single Fund and grants used for operating expenses*** based on AHA's cash management strategy and HUD limitations on disbursements as well as new Choice Neighborhoods Implementation Grant and increased funds from the Family Self-Sufficiency program. In addition, other operating revenues were up $1.7 million due to increased development-related activities such as profit participation in home sales as well as one-time contributions from National Housing Inc. (NHC). Tenant dwelling revenues were also up by $0.2 million.

FINANCIAL ANALYSIS — continued

Operating Expenses



FY 2017 vs. FY 2016

Total operating expenses increased by **$8.1 million** year-over-year, with significant changes addressed below:

- ***Housing Assistance and Operating Subsidy Payments*** consists of payments to landlords, tenants and partners under the Tenant-based HCVP, rental assistance paid to unrelated private-sector owners and related Owner Entities under the HomeFlex program, and operating subsidy paid to related Owner Entities of MIXED rental communities. In aggregate, those payments increased by a net of **$3.8 million** year-over-year as presented below:

Housing Assistance and Operating Subsidy Payments	*(in millions)* **2017**	**2016**	**2015**	**2017 vs. 2016 Increase/ (Decrease)**	**2016 vs. 2015 Increase/ (Decrease)**
Tenant-based Housing Choice Vouchers	$ 91.9	$ 88.2	$ 88.3	$ 3.6	$ (0.1)
HomeFlex	36.4	36.3	35.4	0.2	0.9
MIXED Operating Subsidy	11.8	11.8	12.2	–	(0.4)
Total	$ 140.1	$ 136.3	$ 135.9	$ 3.8	$ 0.4

FINANCIAL ANALYSIS, Operating Expenses — continued

- ***Tenant-based Housing Choice Voucher*** housing assistance payments to landlords and tenants increased by $3.6 million year-over-year reflecting increased lease up of vouchers from the 2015 waiting list and VASH referrals.
- ***HomeFlex*** paid to Owner Entities of AHA-sponsored MIXED communities, private-sector owners of mixed-income developments and owners of HAVEN communities increased by $0.2 million year-over-year primarily due to full year payments for units that came on line in FY 2016 and adjustments in assistance due to changes in the supported tenant mix.
- ***MIXED Operating Subsidy*** for public-housing-assisted units in AHA-Sponsored MIXED communities remained relatively constant year-over-year.

- ***Administration and general, including direct operating divisions*** increased by **$4.9 million** year-over-year primarily due to a $3.1 million higher pension expense under GASB No. 68, $0.6 million increase in staffing costs, $0.6 million increase in outside legal counsel, and $0.6 increase in consulting and professional services to support AHA's various projects including the re-opening of the Housing Choice waiting list in March 2017.
- ***Utilities, maintenance and protective services*** decreased by **$0.5 million** year-over-year primarily due to Juniper & Tenth RAD conversion in November 2016.
- ***Resident and participant services*** increased by **$0.3 million** year-over-year primarily due to the conversion of Human Development Services Department into the Partnerships and People Investments Department with expanded responsibilities and staffing.
- ***Revitalization, demolition and remediation*** expenses increased by **$0.4 million** year-over-year primarily due to increased public improvements at the former Perry Homes site in FY 2017.
- ***Depreciation and amortization*** decreased by **$0.9 million** year-over-year primarily due to the disposal of Juniper & Tenth Highrise under the RAD program where no depreciation was taken in FY 2017.

FY 2016 vs. FY 2015

Total operating expenses decreased by **$1.0 million** year-over-year, with significant offsetting changes addressed below:

- ***Housing Assistance and Operating Subsidy Payments*** consists of payments to landlords, tenants and partners under the Tenant-based Housing Choice Voucher Program rental assistance paid to unrelated private-sector owners and related Owner Entities under the HomeFlex program, and operating subsidy paid to related Owner Entities of the MIXED rental communities. In aggregate, those payments increased by a net of **$0.4 million** year-over-year as follows:
    - ***Tenant-based Housing Choice Voucher*** housing assistance payments to landlords and tenants decreased by $0.1 million year-over-year despite increased lease up of vouchers from the waiting list and VASH referrals, as the average HAP payment was down from FY 2015 due to improved tenant earnings.

FINANCIAL ANALYSIS, Operating Expenses— continued

  - ***HomeFlex*** paid to Owner Entities of AHA-Sponsored master-planned communities, private-sector owners of mixed-income developments and owners of HAVEN communities increased by $0.9 million year-over-year primarily due to full year payments for units that came on line in FY 2015.
  - ***MIXED Operating Subsidy*** for public-housing-assisted units in AHA-Sponsored mixed-income, mixed-finance rental communities decreased by $0.4 million year-over-year. This decrease was primarily due to net changes in subsidy related to occupancy and tenant income as well as adjustments associated with prior year operating subsidies.

- ***Administration and general, including direct operating divisions*** increased by **$0.8 million** year-over-year primarily due to a $1.2 million donation of land (at fair market value) to the City of Atlanta for a natatorium, partially offset by a reduction in payments in lieu of taxes. Due to continued cost containment efforts, administration expenses remained basically at the same level as the prior year.
- ***Utilities, maintenance and protective services*** decreased by **$1.5 million** year-over-year primarily due to reductions in extraordinary maintenance expenses as properties prepare to convert under RAD.
- ***Resident and participant services*** remained basically constant year-over-year at **$3.2 million**.
- ***Revitalization, demolition and remediation*** expenses increased by **$1.7 million** year-over-year primarily due to increased public improvements in the Choice Neighborhoods area in FY 2016.
- ***Depreciation and amortization*** decreased by **$2.3 million** year-over-year primarily due to accelerated depreciation taken in FY 2015 on certain capital assets.

Non-Operating Revenues (Expenses)

FY 2017 vs. FY 2016

Total non-operating revenues (expenses) increased by **$16.2 million** year-over-year primarily due to the following offsetting changes:

- ***Interest and investment income*** increased by **$0.3 million** year-over-year primarily due to interest income realized during FY 2017 for the Centennial Park II financial closing under reformulation. Interest payments on loans are based on cash flow and are, therefore, recognized only when received.
- ***Gain (loss) on sale of assets*** decreased by **$1.5 million** year-over-year, from a gain of $0.5 million in FY 2016 to a loss of $1.0 million in FY 2017 primarily comprised of a loss on disposal of Juniper & Tenth assets ($3.6 million) partially offset by the recognition of the deferred gain on a previous land sale to Centennial Park North II ($2.1 million) as well as gains realized on the sale of lots as part of West Highlands homeownership project and recognition of miscellaneous deferred revenue.

FINANCIAL ANALYSIS, Non-Operating Revenues (Expenses) — continued

- ***Valuation allowance*** increased by **$15.0 million** year-over-year primarily explained by a $14.2 million allowance established for public improvement advances at Perry Homes, which are not expected to be reimbursed by the City of Atlanta.
- ***Interest expense*** remained constant year-over-year at **$0.4 million**, as it is limited to interest expense on the EPC capital lease.

FY 2016 vs. FY 2015

Total non-operating revenues (expenses) increased by **$0.8 million** year-over-year primarily due to the following offsetting changes:

- ***Interest and investment income*** increased by **$0.4 million** year-over-year primarily due to interest income realized during FY 2016 upon Centennial Park II financial closing under reformulation. Interest payments on loans are based on cash flow and are, therefore, recognized only when received.
- ***Gain (loss) on sale of assets*** increased by **$0.5 million** year-over-year primarily due to gains realized from multiple sales of lots as part of West Highlands homeownership project where AHA participates in the profit, and the donation of land (at market value) located on a portion of the Auburn Pointe property to the City of Atlanta for the development of a natatorium recreational center.
- ***Valuation allowance*** increased by **$0.1 million** year-over-year primarily due to slightly higher down payment assistance, which is fully reserved as payments are made to participants.
- ***Interest expense*** remained constant year-over-year at **$0.4 million** as it is limited to interest expense on the EPC capital lease.

Capital Contributions

Capital contributions typically consist of reimbursements of capital expenditures under capital grants, primarily Capital Fund Program (CFP) and Replacement Housing Factor (RHF) funds, for modernization, development and revitalization activities. They may also include MTW funds used for capitalized expenditures, including loans associated with development and revitalization activities.

FY 2017 vs. FY 2016

Capital contributions overall increased by **$2.7 million** year-over-year primarily due to the following:

- ***MTW Single Fund used for modernization and development capital expenditures and loans*** decreased by **$0.5 million** as property manager/developers of AHA-owned residential properties prepared for RAD conversion and, therefore, limited capital improvements. Development activities primarily utilized RHF grants as source of funds in FY 2017.
- ***Development grants used for development capital expenditures and loans*** increased by **$3.2 million** year-over-year primarily due to the Juniper & Tenth RAD conversion where a $3.6 million development loan was provided and funded with RHF funds.

FINANCIAL ANALYSIS, Capital Contributions — continued

FY 2016 vs. FY 2015

Capital contributions overall decreased by **$5.7 million** year-over-year primarily due to the following:

- ***MTW Single Fund used for modernization and development capital expenditures and loans*** decreased by **$2.3 million** as property manager/developers of AHA-Owned residential properties prepared to convert under RAD and, therefore, limited capital improvements.
- ***Development grants used for development capital expenditures and loans*** decreased by **$3.4 million** year-over-year primarily due to the timing of these expenditures and the combination of funds used in each deal.

ECONOMIC FACTORS

Economic Conditions and Financial Outlook

Many local and national economists have stated that Metropolitan-Atlanta and Georgia remain attractive places to live, work and invest because the fundamentals are quite strong. Metropolitan-Atlanta enjoys the benefits of moderate weather, an educated workforce, a concentration of excellent colleges and universities, and the Hartsfield-Jackson Atlanta International Airport. These strengths have helped Atlanta's recovery from the recession and unemployment has continued to decline with the city reporting 4.4% unemployment in July 2017. This is equal to the national average, and U.S. Bureau of Labor Statistics Regional Commissioner Janet S. Rankin noted that among the 12 largest metropolitan areas in the country, Atlanta ranked first in the rate of job growth and third in the number of jobs added. Key economic indicators for Metro Atlanta can be found in the *Statistical Information Section*.

During FY 2017, the multi-family rental market continued its recovery nationally and in the City of Atlanta, with rents rising due to increased demand. There has also been steady improvement in the sales prices of single-family homes with the sustained reduction in excess inventory.

Because of the above factors, AHA has been impacted as follows:

- AHA-sponsored development activities, in partnership with private-sector developers, rely on private investment and the conditions in the real estate and the financial markets. During FY 2017, the metropolitan-Atlanta real estate market continued to strengthen, especially in the multi-family rental market. AHA expects real estate development activities to continue to pick up as those markets improve and investors continue to return to the market.
- Current low interest rates, however, make Low Income Housing Tax Credits less attractive for investors, encouraging AHA to examine new funding strategies.
- The impact of the recession in the Atlanta real estate market created both opportunities and challenges. In that environment, real estate owners throughout the City of Atlanta were willing to participate in AHA's HomeFlex program, thereby guaranteeing a stream of income for a portion of their units in a soft market and opening new markets in Atlanta for this program. Now that the City has substantially recovered, it is becoming more challenging to attract new property owners in addition to current owners seeking rent increases.
- While households using tenant-based Housing Choice vouchers had a broader array of choices for their voucher use, this has now been tempered by the higher rents and competition with market-rate tenants. Consequently, AHA continues to work with its Landlord Advisory Group to identify and develop innovative strategies and implement aggressive marketing efforts to increase the engagement and support of private property owners.
- The vast majority of new multi-family developments in the City are focused on middle and upper income households, with little attention to affordable housing. There is a particular shortage of affordable one-bedroom housing.

ECONOMIC FACTORS — continued

- High rents for new properties and rising rents for existing properties are leading many AHA voucher participants to port out (exit) AHA's jurisdiction for more affordable housing in surrounding suburbs.
- Because the employment market continues to grow, AHA has seen an increase in working households and increases in wages, which has mitigated increased rents and helped in keeping the average housing assistance payment down.

In summary, while the strengthening of the Atlanta real estate market supports AHA's development efforts, it will continue to challenge new and existing Housing Choice voucher holders looking for affordable housing in their preferred communities. It may also lead to demands from Housing Choice property owners and other AHA partners for increased rents to align with rising market rents, and will eventually drive up the costs of the majority of AHA's housing programs.

Federal Funding — Status and Outlook

Funding for AHA's FY 2018 is uncertain, as subsidies and other resources from HUD for the last six months of the fiscal year will be funded by Federal Fiscal Year 2018 (FFY 2018) appropriations, which have not yet been finalized by Congress. The President's 2018 Budget called for significant cuts to the HUD 2018 Budget, but the appropriations committees of both houses reported out appropriation bills to their respective chambers that substantially continue funding at 2017 levels. Neither the House nor the Senate have acted on the bills.

On December 18, 2015, the President at the time signed into law H.R. 601, Continuing Appropriations Act, 2018 and Supplemental Appropriations for Disaster Relief Requirements Act, 2017 ("the Act"), which provides FFY 2018 appropriations for projects and activities of the federal government through December 8, 2017. Because HUD funds Public Housing Agencies on a calendar year basis, these funds would effectively be available to HUD to fund the first 69 days of HUD 2018 subsidies to PHAs. The Act included an across the board rescission of 0.6791 percent, which if made law for the full fiscal year would reduce AHA funding by approximately $1.5 million from the 2017 level.

Congress must pass and the President must sign an appropriation bill or continuing resolution(s), which will fund the federal government from December 10, 2017 through September 30, 2018. At this time, there is no indication of the ultimate outcome.

During 2017, HUD transitioned AHA's locally held cash balance, which was derived from Housing Choice HAP funding, to a HUD-held cash balance. As of June 30, 2017, AHA's HUD-held cash balance stood at $135.6 million and is available to AHA upon request. This amount provides a sufficient cash resource to maintain AHA's current operations for a good portion of FY 2018 in the event Congress fails to pass an appropriations bill or continuing resolution(s) with sufficient funding to meet AHA's budgeted MTW expenditures. If a significant reduction in funding were to take place, AHA would re-evaluate its FY 2018 budget and make necessary adjustments.

AHA's strategic decisions have allowed it to sustain its strong financial position while providing eligible low-income households with housing opportunities in amenity-rich communities and neighborhoods that offer a substantially better quality of life.

RECENT ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued new pronouncements, which will be implemented by the Authority starting in fiscal year 2017, where applicable: GASB No. 83, *"Certain Asset Retirement Obligations"*; GASB No. 84, *"Fiduciary Activities";* GASB No. 85, *"Omnibus 2017";* GASB No. 86, *"Certain Debt Extinguishment Issues";* and GASB No. 87, *"Leases."*

CONTACTING AHA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of AHA's financial position and to demonstrate AHA's accountability for the assets it manages to interested persons, including citizens of our local jurisdiction, creditors and other interested parties. If you have questions about this report or wish to request additional financial information, contact the Senior Vice President of Finance at The Housing Authority of the City of Atlanta, Georgia, 230 John Wesley Dobbs Avenue, N.E., Atlanta, Georgia 30303, telephone number (404) 817-7398.

FINANCIAL STATEMENTS

STATEMENTS OF NET POSITION

As of June 30, 2017 and 2016

	2017	2016	Note
CURRENT ASSETS			
Cash	$ 70,686,412	$ 121,875,886	C
Receivables, net of allowance	1,532,293	2,139,916	D
Investments current	18,999,225	–	E
Prepaid expense	992,051	1,166,983	
Total current assets	92,209,981	125,182,785	
NON-CURRENT ASSETS			
Investments non-current	20,814,071	8,824,307	E
Related-party development and other loans, development receivables and investments in partnerships, net of allowances of $35,930,267 and $34,668,488 in 2017 and 2016, respectively	176,307,994	177,946,199	F
Capital assets, net of accumulated depreciation of $123,999,010 and $120,102,556 in 2017 and 2016, respectively	124,966,922	136,284,103	H
Other non-current assets, net of allowance of $24,050,471 and $8,518,048 in 2017 and 2016, respectively	–	14,248,743	I
Total non-current assets	322,088,987	337,303,352	
TOTAL ASSETS	414,298,968	462,486,137	
DEFERRED OUTFLOWS	5,398,551	5,267,381	P
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 419,697,519	$ 467,753,518	

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF NET POSITION

As of June 30, 2017 and 2016

	2017	2016	Note
CURRENT LIABILITIES			
Accounts payable	$ 354,209	$ 597,901	
Accrued liabilities	8,194,323	9,281,521	J
Other current liabilities	7,460,174	7,743,869	K
Current portion of long-term debt	238,685	254,268	L
Total current liabilities	16,247,391	17,877,559	
NON-CURRENT LIABILITIES			
Long-term debt, net of current portion	5,861,163	8,312,280	L
Other non-current liabilities	22,486	2,983,741	M
Net pension plan liability	486,051	4,418,902	P
Total non-current liabilities	6,369,700	15,714,923	
TOTAL LIABILITIES	22,617,091	33,592,482	
DEFERRED INFLOWS	855,229	923,653	P
NET POSITION			T
Net investment in capital assets	118,867,074	127,717,556	
Restricted–expendable	241,011,264	232,858,440	
Unrestricted	36,346,861	72,661,387	
Total net position	396,225,199	433,237,383	
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 419,697,519	$ 467,753,518	

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Years ended June 30, 2017 and 2016

	2017	2016
OPERATING REVENUES		
MTW Single Fund used for operating expenses	$ 170,343,418	$ 183,182,507
Tenant dwelling revenues	5,834,563	6,065,683
Development and other grants used for operating expenses	1,603,084	3,364,537
Contributions from National Housing Compliance	1,135,749	1,018,345
Other operating revenues	3,465,853	2,824,867
Total operating revenues	182,382,667	196,455,939
OPERATING EXPENSES		
Housing assistance and operating subsidy payments	140,105,876	136,313,227
Administration, including direct operating divisions	40,840,372	35,245,986
Utilities, maintenance and protective services	10,462,840	11,034,296
Resident and participant services	3,443,628	3,161,177
Revitalization, demolition and remediation	3,885,063	3,474,924
General expenses	2,298,988	2,922,669
Depreciation and amortization	8,706,718	9,579,660
Total operating expenses	209,743,485	201,731,939
NET OPERATING INCOME (LOSS)	(27,360,818)	(5,276,000)
NON-OPERATING REVENUES (EXPENSES)		
Interest income on development and other loans	1,577,873	1,332,490
Interest income on investments	42,390	–
Gain/(loss) on sale of assets	(1,021,986)	555,253
Valuation allowance increase	(16,748,120)	(1,728,240)
Interest expense on EPC capital lease	(428,455)	(434,013)
Total non-operating revenues (expenses)	(16,578,298)	(274,510)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	(43,939,116)	(5,550,510)
CAPITAL CONTRIBUTIONS		
MTW Single Fund used for modernization and development capital expenditures and loans	3,096,412	3,579,449
Development grants used for development capital expenditures and loans	3,830,520	586,017
Total capital contributions	6,926,932	4,165,466
INCREASE (DECREASE) IN NET POSITION	(37,012,184)	(1,385,044)
NET POSITION — beginning of year	433,237,383	434,622,427
NET POSITION — end of year	$ 396,225,199	$ 433,237,383

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF CASH FLOWS

Years ended June 30, 2017 and 2016

	2017	2016
Increase (decrease) in cash		
Cash flows from operating activities		
MTW and grant funds used for operating expenses	$ 171,996,533	$ 186,313,688
Receipts from residents	5,988,798	6,049,013
Payments to landlords, tenants and partners	(139,885,351)	(136,384,081)
Payments to suppliers	(30,604,645)	(30,124,024)
Payments for employees	(35,982,291)	(27,190,169)
Other receipts	6,233,075	3,251,530
Net cash provided by (used in) operating activities	(22,253,881)	1,915,957
Cash flows from non-capital financing activities		
Advances related to public improvements spending	(58,585)	(4,278,421)
Net cash provided by (used in) non-capital financing activities	(58,585)	(4,278,421)
Cash flows from capital and related financing activities		
Capital contributions from MTW and grant funds	1,819,103	1,495,693
Development and revitalization — capitalized expenditures	–	(101,383)
Acquisition and modernization — AHA-Owned properties	(1,480,929)	(1,475,009)
Proceeds from sale of capital assets	175,604	47,993
Payments on EPC capital lease, including interest	(2,895,156)	(660,905)
Net cash provided by (used in) capital and related financing activities	(2,381,378)	(693,611)
Cash flows from investing activities		
Capital contributions from MTW and grant funds	5,224,228	2,726,705
Development and other loans, net of reimbursements	(2,351,133)	(2,229,275)
Sale (purchase) of investments	(30,988,988)	871,491
Interest income on investments	42,390	–
Interest income on development and other loans	1,577,873	1,331,250
Net cash provided by (used in) investing activities	(26,495,630)	2,700,171
Net increase (decrease) in cash	(51,189,474)	(355,906)
Cash — beginning of year	121,875,886	122,231,792
Cash — end of year	$ 70,686,412	$ 121,875,886

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF CASH FLOWS — continued

Years ended June 30, 2017 and 2016

	2017	2016
Reconciliation of net operating income (loss) to net cash provided by (used in) operating activities		
Net operating income (loss)	$ (27,360,818)	$ (5,276,000)
Adjustments to reconcile net operating income (loss) to net cash provided by (used in) operating activities		
Depreciation and amortization	8,706,718	9,579,660
Donation of land	–	1,250,000
Changes in assets and deferred outflows and liabilities and deferred inflows relating to operating activities:		
Decrease (increase) in receivables	1,841,005	(819,847)
Decrease (increase) in prepaid expenses	174,933	(101,831)
Decrease (increase) in deferred outflows	(131,170)	(4,365,865)
Increase (decrease) in accounts payable and accrued liabilities	(1,016,136)	(1,007,212)
Increase (decrease) in other current liabilities	(406,630)	61,535
Increase (decrease) in unearned revenue	(60,509)	(67,455)
Increase (decrease) in net pension plan liability and deferred inflows	(4,001,274)	2,662,972
Total changes in assets and deferred outflows and liabilities and deferred inflows relating to operating activities	(3,599,781)	(3,637,703)
Total adjustments	5,106,937	7,191,957
Net cash provided by (used in) operating activities	$ (22,253,881)	$ 1,915,957

The accompanying notes are an integral part of these statements.

NOTES TO THE FINANCIAL STATEMENTS

This Page Left Blank Intentionally

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS

1. *Organization*

The Housing Authority of the City of Atlanta, Georgia (AHA or the Authority) is a public body corporate and politic created under the Housing Authorities Laws of the State of Georgia with a public mission and purpose. The primary purpose of AHA is to facilitate affordable housing opportunities for low-income, elderly and disabled persons in the City of Atlanta (City). AHA has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and renovate housing; invest and lend money; create for-profit and not-for-profit entities; administer Housing Choice vouchers; issue bonds for affordable housing purposes; and acquire, own and develop commercial land, retail and market-rate properties that benefit affordable housing.

The governing body of AHA is its Board of Commissioners (the Board) which, pursuant to state laws, should be comprised of seven members appointed by the Mayor of the City of Atlanta and includes two resident commissioners. The resident commissioners serve one-year terms and the five remaining members serve five-year staggered terms. The Board appoints the President and Chief Executive Officer to operate the business of AHA. The Board provides strategic guidance and oversight of AHA's operations; AHA is not considered a component unit of the City of Atlanta and is not included in the City's financial statements.

2. *Moving To Work (MTW) Agreement and MTW Single Fund*

AHA is an MTW agency under HUD's MTW Demonstration Program which provides certain "high-performing" agencies with substantial statutory and regulatory relief under the U.S. Housing Act of 1937, as amended (1937 Act), as reflected in an agreement between the selected agency and HUD. AHA negotiated and entered into its MTW Agreement with HUD on September 25, 2003, which was effective from July 1, 2003 through June 30, 2010. In response to HUD's decision to introduce a standard form of agreement and expand the MTW Demonstration Program, AHA successfully negotiated and executed an Amended and Restated MTW Agreement on November 13, 2008. On January 16, 2009, AHA and HUD executed a further amendment to the Amended and Restated MTW Agreement. AHA's MTW Agreement, as amended and restated, is referred to as the MTW Agreement.

In December 2015, AHA's MTW Agreement was extended until June 30, 2028 under the same terms and conditions, as confirmed by HUD in a letter dated April 14, 2016. AHA's MTW Agreement incorporates its legacy authorizations from its initial MTW Agreement and clarifies AHA's ability to use MTW-eligible funds outside of Section 8 and Section 9 of the 1937 Act.

As authorized under its MTW Agreement, AHA has combined its Housing Choice Voucher funds, Public Housing Operating Subsidy and Capital Fund Program grants into an MTW Single Fund, which may be used for MTW-eligible activities that best meet local low-income housing needs. Although the programmatic restrictions for the use of each of these funding sources have been waived under AHA's MTW Agreement, the various funds that make up AHA's MTW Single Fund continue to have different expiration dates, obligations, expenditure deadlines and drawdown conditions. AHA has elected not to include Replacement Housing Factor (RHF) grants in its MTW Single Fund.

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS — continued

Since 2012, HUD disburses HCV funds based on a PHA's historical housing assistance payment spend rate and projected need, rather than in 12 equal installments of the full annual authorization. PHAs may request additional disbursements up to their annual authorization, but must expend all funds drawn or face further disbursement reductions in the future. With approximately 89% of AHA's FY 2017 HUD funding coming from HCV funds, HUD's disbursement approach has major implications to AHA's financial position and operations. In response to all of these factors, AHA adopted a cash management strategy designed to meet such funding requirements while preventing the forfeiture of funds as a result of expenditure deadlines. This strategy requires AHA to carefully manage its draws from the three components of AHA's MTW Single Fund.

3. *Blended Component Units and Affiliate Entities*

To manage its business and financial affairs more effectively, AHA has created affiliate entities to support its various ventures. While AHA, the parent entity, manages federal programs, the affiliate entities support the various functions necessary to meet AHA's mission of providing quality affordable housing and related services and amenities.

Certain of these affiliate entities are considered blended component units in accordance with generally accepted accounting principles. Because of the nature and significance of their operational or financial relationships with AHA and the fact that they provide services entirely, or almost entirely, to AHA or for the benefit of AHA, these component units are included in AHA's financial statements. Financial statements of each of the following blended component units are presented in *Note U*, except for one inactive entity as mentioned below.

- <u>230 John Wesley Dobbs Boulevard Ventures, Inc. (JWD)</u> is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to lessen the burdens of government by acquiring and holding title to real property and improvements, and by providing such real property and improvements to government agencies and tax-exempt organizations at cost.
- <u>Atlanta Affordable Housing for the Future, Inc. (AAHFI)</u> is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to facilitate the revitalization of AHA-owned distressed public housing projects. AAHFI may participate in the revitalization of AHA-sponsored communities by holding limited partnership interests in either the related development project partnership (Owner Entity) or an interest in the general partner of the related development project partnership of the various public/private partnerships that own the MIXED (formerly known as MIMF) rental communities.
- <u>Special Housing and Homeownership, Inc. (SHHI)</u> is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to develop, maintain and implement programs to assist income-eligible individuals in achieving the goal of homeownership.
- <u>Renaissance Affordable Housing, Inc. (RAH)</u> is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order for AHA to participate in the acquisition and development of certain properties to support the overall revitalization program at or near AHA communities or other appropriate locations in metropolitan-Atlanta.

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS — continued

- Strategic Resource Development Corporation, Inc. (SRDC) is a Georgia not-for-profit corporation created at the direction of the AHA Board to solicit and accept charitable donations to fund AHA initiatives.
- Westside Affordable Housing, Inc. (WAH) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order for AHA to participate in the acquisition and development of certain properties to support the overall revitalization program at or near AHA communities or other appropriate locations in metropolitan-Atlanta.
- Atlanta Housing Investment Company, Inc. (AHICI) is a for-profit corporation created at the direction of the AHA Board in order to assist AHA in its revitalization efforts at or near AHA communities or other appropriate locations in metropolitan-Atlanta. AHICI participates in the revitalization of AHA-sponsored MIXED communities by holding partnership and financial interests in various transactions.
- Atlanta Housing Development Corporation (AHDC) is a Georgia not-for-profit organization, organized solely to serve as an "instrumentality" of AHA for the purpose of issuing tax-exempt bonds for construction, acquisition and rehabilitation of low-income housing pursuant to Section 11(b) of the Housing Act of 1937, as amended (42 U.S.C. Section 1437i). This entity had no activity in recent years.

AHA has one affiliate, Atlanta Housing Opportunity, Inc. (AHOI), that is not a component unit. It is, however, considered a related entity. AHOI is a Georgia not-for-profit corporation created at the direction of the AHA Board in order to facilitate the Housing Opportunity Bond Program established by the City of Atlanta. The activities of AHOI are limited to participation in the Housing Opportunity Bond Program. Since the City of Atlanta is financially accountable and responsible for the debt of AHOI, the financial activity of AHOI is not included in AHA's Financial Statements but is included in the City's Financial Statements.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to all periods presented in the accompanying financial statements.

1. *Basis of Preparation and Accounting*

   The financial statements represent the combined net position and results of operations of AHA and its blended component units, and have been prepared in accordance with generally accepted accounting principles (GAAP) of the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. AHA and its blended component units maintain their accounts substantially in accordance with the chart of accounts prescribed by HUD and are organized utilizing the fund accounting model. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

AHA accounts for its operations in a single enterprise fund. Enterprise funds account for those operations financed and operated in a manner similar to a private business or where AHA has decided that determination of revenue earned, costs incurred and net revenue over expense is necessary for management accountability.

Enterprise funds are proprietary funds used to account for business activities of special purpose governments for which a housing authority qualifies under GASB No. 34, *"Basic Financial Statements — and Management's Discussion and Analysis — for State and Local Governments*." Proprietary funds are accounted for using the economic resources measurement focus and the accrual basis of accounting, whereby all revenues are recognized in the period in which they are earned and expenses are recognized in the period in which the liability is incurred regardless of the timing of the related cash flows. All assets and deferred outflows as well as liabilities and deferred inflows associated with the operation of the Authority are included in the statements of net position. The statements of revenues, expenses and changes in net position present increases (revenues and capital contributions) and decreases (expenses) in total net position.

During FY 2017 and FY 2016, AHA adopted the following GASB Standards, where applicable:

- GASB No. 82 *"Pension Issues — an amendment of GASB No. 67, No. 68 and No. 73."* The new standard addresses specific pension issues identified during the implementation of the new pension standards, specifically: (1) presentation of payroll-related measures in required supplementary information; (2) selection of assumptions and treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes; and (3) classification of payments made by employers to satisfy employee (plan member) contribution requirements.

2. *Inter-company and Inter-program Receivables and Payables*

Inter-company and inter-program receivables and payables are the result of the use of a central fund as the common paymaster for shared costs of AHA. All inter-company and inter-program balances net to zero when combined and, hence, are eliminated for financial statement presentation. All programs aggregate into one single enterprise fund.

3. *Cash and Cash Equivalents*

Cash is stated at cost, which approximates fair value, and consists primarily of cash in checking accounts. All funds on deposits are FDIC-insured up to $250,000 per institution or are fully collateralized in accordance with guidance recommended by HUD. HUD requires Housing Authorities to invest excess HUD funds in obligations of the United States, certificates of deposit or any other federally insured investments.

4. *Investments*

Investments are stated at fair value and consist of unrestricted and restricted excess program income funds invested in U.S. Government agency bonds as well as operating reserves in escrow accounts primarily invested in money market accounts. Due to the nature of those investments, they are fully collateralized in accordance with guidance recommended by HUD.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

5. *Fair Value Measurements*

All of AHA's investments are valued at fair value using Level 1 of the fair value hierarchy established by generally accepted accounting principles. Fair values determined using Level 1 are based on unadjusted quoted prices for identical assets or liabilities in active markets.

6. *Inventories*

AHA maintains no inventory. All supplies are expensed when purchased. Supplies on hand are nominal.

7. *Prepaid Expense*

Payments made to vendors for goods or services exceeding $5,000 that will benefit periods beyond the fiscal year end are recorded as prepaid expense. Prepaid expense at June 30, 2017 and 2016 consisted primarily of prepaid insurance premiums, software licenses and service maintenance contracts.

8. *Valuation and Other Allowances*

Management regularly evaluates the loans and certain other receivables for collectability and records a valuation allowance for loans and other receivables it determines may not be fully collectable. AHA adjusts the valuation allowance when appropriate.

Under AHA's Down Payment Assistance (DPA) program, homeownership down payment loans are made to first-time homebuyers. These loans are fully reserved at closing. The homeowner is subject to AHA's recapture policy as part of the terms and conditions of the DPA program. The term of the subsidy loan is usually for ten years and can be forgiven based on the following: 100% recapture is in effect during the first five years of the loan; and the loan amount begins to burn off at 20 percent increments yearly, starting in year six through year ten.

AHA establishes an allowance for all unpaid balances from tenants for accounts receivable aged past 60 days.

9. *Capital Assets and Depreciation*

Capital assets include land, land improvements, buildings, equipment and modernization in process for improvements to land and buildings. Capital assets are defined by AHA as assets with an initial cost of more than $5,000 and an estimated useful life of greater than one year.

Such assets are recorded at cost or fair value at the time of purchase or donation, respectively. Improvements and other capital activities are recorded as modernization in process until they are completed and placed in service.

The costs of normal and extraordinary maintenance and repairs that do not add value to the asset or extend the useful life of the asset are expensed as incurred. Generally, demolition costs, land preparation, soil remediation and other site improvement costs that do not add value are expensed as operating items.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

Depreciation is calculated using the straight-line method assuming the following useful lives, based on a full year of depreciation in the year of acquisition, and no depreciation in the year of disposal:

Buildings	20–40 years
Building improvements	10–30 years
Building equipment	10–15 years
Land improvements	15 years
Equipment	3–10 years

Long-lived assets are reviewed annually for impairment under the provisions and in accordance with GASB No. 42, *"Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries."*

AHA owns several paintings of historical significance, which are being preserved for future educational and exhibition purposes. These works of art, commissioned in the 1940s at minimal cost, have an appraised value in excess of $800,000, but have not been recorded on AHA's books pursuant to the guidance of GASB No. 34.

10. Accrued Compensated Absences

A liability for compensated absences (vacation) is accrued as employees earn the right to receive the benefit. The accrued liability is classified under current liabilities, as vacation is expected to be taken in the ensuing year.

11. Pension Plan

AHA accounts for its defined benefit pension plan in accordance with GASB No. 68 and related amendments, which requires the liability of employers (net pension liability) to be recorded and included in the employers' financial statements. The net pension liability is measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position (plan assets). AHA's net pension liability was measured as of the end of its fiscal year (the measurement date) consistently applied from period to period.

The pension expense recognized during a fiscal year primarily results from changes in the components of the net pension liability; that is, changes in the total pension liability and in the pension plan's fiduciary net position.

Most changes in the net pension liability are required to be included in pension expense in the period of the change. Changes in the total pension liability resulting from current-period service cost, interest on the total pension liability and changes of benefit terms are required to be included in pension expense immediately. Projected earnings on the pension plan's investments are also required to be immediately included in the determination of pension expense.

The effects of certain other changes in the net pension liability are required to be included in pension expense over the current and future periods. The effects on the total pension liability of (1) changes of economic and demographic assumptions or of other inputs, and (2) differences between expected and actual experience are required to be included in pension expense in a

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

systematic and rational manner over a closed period equal to the average of the expected remaining service lives of all employees who are provided with benefits through the pension plan (active and inactive employees), beginning with the upcoming year. The effect on the net pension liability of differences between the projected earnings on pension plan investments and actual experience with regard to those earnings is required to be included in pension expense in a systematic and rational manner over a closed period of five years, beginning with the upcoming year. Changes in the net pension liability not included in pension expense are required to be reported as deferred outflows (losses) or deferred inflows (gains) related to pensions.

12. Restricted Assets

Certain assets may be classified as restricted assets on the statements of net position or accompanying notes because their use is restricted by time or specific purpose. AHA's practice is to expend restricted assets prior to utilizing unrestricted assets if allowable for the intended purpose.

13. Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenues include mainly income derived from operating funds received from HUD, namely Section 8 and Section 9 subsidies, tenant dwelling revenues, development and other grants used for operating expenses and various fees earned in conjunction with real estate development and oversight activities. When grant funds are used for operating expenses, AHA recognizes operating revenues at the time such costs are incurred, pursuant to a drawdown process as expenses occur.

Operating expenses for proprietary funds include the cost of housing assistance to low-income families, operating housing units and providing tenant services, revitalization, demolition and remediation, administrative expenses and depreciation on capital assets.

Non-operating revenues and expenses include interest earned, primarily on a cash flow availability basis, on development and other loans and income earned on investments, gain and loss from the sale of assets, adjustments to valuation allowances and interest expense.

Capital contributions include MTW Single Fund and development grants used for capitalized expenditures, including loans, in connection with modernization and revitalization and development activities.

As AHA completes capital improvements eligible for grants, AHA's right to be paid by HUD is perfected, and AHA records the asset and corresponding capital grant revenue as the work progresses. The unexpended portions of the grants held by HUD for AHA's account remain available for AHA's use, subject to the terms of the grant agreements and other agreements with HUD. The unexpended portions of the grants as well as unused HCV subsidy held by HUD are not reflected in AHA's financial statements.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

14. Fee and Interest Income Recognition on Related-Party Development and Other Loans

In connection with its Revitalization Program, AHA earns developer and other fees in its role as sponsor and co-developer. Developer and other fees are recorded as earned. Collection of developer fees are generally tied to equity payments from tax credit investors.

Interest on the related-party development loans is subordinated and contingent on cash flows from the property. Recognition of interest income on those loans or any other loans does not occur until payments are received or are reasonably expected to be received.

15. Unearned Revenue

Unearned revenue consists primarily of payments received from non-HUD sources that have not been earned in the current period. Unearned revenue also arises when resources are received by the Authority before it has a legal claim to them, as and when grant monies are received prior to meeting all eligibility requirements, and/or the occurrence of qualifying expenditures.

16. Income and Property Taxes

Income received or generated by AHA is not generally subject to federal income tax, pursuant to Section 115 of the Internal Revenue Code (IRC). Although exempt from state and local property taxes, AHA makes payments in lieu of taxes (PILOT), pursuant to agreements with the City of Atlanta and DeKalb and Fulton counties.

17. Self-insurance and Litigation Losses

AHA recognizes estimated losses related to self-insured workers' compensation claims and litigation claims in the period in which the event giving rise to the loss occurred when the loss is probable and reasonably estimable (*see also Note O*).

18. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that may affect the reported amounts of assets and deferred outflows and liabilities and deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates. Material estimates relate to the valuation of related-party development and other loans.

19. Risk Management

AHA is exposed to various risks of loss related to: torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. AHA carries commercial insurance and certain reserves deemed sufficient to cover potential uninsured losses.

20. Custodial Risk

Custodial risk for investments is the risk that in the event of failure of the counterparty to a transaction, AHA will not be able to recover the value of the investments. As of June 30, 2017 and 2016, all of AHA's investments were collateralized and registered in its name.

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

21. Concentration of Credit Risk, Credit Risk and Interest Rate Risk

Concentration of credit risk is the risk of loss that may occur to the amount of cash or investments in a single issuer. As of June 30, 2017 and 2016, this is not a risk, as all AHA's cash and investments were guaranteed and/or issued by the U.S. Government or its agencies.

Credit risk of investments is the risk that the issuer or other counterparty will not meet its obligations. The credit risk is measured by the credit quality rating of investments in securities, as described in a national statistical organization such as Standard & Poor's. AHA's policy provides that investments in corporate bonds and other fixed-income securities must have a rating of AA+ or better.

Interest rate risk is the risk that changes in interest rate will adversely affect the fair value of an investment. As of June 30, 2017 and 2016, this is not a risk, as all of AHA's investments are primarily in money market and U.S. Government securities, and treasuries are usually held until maturity.

22. Budgets

On an annual basis, AHA submits its Comprehensive Operating and Capital Budget to the Board for approval. Throughout the fiscal year, the Budget is used as a management tool to plan, control and evaluate spending for major activities and programs. Budgets are not required for financial statement presentation.

NOTE C — CASH AND CASH EQUIVALENTS

Cash consists primarily of cash in checking accounts. Cash is classified as "Unrestricted" and "Restricted" for financial presentation purposes based on HUD guidance:

- *Cash — Unrestricted* includes cash available for program purposes including current operations working capital and reserves. Because the funds are not tied to a certain program or property, they are classified as unrestricted. They remain subject, however, to varying degrees of restrictions. For example, HUD approval is required, with some limited exceptions, to use or deploy these funds strategically outside of the ordinary course of AHA's business under the MTW Agreement. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia. It also includes National Housing Compliance cash, which is non-federal.
- *Cash — Restricted* includes cash to be expended for specific purposes based on the source of the money. AHA's restricted cash generally includes proceeds from the sale of property acquired with grant or development funds; program income from specific grants; income generated from development activities; resident security deposits; and public improvement funds received from the City.

NOTE C — CASH AND CASH EQUIVALENTS — continued

Cash at June 30, 2017 and 2016 consisted of the following:

	2017	2016
Unrestricted:		
MTW cash	$ 11,992,036	$ 34,091,992
MTW program income	4,002,635	3,834,579
Perry Bolton TAD program income	4,569,738	16,806,176
National Housing Compliance (non-federal)	2,649,351	8,097,050
Component units	3,967,294	2,390,868
	27,181,054	65,220,665
Restricted:		
Development-related program income	29,155,802	35,210,338
Public improvement funds	6,250,197	6,298,241
Proceeds from disposition activity	4,976,504	11,867,882
Perry program income	1,245,211	1,245,211
Harris program income	1,156,193	1,156,193
Resident security deposits	315,779	340,074
Other	405,672	537,282
	43,505,358	56,655,221
	$ 70,686,412	$ 121,875,886

All funds on deposits are FDIC insured up to $250,000 per institution or are fully collateralized in accordance with guidance recommended by HUD. At June 30, 2017 and 2016, the market value of collateral held by a third party on behalf of AHA to cover deposits exceeding the FDIC-insured funds amounted to $59,195,823 and $117,977,221, respectively.

NOTE D — RECEIVABLES

Current receivables at June 30, 2017 and 2016, consisted of the following:

	2017	2016
HUD grants receivable	$ 457,450	$ 721,556
Other receivables (net of allowance of $521,651 and $437,202 in 2017 and 2016, respectively)	1,067,672	1,409,797
Tenant dwelling rents (net of allowance of $568 and $1,370 in 2017 and 2016, respectively)	7,171	8,563
	$ 1,532,293	$ 2,139,916

HUD grants receivable consists primarily of expenditures associated with Choice Neighborhoods Implementation Grant and RHF grants that have been expended by AHA but not yet reimbursed by HUD.

NOTE D — RECEIVABLES — continued

Other receivables consist primarily of operating subsidy overpayments due by Owner Entities of MIXED rental communities because of subsidy true-ups, receivables from other housing authorities under HCV portability payments and contributions earned but yet to be received from National Housing Compliance, Inc.

NOTE E — INVESTMENTS, CURRENT AND NON-CURRENT

Investments consist of surplus cash invested in accordance with AHA's Surplus Cash Investment Policy as well as operating reserves deposited with escrow agents, which is further described below. In the case of investments made from surplus cash, the fund characterization of the cash invested dictates the investment classification as to unrestricted or restricted, which is further described in *Note C.*

Current investments are those for which the term will expire before the end of the upcoming year while non-current investments will expire beyond the end of the upcoming year.

Investments non-current restricted include operating reserves that are held by escrow agents at various bank institutions for the benefit of investors and Owner Entities of the MIXED rental communities. These reserves are restricted in accordance with agreements entered into in conjunction with the development of these properties. These reserves cannot be readily liquidated due to such restrictions. As the restrictions on these investments are not dictated by the source of funds, they are presented as Other Assets on the Financial Data Schedule of Combining Program Net Position provided in ***Other Supplementary Information***. These investments consisted primarily of deposits in money market funds.

Investments at June 30, 2017 and 2016 consisted of the following:

Investments Current:

	2017	2016
Unrestricted:		
National Housing Compliance (non-federal)	$ 4,002,444	$ –
Perry Bolton TAD program income	4,996,217	–
	8,998,661	–
Restricted:		
Proceeds from disposition activity	2,448,504	–
Development-related program income	7,552,060	–
	10,000,564	–
	$ 18,999,225	$ –

NOTE E — INVESTMENTS, CURRENT AND NON-CURRENT — continued

Investments Non-Current:

	2017	2016
Unrestricted:		
National Housing Compliance (non-federal)	$ 2,000,938	$ –
Restricted:		
Operating reserve in escrow	8,813,133	8,824,307
Development-related program income	10,000,000	–
	18,813,133	8,824,307
	$ 20,814,071	$ 8,824,307

NOTE F — RELATED-PARTY DEVELOPMENT AND OTHER LOANS, DEVELOPMENT RECEIVABLES AND INVESTMENTS IN PARTNERSHIPS

GAAP defines "related parties" as those parties that can significantly influence the management or operating policies of the transacting parties or that have an ownership interest in one of the transacting parties. Related-party development and other loans, development receivables and investments in partnerships at June 30, 2017 and 2016 consisted of the following:

	2017	2016
Development loans (net of allowance of $31,492,292 and $30,877,049 in 2017 and 2016, respectively)	$ 167,211,656	$ 164,421,107
Other loans (net of allowance of $2,819,802 and $3,254,473 in 2017 and 2016, respectively)	7,083,039	9,724,267
Developer and other fees receivable (net of allowance of $1,203,679 and $122,472 in 2017 and 2016)	1,361,454	2,851,415
Predevelopment loans	651,845	949,410
Investments in partnerships (net of allowance of $414,494 in 2017 and 2016)	–	–
	$ 176,307,994	$ 177,946,199

Development loans

AHA makes subordinated development loans (construction and permanent) to the Owner Entities (private-sector owners) in conjunction with financing arrangements related to the development of AHA-sponsored MIXED rental communities. These subordinated loans are fully obligated by the Owner Entities at the financial closing and represent AHA's share of the development budget for AHA-assisted Annual Contribution Contract (ACC) units. The loans are amortized over periods generally up to 55 years and bear interest at various rates, as agreed to by AHA and individual Owner Entities, and approved by HUD. The respective loan agreements provide that these loans will be repaid by the Owner Entity to AHA from net cash flow, net project proceeds and/or condemnation proceeds for such phases to the extent such amounts are available.

NOTE F — RELATED-PARTY DEVELOPMENT AND OTHER LOANS, DEVELOPMENT RECEIVABLES AND INVESTMENTS IN PARTNERSHIPS — continued

For most of these development projects, AHA owns the land and enters into a long-term ground-lease agreement with the Owner Entity for periods generally up to 75 years. At the end of the ground-lease, the land and improvements revert to AHA. Revenues derived from these leases are usually nominal.

Other loans and predevelopment loans

Other loans that support AHA's mission are comprised of various financing arrangements and include: (i) loans to the Owner Entities of MIXED rental communities for acquisitions and site improvements; (ii) loans to private-sector development partners, representing the value of the lots supporting the financing and construction of single-family homes as a component of the AHA-Sponsored MIXED communities; (iii) a financing arrangement with a related Owner Entity of a MIXED rental community related to a land sale; (iv) loans to the Owner Entities of MIXED rental communities in order to meet federal statutory requirements (these loans are fully reserved); and (v) gap financing to facilitate the construction of properties with up to a 20-year renewable HomeFlex agreement with private owners.

Predevelopment loans are loans to development partners (typically an affiliate of the Owner Entity) prior to the financial closing to facilitate development of the site.

Developer and other fees receivable

AHA earns developer and other fees associated with the construction and revitalization and oversight activities at the MIXED rental communities and from certain properties with HomeFlex agreements.

Related-party development income and expense

Related-party development income and expense for the years ended June 30, 2017 and 2016 consisted of the following:

	2017	2016
Type of income (expense)		
Interest income	$ 1,489,992	$ 1,328,984
Development related income	2,936,366	2,241,120
Housing assistance payments to Owner Entities of the MIXED rental communities where AHA has a Regulatory and Operating Agreement for public housing units	(11,815,391)	(11,769,779)
Housing assistance payments to private owners/Owner Entities where AHA has a HomeFlex Agreement	(15,487,925)	(15,345,132)

Other Related-Party Information

Owner Entity financial statements are audited by independent accounting firms hired by the managing general partner of each respective Owner Entity. *See Note B.14 and* ***Other Supplementary Information*** *for further related-party information*.

NOTE G — OTHER RELATED-PARTY TRANSACTIONS

National Housing Compliance, Inc.

National Housing Compliance, Inc. (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. As a Member, AHA received non-federal contributions of $1,135,749 and $1,018,345 for the years ended June 30, 2017 and 2016, respectively, from NHC activities in Illinois and Georgia. As NHC's contributions are primarily used to fund unallowable federal expenses, they are included in operating revenues.

NOTE H — CAPITAL ASSETS

A summary of changes in capital assets of the Authority for the years ended June 30, 2017, and June 30, 2016, respectively, is presented below:

	Balance at June 30, 2016	Additions and reclasses	Disposals and reclasses	Balance at June 30, 2017
Capital assets, not being depreciated:				
Land	$ 66,802,266	$ 699,720	$ (958,376)	$ 66,543,610
Modernization in process	–	153,061	–	153,061
Total capital assets, not being depreciated	66,802,266	852,781	(958,376)	66,696,671
Depreciable capital assets:				
Land improvements	27,472,051	73,225	(144,634)	27,400,642
Buildings and improvements	122,715,562	507,381	(6,615,614)	116,607,329
Equipment	39,396,780	560,042	(1,695,532)	38,261,290
Total depreciable capital assets	189,584,393	1,140,648	(8,455,780)	182,269,261
Less accumulated depreciation				
Land improvements	(16,639,005)	(1,859,452)	52,524	(18,445,933)
Buildings and improvements	(77,516,265)	(4,132,394)	3,608,320	(78,040,339)
Equipment	(25,947,286)	(2,714,872)	1,149,420	(27,512,738)
Total accumulated depreciation	(120,102,556)	(8,706,718)	4,810,264	(123,999,010)
Total depreciable capital assets, net	69,481,837	(7,566,070)	(3,645,516)	58,270,251
Total capital assets, net	$ 136,284,103	$ (6,713,289)	$ (4,603,892)	$ 124,966,922

NOTE H — CAPITAL ASSETS — continued

	Balance at June 30, 2015	Additions and reclasses	Disposals and reclasses	Balance at June 30, 2016
Capital assets, not being depreciated:				
Land	$ 67,712,646	$ –	$ (910,380)	$ 66,802,266
Modernization in process	2,845,294	392,300	(3,237,594)	–
Total capital assets, not being depreciated	70,557,940	392,300	(4,147,974)	66,802,266
Depreciable capital assets:				
Land improvements	24,980,906	2,491,145	–	27,472,051
Buildings and improvements	122,074,060	641,502	–	122,715,562
Equipment	38,375,786	1,222,351	(201,357)	39,396,780
Total depreciable capital assets	185,430,752	4,354,998	(201,357)	189,584,393
Less accumulated depreciation				
Land improvements	(14,601,369)	(2,037,636)	–	(16,639,005)
Buildings and improvements	(73,193,961)	(4,322,304)	–	(77,516,265)
Equipment	(22,928,922)	(3,219,721)	201,357	(25,947,286)
Total accumulated depreciation	(110,724,252)	(9,579,661)	201,357	(120,102,556)
Total depreciable capital assets, net	74,706,500	(5,224,663)	–	69,481,839
Total capital assets, net	$ 145,264,440	$ (4,832,363)	$ (4,147,974)	$ 136,284,103

On December 7, 2016, AHA completed a land swap with the City of Atlanta whereby AHA transferred and conveyed 10.25 acres of land known as Bankhead Courts North valued at $512,500 in exchange for 11.83 acres located near the Englewood Manor former public housing site, planned for future redevelopment, valued at $699,720. The land swap also included a cash consideration of $187,220 from AHA. The transaction resulted in a gain on disposal of $118,798.

On August 22, 2016, Westside Affordable Housing, Inc., a blended component unit of AHA, transferred and conveyed parcels of land aggregating 1.228 acres, located near the former University Homes public housing community, as AHA's contribution to the "Cop on the Block" program, which is part of the HUD-approved University Choice Neighborhood public safety plan. The "Cop on the Block" land was transferred and conveyed for a cash consideration of $135,000, including certain restrictions and other requirements as to the use of the property. The transaction resulted in a loss on disposal of $429,674.

The cost and accumulated depreciation of AHA capital assets financed under an Energy Performance Contract (EPC) capital lease at June 30, 2017 and 2016 were as follows:

	2017	2016
Building improvements	$ 5,124,478	$ 5,488,996
Equipment	6,199,761	6,440,908
	11,324,239	11,929,904
Accumulated depreciation	(4,368,949)	(3,600,207)
	$ 6,955,290	$ 8,329,697

NOTE I — OTHER NON-CURRENT ASSETS

Other non-current assets at June 30, 2017 and 2016 consisted of the following:

	2017	2016
Public improvement advances due from the City of Atlanta and related entities (net of allowance of $14,248,743 in 2017; $ — in 2016)	$ –	$ 14,248,743
Homeownership down payment assistance loans (net of allowance of $9,801,728 and $8,518,048 in 2017 and 2016, respectively)	–	–
	$ –	$ 14,248,743

Under its Down Payment Assistance (DPA) program for first-time homebuyers earning 80% or less of AMI, AHA issued payments of $1,473,680 and $1,784,733 during the years ended June 30, 2017 and 2016, respectively. As described in *Note B.8 — Valuation and Other Allowances*, these loans are fully reserved at closings.

NOTE J — ACCRUED LIABILITIES

Accrued liabilities at June 30, 2017 and 2016 consisted of the following:

	2017	2016
Accrued expense	$ 5,512,365	$ 6,466,253
Wages and benefits	706,767	561,182
Compensated absences	1,031,354	1,051,179
Contract retention	492,280	691,044
Insurance, claims and litigation *(Note N)*	340,826	369,269
Interest payable	110,731	142,594
	$ 8,194,323	$ 9,281,521

Compensated absences at June 30, 2017 consisted of the following:

	Balance at June 30, 2016	Additions	Reductions	Balance at June 30, 2017
Compensated absences	$ 1,051,179	124,202	(144,027)	$ 1,031,354

Compensated absences at June 30, 2016 consisted of the following:

	Balance at June 30, 2015	Additions	Reductions	Balance at June 30, 2016
Compensated absences	$ 1,044,072	61,524	(54,417)	$ 1,051,179

The accrued liability for compensated absences is presented as a current liability as the compensated absences are expected to be taken within the next 12 months.

NOTE K — OTHER CURRENT LIABILITIES

Other current liabilities at June 30, 2017 and 2016 consisted of the following:

	2017	2016
Public improvement advances received from the City of Atlanta and related entities	$ 6,185,436	$ 6,239,089
Resident security deposits	315,779	340,074
Other	958,959	1,164,706
	$ 7,460,174	$ 7,743,869

NOTE L — LONG-TERM DEBT

Long-term debt at June 30, 2017 consisted of the following:

	Balance at June 30, 2016	Additions	Reductions	Balance at June 30, 2017	Non-current	Current
EPC Capital Lease	$ 8,566,548	–	(2,466,700)	$ 6,099,848	$ 5,861,163	$ 238,685

Long-term debt at June 30, 2016 consisted of the following:

	Balance at June 30, 2015	Additions	Reductions	Balance at June 30, 2016	Non-current	Current
EPC Capital Lease	$ 8,789,725	–	(223,177)	$ 8,566,548	$ 8,312,280	$ 254,268

Interest expense incurred in connection with the EPC capital lease amounted to $383,358 and $434,013 for the years ended June 30, 2017 and 2016, respectively.

During FY 2017, AHA repaid the portion of the EPC capital lease associated with Juniper & Tenth Highrise as part of the RAD conversion. The EPC capital lease related to Piedmont Road Highrise was also repaid during FY 2017 in preparation of the RAD conversion to take place during FY 2018.

EPC Capital Lease

An Energy Performance Contract (EPC) is part of a HUD-sponsored program designed to incentivize local housing authorities to undertake energy-saving improvements at their properties. HUD allows such agencies to freeze the consumption base used to determine their utility funding at an agreed pre-constructed level for up to 20 years, so that the savings from such improvements can be used to finance the cost of water and energy conservation improvements. The EPC structure facilitates financing for the improvements to be repaid through future energy savings resulting from the improvements.

During FY 2012, AHA consummated an EPC, which combined an EPC capital lease of $9,104,935 with MTW funds to fund capital improvements for energy conservation and efficiency solutions at the AHA-owned residential communities.

This project was completed at a total cost of $11,929,904, including capitalized interest. MTW funds of $2,249,034 were used to supplement the proceeds from the EPC capital lease.

NOTE L — LONG-TERM DEBT — continued

The EPC capital lease bears interest at 4.98% and has a term of 20 years. Payments under the EPC capital lease scheduled for the next five years and thereafter are as follows:

	Principal	Interest	Total
2018	$ 238,685	$ 315,423	$ 554,108
2019	244,371	287,563	531,934
2020	273,023	275,427	548,450
2021	303,597	261,066	564,663
2022	336,202	245,405	581,607
2023 to 2027	2,110,466	946,498	3,056,964
2028 to 2032	2,593,504	306,384	2,899,888
	$ 6,099,848	$ 2,637,766	$ 8,737,614

NOTE M — OTHER NON-CURRENT LIABILITIES

Other non-current liabilities at June 30, 2017 and 2016 consisted of the following:

	2017	2016
Deferred gain on land sale	$ –	$ 2,893,800
Unearned rooftop satellite lease revenue	22,486	89,941
	$ 22,486	$ 2,983,741

In accordance with GAAP requirements for non-monetary transactions, AHA defers gains on the sale of land when a non-cash consideration is received in exchange, thereby not meeting the revenue recognition criteria, which requires a cash consideration of at least 20%. During the year ended June 30, 2017, AHA recognized the entire amount of deferred gain following the full repayment of the Centennial Park North II note and additional repayments on two other notes where the revenue recognition criteria was met.

NOTE N — INSURANCE, CLAIMS AND LITIGATION

AHA is exposed to various risks of loss related to: torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. AHA carries commercial insurance and certain reserves deemed sufficient to cover potential uninsured losses.

Self-insurance plan — workers' compensation

AHA is self-insured for workers' compensation claims and has purchased excess insurance for its workers' compensation self-insurance plan, which limits its liability to $400,000 per accident. AHA has a system in place to identify incidents, which might give rise to workers' compensation claims. It uses this information to compute an estimate of loss due to claims asserted and incidents that have

NOTE N — INSURANCE, CLAIMS AND LITIGATION — continued

been incurred but not reported. Settled claims have not exceeded the self-insured retention in any part of the past five years. AHA has recorded an estimated liability of $32,000 as of June 30, 2017 and 2016.

Litigation and claims

AHA is party to legal actions arising in the ordinary course of business. Certain actions are in various stages of the litigation process and their ultimate outcome cannot be determined currently. Accordingly, potential liabilities in excess of insurance coverage may not be reflected in the accompanying financial statements. The financial statements include estimated liabilities in the amount of $308,826 and $337,269 as of June 30, 2017 and 2016, respectively. AHA carries general and automobile liability insurance coverage with self-insured limit of $100,000. AHA also carries other liability coverage such as fiduciary and directors' and officers' liability with self-insured limits varying from $25,000 to $75,000.

Property damage losses

AHA carries property damage insurance, which limits its losses to $50,000 in case of damages to its assets and properties.

NOTE O — CONTINGENCIES AND UNCERTAINTIES

Easements, liens and other contractual obligations

Generally, real property owned by AHA under the public housing program or purchased using public housing development funds is subject to a HUD declaration of trust and most have various customary easements (e.g., utility rights-of-way). From time to time, mechanics' liens or other such liens may be recorded against AHA-Owned property. Notwithstanding any such liens, under Georgia law, all real property owned by AHA is exempt from levy and sale by virtue of execution, other judicial process or judgment. Additionally, real property owned by AHA affiliate entities and leasehold interests in AHA real property (ground-leased to Owner Entities in connection with mixed-income rental communities) may be subject to mortgage liens and other contractual obligations.

Valuation of related-party development loans

The multi-family rental housing market is affected by a number of factors such as overall economic conditions, unemployment rates, mortgage interest rates, supply and demand, changes in neighborhood demographics and growth of the metropolitan-Atlanta area. Because related-party development loans to Owner Entities of the MIXED rental communities are subordinated and payable from net cash flows, local market conditions could affect the value of those loans as reflected on AHA's books. AHA's strategy is to monitor the performance of the properties and local market conditions in order to monitor those risks.

NOTE P — DEFINED BENEFIT PENSION PLAN

Plan description

AHA's Defined Benefit Pension Plan (the Plan) is a single-employer, non-contributory defined benefit pension plan under a group annuity contract with Massachusetts Mutual Life Insurance Company, an insurance carrier, which maintains custody of Plan assets, administers the Plan and invests all funds through a General Investment account and a separate Money Market account. AHA is not required to provide a separate audited GAAP-basis pension plan report. Assets of the Plan represent less than 1% of the insurance carrier's total assets. None of the Plan's investments is the property of AHA.

The AHA Board froze the Plan as of December 31, 2007. No employees hired or rehired on or after January 1, 2008, may be added to or accrue additional benefits under the Plan. The Board also froze benefit accruals under the Plan for all current participants, except certain vested employees whose age plus years of service equaled 60 at December 31, 2007, and who elected to continue accruals under the Plan (grandfathered employees) and who elected to take the lump-sum cash payments. As a result, on and after January 1, 2008, service is credited for active and accruing participants only.

In FY 2009, AHA offered and made lump sum cash payments to those plan participants who were no longer employed with AHA, had vested in a retirement benefit but who had not retired nor been certificated by the Plan administrator. AHA is no longer liable to fund future retirement benefits for those 304 participants who elected to take their retirement benefit under the lump sum option. The Plan document received a favorable determination letter from the IRS on June 3, 2011.

The Plan provides retirement, disability and death benefits to the eligible participants and their beneficiaries. A participant is vested in her or his accrued benefits after five years of service. Monthly normal retirement benefits are calculated as 1.9% of one-twelfth of the participant's career earnings paid by AHA as an active participant of the Plan plus one-twelfth of the benefit in Appendix A of the Plan document for service before January 1, 1971. Participants may retire at the later of age 65 and fifth anniversary of the effective date of participation. Any participant who has attained the age of 55 and has completed five years of service may elect for early retirement with reduced benefits. Disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately unless a disabled participant covered by AHA's long-term disability plan elects for the deferred option. Vested participants are entitled to a death benefit payable at 50% of the amount that would have been payable to the participant under the 50% Joint and Survivor Option provided in the plan document.

The Plan's benefit terms does not provide for cost-of-living adjustment on post-retirement benefits.

At June 30, 2017 and 2016, the Plan included the following participants:

	2017	2016
Inactive participants or beneficiaries currently receiving benefits	518	524
Inactive participants entitled to but not yet receiving benefits	229	236
Active participants	8	10
	755	770

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

Net pension liability

AHA's net pension liability was measured at June 30, 2017 and 2016, corresponding to the dates where the total pension liability used to calculate the net pension liability was determined by an actuarial valuation.

Actuarial assumptions

The total pension liability in the June 30, 2017 and 2016 actuarial valuation was determined using the entry age actuarial cost method and the following actuarial assumptions applied to all periods included in the measurement, except as specifically noted:

	2017	2016
Inflation	2.0%	2.0%
Salary increases	4.0%	4.0%
Investment rate of return	3.9%	4.9%

Mortality: RP-2016 Mortality Tables for Annuitants and Non Annuitants, fully generational with Scale MP-2016.

Changes in net pension liability

The net pension liability is comprised of the total pension liability less the plan fiduciary net position (plan net assets). A summary of changes in each of these components of the net pension liability for the years ended June 30, 2017 and June 30, 2016 is presented below:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balances at June 30, 2016	$ 44,607,618	$ 40,188,716	$ 4,418,902
Changes during the year			
Service cost	141,274		141,274
Interest	2,072,456		2,072,456
Difference between expected and actual experience	3,174,248		3,174,248
Contribution — employer		7,500,000	(7,500,000)
Projected earnings on plan fiduciary net position		1,897,836	(1,897,836)
Difference between projected and actual earnings on plan fiduciary net position		(77,007)	77,007
Benefit payments	(2,914,748)	(2,914,748)	–
Net changes	2,473,230	6,406,081	(3,932,851)
Balances at June 30, 2017	$ 47,080,848	$ 46,594,797	$ 486,051

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balances at June 30, 2015	$ 41,782,377	$ 40,109,783	$ 1,672,594
Changes during the year			
Service cost	154,807		154,807
Interest	1,980,774		1,980,774
Difference between expected and actual experience	3,595,608		3,595,608
Contribution — employer		2,000,000	(2,000,000)
Projected earnings on plan fiduciary net position		1,943,183	(1,943,183)
Difference between projected and actual earnings on plan fiduciary net position		(958,302)	958,302
Benefit payments	(2,905,948)	(2,905,948)	–
Net changes	2,825,241	78,933	2,746,308
Balances at June 30, 2016	$ 44,607,618	$ 40,188,716	$ 4,418,902

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of AHA calculated using a level equivalent rate of 4.9% as well as what AHA's net pension liability would be if the total pension liability were calculated using a discount rate that is 1 percentage point lower (2.9%) or 1 percentage point higher (4.9%) than the current rate:

	1% Decrease (2.9%)	Current Discount (3.9%)	1% Increase (4.9%)
Net pension liability (asset)	$ 4,510,902	$ 486,051	$ (3,538,902)

Pension Expense

For the years ended June 30, 2017 and 2016, AHA recorded pension expense in the amount of $3,367,555 and $297,107, respectively, which are comprised of the following components:

	2017	2016
Service cost	$ 141,274	$ 154,807
Interest	2,072,456	1,980,774
Amortization of deferred inflows	(923,653)	(83,336)
Projected earnings on plan fiduciary net position	(1,897,836)	(1,943,183)
Amortization of deferred outflows	3,975,314	188,045
Total pension expense	$ 3,367,555	$ 297,107

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

Deferred Outflows and Deferred Inflows related to the Plan

At June 30, 2017 and 2016, unamortized deferred outflows and deferred inflows related to the AHA pension plan resulted from the following sources:

	At June 30, 2017	
	Deferred Outflows	Deferred Inflows
Difference between projected and actual earnings on pension plan investments	$ 1,369,075	$ –
Assumption changes	4,029,476	–
Difference between expected and actual experience on projected liability	–	855,229
Total	$ 5,398,551	$ 855,229

	At June 30, 2016	
	Deferred Outflows	Deferred Inflows
Difference between projected and actual earnings on pension plan investments	$ 1,671,773	$ –
Assumption changes	3,085,168	–
Plan amendments	415,884	–
Difference between expected and actual experience on projected liability	94,556	923,653
Total	$ 5,267,381	$ 923,653

The difference between projected and actual earnings is amortized over a five-year period. Changes in assumption and the difference between expected and actual experience on projected liability are amortized over the average of the expected remaining service lives of all active and inactive employees provided benefits through the pension plan, which approximates a period of one year. Experience gains or losses resulting from plan amendments are amortized over one year.

Amounts reported as deferred outflows and deferred inflows at June 30, 2017 will be amortized and, in aggregate, added to future pension expenses as follows:

Years ending June 30,	
2018	$ 3,569,355
2019	395,107
2020	356,397
2021	207,062
2022	15,401

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

Funding policy

AHA's funding policy is to contribute an amount equal to or greater than the minimum required contribution. The Actuarial Standard of Practice recommends the use of best-estimate range for each assumption, based on past experience, future expectations and application of professional judgment. The recommended contributions were computed as part of the actuarial valuations performed as of January 1, 2017 and 2016. Beginning June 1996, AHA's contributions were determined under the Projected Unit Credit Actuarial Cost method (pay-related benefit formula). For the fiscal years ended June 30, 2017 and 2016, AHA funded pension payments of $7,500,000 and $2,000,000, respectively. Such payments were greater than AHA's minimum annual required contributions under Georgia State Code 47-20-10 in each of those years. Refer to ***Required Supplementary Information*** section for additional information.

NOTE Q — DEFERRED COMPENSATION AND DEFINED CONTRIBUTION PLANS

AHA offers its employees a deferred compensation plan created in accordance with IRC Section 457 (the 457 Plan). The 457 Plan is available to all full-time eligible employees and permits participants to defer a portion of their salary until future years. Effective February 1, 2008, all eligible employees had the option to participate in the 457 Plan with a deferral rate of 2 percent. Employees may change their deferral rate at any time. Employee contributions of $1,294,631 and $1,158,412 were made to the plan for the fiscal years ended June 30, 2017 and 2016, respectively.

In conjunction with changes made to the Defined Benefit Pension Plan, effective February 1, 2008, AHA's Board also approved the creation of a Defined Contribution Plan under IRC Section 401(a) (the 401(a) Plan), for all eligible employees. The 401(a) Plan provides an employer-matching contribution on amounts that employees defer into the 457 Plan, equal to 100 percent of the first 2 percent deferred by the participant. Additional matching contributions are made based on the participant's years of service with AHA as well as position level. In addition, further contributions can be made at the discretion of management. The employer contribution to the 401(a) Plan amounted to $804,017 and $805,641 for the fiscal years ended June 30, 2017 and 2016, respectively. Subject to a three-year vesting period, amounts from these plans are available to participants at the time of termination, retirement, and death or emergency. As required by federal regulations, the funds are held in trust for the exclusive benefit of participants and their beneficiaries.

Both of the plans are administered by Wells Fargo. AHA has no ownership in the plans' assets. Accordingly, the plans' assets are not reported in AHA's financial statements. Upon receipt of appropriate approval, AHA may amend, modify or terminate the plans.

NOTE R — LEASES

AHA-owned capital assets under leases

AHA is party to lease agreements as lessor whereby it receives revenue for tenant dwellings leased in AHA-owned public-housing-assisted residential properties. These leases are for a one-year period (which may or may not be renewed depending upon tenant eligibility and desire) and are considered operating leases for accounting purposes.

AHA is the ground-lessor to Owner Entities of most of the MIXED rental communities, as discussed further in *Note F*. Revenue derived from these leases is nominal.

The cost and accumulated depreciation of AHA-owned capital assets used in leasing activities as of June 30, 2017 and 2016, were as follows:

	2017	2016
Land	$ 23,902,927	$ 23,203,206
Modernization in process	11,259	–
Total capital assets, not being depreciated	23,914,186	23,203,206
Land improvements	24,111,724	24,183,132
Building and improvements	99,914,578	106,022,812
Equipment	26,532,735	27,639,675
Total depreciable capital assets	150,559,037	157,845,619
Less accumulated depreciation	(103,132,823)	(100,570,128)
Total depreciable capital assets, net	47,426,214	57,275,491
Total capital assets, net	$ 71,340,400	$ 80,478,697

Operating leases

AHA is party to operating lease agreements as a lessee for office equipment used in the normal course of business. Lease payments over the remaining terms of these lease agreements are as follows:

Years ending June 30,	Amount
2018	$ 192,051
2019	33,657
Total	$ 225,708

The lease expense, including service, incurred in connection with these operating leases amounted to $264,374 and $285,017 for the years ended June 30, 2017 and 2016, respectively, and is reported in administration, including operating division expenses.

In December 2016, AHA entered into a land swap agreement with the City of Atlanta. The City currently has an operation on a portion of the property that cannot move until a new facility is available. Consequently, AHA, as lessor, and the City, as lessee, have entered into a lease agreement for a period not to exceed 30 months for an annual rent of $69,815.

NOTE S — CONDUIT DEBT

The following bond, issued by AHA as conduit issuer, does not represent a debt or pledge of the full faith and credit of AHA and, accordingly, has not been reported in the accompanying financial statements. AHA has no responsibility for this conduit debt beyond any resources provided by the related loan.

Multi-family housing revenue bonds

In order to provide a portion of the funds for the construction of East Lake Phase II, an AHA-Sponsored MIXED rental community, multi-family housing revenue bonds were issued by AHA, as the conduit issuer, on July 1, 1999. AHA has no responsibility for this conduit debt beyond any resources provided by the related loan.

NOTE T — NET POSITION

Net position is comprised of three components: 1) net investment in capital assets; 2) restricted–expendable; and 3) unrestricted.

1. Net investment in capital assets represents the net book value of capital assets less the total outstanding debt used to acquire or lease those capital assets.
2. Restricted–expendable net position, subject to both internal and external constraints, is calculated at the carrying value of restricted assets less related liabilities. This net position is restricted by time and/or purpose. Restricted–expendable net position includes cash subject to restrictions for HUD-funded programs, related-party development and other loans, and investments associated with operating reserves required in conjunction with the AHA-sponsored MIXED rental development transactions.

   These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval. In addition, the related-party development and other loans are not available to satisfy AHA's obligations due to the long-term, contingent nature of the underlying notes (see also *Note F, Note O and **Other Supplementary Information***).
3. Unrestricted net position, although referred to as unrestricted, remains subject to varying degrees of limitations. HUD approval is required, with some limited exceptions, to use or deploy these assets strategically outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved MTW Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia.

NOTE U — COMBINING SCHEDULES OF BLENDED COMPONENT UNITS

AHA's blended component units are created at the direction of the AHA Board to assist the Authority with development and other acquisition activities in support of affordable housing. Under GASB Nos. 14 and 34, these blended component units are presented within the reporting entity of AHA and are grouped under 6.2 Component Unit — Blended within the Financial Data Schedules presented in *Other Supplementary Information*. See also *Note A.3* for additional information on AHA's component units. Balances at June 2017 and activity for the year then ended were as follows:

Combining Statement of Net Position
As of June 30, 2017

	JWD	AAHFI	SHHI	RAH	SRDC	WAH	AHICI	Total Component Units
ASSETS								
Current and non-current assets	$ 627,267	$ 233,501	$ 1,358,973	$ -	$ -	$ 1,704,682	$ 273,932	$ 4,198,355
Capital assets, net	9,030,937	-	-	-	-	36,919,851	-	45,950,788
TOTAL ASSETS	$ 9,658,204	$ 233,501	$ 1,358,973	$ -	$ -	$ 38,624,533	$ 273,932	$ 50,149,143
LIABILITIES AND NET POSITION								
Current and non-current liabilities	$ 63,047	$ -	$ 5,501	$ -	$ -	$ 5,893	$ -	$ 74,441
Total liabilities	63,047	-	5,501	-	-	5,893	-	74,441
Net Investment in capital assets	9,030,937	-	-	-	-	36,919,850	-	45,950,787
Restricted-expendable	-	-	-	-	-	135,100	-	135,100
Unrestricted	564,220	233,501	1,353,472	-	-	1,563,690	273,932	3,988,815
Total net position	9,595,157	233,501	1,353,472	-	-	38,618,640	273,932	50,074,702
TOTAL LIABILITIES AND NET POSITION	$ 9,658,204	$ 233,501	$ 1,358,973	$ -	$ -	$ 38,624,533	$ 273,932	$ 50,149,143

Combining Statement of Revenues, Expenses and Changes in Net Position
Year Ended June 30, 2017

	JWD	AAHFI	SHHI	RAH	SRDC	WAH	AHICI	Total Component Units
REVENUES								
Operating revenues	$ 1,211,673	$ 2,610	$ 258,486	$ -	$ -	$ 373,006	$ 36,125	$ 1,881,900
Non-operating revenues	-	-	-	-	-	1,082,326	-	1,082,326
TOTAL REVENUES	1,211,673	2,610	258,486	-	-	1,455,332	36,125	2,964,226
EXPENSES								
Operating and other expenses	(1,967,973)	(25)	(24,436)	(25)	(25)	(134,039)	(28,644)	(2,155,167)
Operating transfers in (out)	1,760	-	151	165	55	180	(5,000)	(2,689)
TOTAL EXPENSES	(1,966,213)	(25)	(24,285)	140	30	(133,859)	(33,644)	(2,157,856)
CHANGE IN NET POSITION	(754,540)	2,585	234,201	140	30	1,321,473	2,481	806,370
NET POSITION - beginning of year	10,349,697	230,916	1,119,271	(140)	(30)	35,539,593	271,451	47,510,758
Prior period adjustment*	-	-	-	-	-	1,757,574	-	1,757,574
NET POSITION - end of year	$ 9,595,157	$ 233,501	$ 1,353,472	$ -	$ -	$ 38,618,640	$ 273,932	$ 50,074,702

* *Adjustment required to move 940 Cunningham Place property acquired in 2013 by Westside Affordable Housing, Inc. but recorded in Business Activities.*

NOTE V — RECENT ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued new pronouncements, which will be implemented by the Authority starting in fiscal year 2018, where applicable: GASB No. 83, *"Certain Asset Retirement Obligations"*; GASB No. 84, *"Fiduciary Activities";* GASB No. 85, *"Omnibus 2017";* GASB No. 86, *"Certain Debt Extinguishment Issues"; and* GASB No. 87, *"Leases."*

GASB No. 83 addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital asset should recognize a liability based on the guidance in this statement. This statement is effective for reporting periods beginning after June 15, 2018.

GASB No. 84 establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. This statement is effective for reporting periods beginning after December 15, 2018.

GASB No. 85 addresses practice issues that have been identified during implementation and application of certain GASB Statements. This statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pensions and other postemployment benefits [OPEB]). This statement is effective for reporting periods beginning after June 15, 2017.

GASB No. 86 improves consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only resources — resources other than the proceeds of refunding the debt — are placed in an irrevocable trust for the sole purpose of extinguishing debt. This statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. This statement is effective for reporting periods beginning after June 15, 2017.

GASB No. 87 improves accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This statement is effective for reporting periods beginning after December 15, 2019.

NOTE W — SUBSEQUENT EVENTS

Events that occur after the date of the statement of net position but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the date of the statement of net position are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the date of the statement of net position, require disclosure in the accompanying notes.

Management has evaluated subsequent events through November 30, 2017, the date on which the financial statements were available to be issued. During this period, no material subsequent events have occurred which would require recognition or disclosure in AHA's financial statements, except for the following events:

On November 21, 2017, AHA acquired the Boisfeuillet Jones Atlanta Civic Center site (the "Site") from the City of Atlanta for a cash consideration of $32,186,710, representing the market value inclusive of acquisition costs, for the purposes of redeveloping the Site, among others, as a mixed-use, mixed-income development with an affordable housing component. HUD's approval to proceed with the acquisition of the 20-acre Site was received on November 1, 2017, subject to the execution and recording of a Declaration of Trust, which was completed and submitted to HUD at the financial closing.

In order to facilitate the rehabilitation of its Piedmont Road Highrise, a 209-unit senior community, on November 29, 2017, AHA entered into multiple agreements, among others, including: (1) sale of the community building and improvements to a new owner in consideration for a $12.3 million Purchase Money Promissory Note (established market value); (2) financing of a portion of the rehabilitation by providing a $2,153,000 fully amortizing Capital Loan; (3) a 75-year ground lease agreement at a nominal rent; and (4) an initial 20-year Project-Based Voucher Housing Assistance Payment Contract to be funded through the conversion by AHA of its current subsidy Section 9-based public housing platform to Section 8-based HCV funding, also known as HUD's RAD program. The project was further financed by a 4% LIHTC and a $500,000 Affordable Housing Program loan from the Federal Home Loan Bank. The sale of the building and improvements translated in a gain of $7,756,090, which was deferred and will be recognized based on AHA accounting policy.

Subsequent to June 30, 2017, AHA filed a legal action against Integral Development, LLC, Capitol Gateway, LLC, Carver Redevelopment, LLC, Harris Redevelopment, LLC and Grady Redevelopment, LLC ("Integral et al"). AHA claims that the Option to Purchase Real Property Agreements and certain provisions of the Amended Revitalization Agreements are unenforceable and legally not binding. Integral et al filed a response and counterclaim. Given the complexity of the option purchase price formula and other factors, the ultimate financial outcome cannot be determined at this point in time.

This Page Left Blank Intentionally

REQUIRED SUPPLEMENTARY INFORMATION

This Page Left Blank Intentionally

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

For years ended June 30, *

	2017	2016	2015	2014
Total Pension Liability				
Service cost	$ 141,274	$ 154,807	$ 130,078	$ 166,019
Interest	2,072,456	1,980,774	2,009,842	2,093,307
Difference between expected and actual experience	3,174,248	3,595,608	(500,189)	(550,153)
Benefit payments	(2,914,748)	(2,905,948)	(2,850,564)	(2,873,036)
Net change in total pension liability	2,473,230	2,825,241	(1,210,833)	(1,163,863)
Total pension liability — beginning	44,607,618	41,782,377	42,993,210	44,157,073
Total pension liability — ending (a)	$ 47,080,848	$ 44,607,618	$ 41,782,377	$ 42,993,210
Plan Fiduciary Net Position				
Contribution — employer	$ 7,500,000	$ 2,000,000	$ 1,000,000	$ 2,500,500
Projected earnings on plan fiduciary net position	1,897,836	1,943,183	1,951,673	1,921,483
Difference between projected and actual earnings on plan fiduciary net position	(77,007)	(958,302)	(746,677)	(194,549)
Benefit payments	(2,914,748)	(2,905,948)	(2,850,564)	(2,873,036)
Net change in plan fiduciary net position	6,406,081	78,933	(645,568)	1,354,898
Plan fiduciary net position — beginning	40,188,716	40,109,783	40,755,351	39,400,453
Plan fiduciary net position — ending (b)	$ 46,594,797	$ 40,188,716	$ 40,109,783	$ 40,755,351
Net pension liability — ending (a) - (b)	$ 486,051	$ 4,418,902	$ 1,672,594	$ 2,237,859
Plan fiduciary net position as a percentage of the total pension liability	99.0%	90.1%	96.0%	94.8%
Covered payroll	$ 6,850,751	$ 6,853,955	$ 7,676,909	$ 7,826,041
Net pension liability as a percentage of covered payroll	7.1%	64.5%	21.8%	28.6%

* AHA adopted the new pension accounting and reporting standard starting in FY 2014, therefore the information for a full 10-year disclosure is unavailable.

SCHEDULE OF PENSION PLAN CONTRIBUTIONS

For years ended June 30,*

	2017	2016	2015	2014
Actuarially determined employer contributions	$ 784,941	$ 654,176	$ 387,153	$ 546,432
Cash contributions from AHA	7,500,000	2,000,000	1,000,000	2,500,000
Contribution excess	$ 6,715,059	$ 1,345,824	$ 612,847	$ 1,953,568
Covered payroll	$ 6,850,751	$ 6,853,955	$ 7,676,909	$ 7,826,041
Cash contribution as a percentage of covered payroll	109.5%	29.2%	13.0%	31.9%

Notes to Schedule of Pension Plan Contributions:

The actuarially determined employer contributions are calculated as of January 1st of each calendar year and correspond to the minimum required contribution as determined under the Georgia State Code in effect as of the date of the valuation.

Methods and assumptions used to determine contributions are as follows:

Actuarial cost method	Projected Unit Credit
Amortization method	Plan asset related — 5 years Projected liability related — 15 to 30 years
Remaining amortization period	10 to 30 years
Asset valuation method	Market
Inflation	2.0%
Salary increases	4.0% including inflation
Investment rate of return	3.9% net of pension plan investment expense
Retirement age	65
Mortality	RP-2016 Mortality Tables for Annuitants and Non Annuitants, fully generational with Scale MP-2016.

* AHA adopted the new pension accounting and reporting standard starting in FY 2014, therefore the information for a full 10-year disclosure is unavailable.

OTHER SUPPLEMENTARY INFORMATION

The Housing Authority of the City of Atlanta, Georgia

Financial Data Schedule of Combining Program Net Position

As of June 30, 2017

	Project Total	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.881 Moving to Work Demonstration Program	2 State/Local	1 Business Activities
111 Cash - Unrestricted	$ 11,892,794	$ 776	$ 24,479	$ 4,029,847	$ 22,831	$ -	$ 11,221,723
112 Cash - Restricted - Modernization and Development	33,056	-	-	-	-	-	4,955,050
113 Cash - Other Restricted	-	-	-	135,100	-	6,250,197	31,557,206
114 Cash - Tenant Security Deposits	315,779	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	215,369	-	-	-	-	-	-
100 Total Cash	12,456,998	776	24,479	4,164,947	22,831	6,250,197	47,733,979
122 Accounts Receivable - HUD Other Projects	7,012	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	835,188	41,070	767	4,030	335,986	-	150,725
126 Accounts Receivable - Tenants	7,739	-	-	-	-	-	-
126.1 Allowance for Doubtful Accounts -Tenants	(568)	-	-	-	-	-	-
126.2 Allowance for Doubtful Accounts - Other	(194,277)	(37,585)	(767)	-	(289,022)	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	655,094	3,485	-	4,030	46,964	-	150,725
131 Investments - Unrestricted	-	-		-	-	-	8,998,661
132 Investments - Restricted	-	-	-	-	-	-	10,000,564
142 Prepaid Expenses and Other Assets	61,453	-	-	3,314	482	-	53,000
144 Inter Program Due From	-	801,889	-	26,063	3,140	900	3,008,232
150 Total Current Assets	13,173,545	806,150	24,479	4,198,354	73,417	6,251,097	69,945,161
161 Land	27,756,780	-	-	38,786,829	-	-	-
162 Buildings	127,271,561	-	-	15,801,881	854,651	-	-
163 Furniture, Equipment & Machinery - Dwellings	26,254,858	-	-	2,978,101	38,495	-	-
164 Furniture, Equipment & Machinery - Administration	277,875	-	-	-	1,683,828	-	-
166 Accumulated Depreciation	(103,727,466)	-	-	(11,616,023)	(1,984,289)	-	-
167 Construction in Progress	153,061	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	77,986,669	-	-	45,950,788	592,685	-	-
171 Notes, Loans and Mortgages Receivable - Non-Current	643,377	-	-	-	8,468	-	174,294,695
174 Other Assets	-	-	-	-	-	-	22,175,524
180 Total Non-Current Assets	78,630,046	-	-	45,950,788	601,153	-	196,470,219
200 Deferred Outflow of Resources	-	-	-	-	-	-	-
290 Total Assets and Deferred Outflow of Resources	$ 91,803,591	$ 806,150	$ 24,479	$ 50,149,142	$ 674,570	$ 6,251,097	$ 266,415,380
312 Accounts Payable <= 90 Days	$ 272,129	$ 770	$ -	$ 15,757	$ 15,956	$ -	$ -
321 Accrued Wage/Payroll Taxes Payable	-	-	-	9,058	-	-	-
322 Accrued Compensated Absences - Current Portion	-	-	-	-	34,133	-	-
324 Accrued Contingency Liability	-	-	-	-	59,518	-	-
325 Accrued Interest Payable	110,730	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	33,056	-	25,246	-	-	-	-
341 Tenant Security Deposits	315,779	-	-	-	-	-	-
342 Unearned Revenue	72,050	-	-	-	-	-	35,240
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	238,686	-	-	-	-	-	-
345 Other Current Liabilities	90,459	6	-	-	42,580	6,244,588	1,174,584
346 Accrued Liabilities - Other	3,392,160	-	-	49,623	503,237	-	605,050
347 Inter Program - Due To	-	-	-	-	3,837,084	-	-
310 Total Current Liabilities	4,525,049	776	25,246	74,438	4,492,508	6,244,588	1,814,874
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	5,861,164	-	-	-	-	-	-
353 Non-current Liabilities - Other	22,486	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	5,883,650	-	-	-	-	-	-
300 Total Liabilities	10,408,699	776	25,246	74,438	4,492,508	6,244,588	1,814,874
400 Deferred Inflow of Resources	-	-	-	-	-	-	-
508.4 Net Investment in Capital Assets	71,886,821	-	-	45,950,788	592,685	-	-
511.4 Restricted Net Position	624,680	-	-	135,100	8,467	5,609	240,209,279
512.4 Unrestricted Net Position	8,883,391	805,374	(767)	3,988,816	(4,419,090)	900	24,391,227
513 Total Equity - Net Assets / Position	81,394,892	805,374	(767)	50,074,704	(3,817,938)	6,509	264,600,506
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$ 91,803,591	$ 806,150	$ 24,479	$ 50,149,142	$ 674,570	$ 6,251,097	$ 266,415,380

14.896 PIH Family Self-Sufficiency Program	14.866 Revitalization of Severely Distressed Public Housing	8 Other Federal Program 1	14.889 Choice Neighborhoods Implementation Grants	14.CFP MTW Demonstration Program for Capital Fund	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	COCC	Subtotal	ELIM	Total
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750	$ 27,193,200	$ -	$ 27,193,200
-	-	21,454	-	-	-	-	-	5,009,560	-	5,009,560
-	-	-	-	-	-	-	10,000	37,952,503	-	37,952,503
-	-	-	-	-	-	-	-	315,779	-	315,779
-	-	-	-	-	-	-	-	215,369	-	215,369
-	-	21,454	-	-	-	-	10,750	70,686,411	-	70,686,411
-	-	-	450,438	-	-	-	-	457,450	-	457,450
-		-	-	-	-	-	221,557	1,589,323	-	1,589,323
-	-	-	-	-	-	-	-	7,739	-	7,739
-	-	-	-	-	-	-	-	(568)	-	(568)
-	-	-	-	-	-	-	-	(521,651)	-	(521,651)
-	-	-	450,438	-	-	-	221,557	1,532,293	-	1,532,293
-	-	-	-	-	-	-	-	8,998,661	-	8,998,661
-	-	-	-	-	-	-	-	10,000,564	-	10,000,564
-	-	-	-	-	-	-	873,802	992,051	-	992,051
-		-	-	-	-	-	327,319	4,167,543	(4,167,544)	(1)
-	-	21,454	450,438	-	-	-	1,433,428	96,377,523	(4,167,544)	92,209,979
-	-	-	-	-	-	-	-	66,543,609	-	66,543,609
-	-	-	-	-	-	-	79,881	144,007,974	-	144,007,974
-	-	-	-	-	-	-	326,107	29,597,561	-	29,597,561
-	-	-	-	-	-	-	6,702,026	8,663,729	-	8,663,729
-	-	-	-	-	-	-	(6,671,233)	(123,999,011)	-	(123,999,011)
-	-	-	-	-	-	-	-	153,061	-	153,061
-	-	-	-	-	-	-	436,781	124,966,923	-	124,966,923
-		-	-	-	-	-	-	174,946,540	-	174,946,540
-		-	-	-	-	-	-	22,175,524	-	22,175,524
-	-	-	-	-	-	-	436,781	322,088,987	-	322,088,987
-	-	-	-	-	-	-	5,398,551	5,398,551	-	5,398,551
$ -	$ -	$ 21,454	$ 450,438	$ -	$ -	$ -	$ 7,268,760	$ 423,865,061	$ (4,167,544)	$ 419,697,517
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,597	$ 354,209	$ -	$ 354,209
-	-	-	-	-	-	-	484,144	493,202	-	493,202
-	-	-	-	-	-	-	997,221	1,031,354	-	1,031,354
-	-	-	-	-	-	-	249,308	308,826	-	308,826
-	-	-	-	-	-	-	-	110,730	-	110,730
-	-	-	-	-	-	-	-	58,302	-	58,302
-	-	-	-	-	-	-	-	315,779	-	315,779
-	-	-	-	-	-	-	-	107,290	-	107,290
-	-	-	-	-	-	-	-	238,686	-	238,686
-	-	-	-	-	-	-	142,023	7,694,240	-	7,694,240
-	-	-	119,978	-	-	-	864,726	5,534,774	-	5,534,774
-	-	-	330,460	-	-	-	-	4,167,544	(4,167,544)	-
-	-	-	450,438	-	-	-	2,787,019	20,414,936	(4,167,544)	16,247,392
-	-	-	-	-	-	-	-	5,861,164	-	5,861,164
-	-	-	-	-	-	-	-	22,486	-	22,486
-	-	-	-	-	-	-	486,051	486,051	-	486,051
-	-	-	-	-	-	-	486,051	6,369,701	-	6,369,701
-	-	-	450,438	-	-	-	3,273,070	26,784,637	(4,167,544)	22,617,093
-	-	-	-	-	-	-	855,230	855,230	-	855,230
-	-	-	-	-	-	-	436,781	118,867,075	-	118,867,075
-	-	21,454	-	-	-	-	6,675	241,011,264	-	241,011,264
-	-	-	-	-	-	-	2,697,004	36,346,855	-	36,346,855
-	-	21,454	-	-	-	-	3,140,460	396,225,194	-	396,225,194
$ -	$ -	$ 21,454	$ 450,438	$ -	$ -	$ -	$ 7,268,760	$ 423,865,061	$ (4,167,544)	$ 419,697,517

The Housing Authority of the City of Atlanta, Georgia

Financial Data Schedule of Combining Program Revenues, Expenses and Changes in Net Position
Year Ended June 30,2017

	Project Total	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.881 Moving to Work Demonstration Program	2 State/Local	1 Business Activities
70500 Total Tenant Revenue	$ 5,834,564	$ -	$ -	$ -	$ -	$ -	$ -
70600 HUD PHA Operating Grants	469,373	8,427,209	626,723	-	-	-	-
70610 Capital Grants	3,830,519	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	1,229,654
70700 Total Fee Revenue	-	-	-	-	-	-	1,229,564
71100 Investment Income - Unrestricted	-	-	-	-	-	-	34,825
71400 Fraud Recovery	3,935	-	-	-	408	-	-
71500 Other Revenue	395,457	-	-	1,881,901	11,275	6,509	3,863,646
71600 Gain or Loss on Sale of Capital Assets	(3,514,479)	-	-	1,082,326	-	-	1,381,800
70000 Total Revenue	7,019,369	8,427,209	626,723	2,964,227	11,683	6,509	6,509,925
91000 Total Operating - Administrative	3,474,347	551,363	38,650	191,435	1,533,128	-	788,670
92500 Total Tenant Services	1,277,743	-	-	-	285,374	-	-
93000 Total Utilities	2,842,085	-	-	210,966	25,737	-	-
94000 Total Maintenance	4,286,376	-	-	689,112	108,064	-	-
95000 Total Protective Services	1,514,076	-	-	198,709	45,082	-	-
96100 Total insurance Premiums	355,086	-	-	20,240	5,783	-	-
96000 Total Other General Expenses	14,811,824	19,608	1,224	23,633	4,049,256	-	9,864,336
96700 Total Interest Expense and Amortization Cost	428,458	-	-	-	-	-	-
96900 Total Operating Expenses	28,989,995	570,971	39,874	1,334,095	6,052,424	-	10,653,006
97000 Excess of Operating Revenue over Operating Expenses	(21,970,626)	7,856,238	586,849	1,630,132	(6,040,741)	6,509	(4,143,081)
97100 Extraordinary Maintenance	930,989	-	-	-	11,228	-	3,265,361
97300 Housing Assistance Payments	-	7,052,975	588,073	-	120,649,429	-	-
97400 Depreciation Expense	7,521,076	-	-	821,072	20,993	-	-
90000 Total Expenses	37,442,060	7,623,946	627,947	2,155,167	126,734,074	-	13,918,367
10010 Operating Transfer In	25,558,563	-	-	-	164,385,661	-	5,735,122
10020 Operating transfer Out	(4,225,175)	-	-	-	(66,177,872)	-	(266,438)
10040 Operating Transfers from/to Component Unit	(140)	-	-	(2,690)	(1,188,900)	-	(270)
10091 Inter Project Excess Cash Transfer In	1,663,317	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	(1,663,317)	-	-	-	-	-	-
10093 Transfers between Program and Project - In	800,674	-	-	-	-	-	135,925
10094 Transfers between Project and Program - Out	(938,543)	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	21,195,379	-	-	(2,690)	97,018,889	-	5,604,339
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$ (9,227,312)	$ 803,263	$ (1,224)	$ 806,370	$ (29,703,502)	$ 6,509	$ (1,804,103)
11020 Required Annual Debt Principal Payments	$ 238,686	$ -	$ -	$ -	$ -	$ -	$ -
11030 Beginning Equity	$ 90,622,204	$ 2,111	$ 457	$ 47,510,758	$ 25,885,564	$ -	$ 268,162,185
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	$ -	$ -	$ -	$ 1,757,576	$ -	$ -	$ (1,757,576)
11170 Administrative Fee Equity		$ (5,842)					
11180 Housing Assistance Payments Equity		$ 811,216					
11190 Unit Months Available	50,088	10,848	600		228,828		
11210 Number of Unit Months Leased	47,406	7,978	578		169,760		
11270 Excess Cash	$ 7,364,256						
11610 Land Purchases	$ 699,720						
11620 Building Purchases	$ 733,667						
11630 Furniture & Equipment - Dwelling Purchases	$ 503,460						
13901 Replacement Housing Factor Funds	$ 4,299,892						

14.896 PIH Family Self-Sufficiency Program	14.866 Revitalization of Severely Distressed Public Housing	8 Other Federal Program 1	14.889 Choice Neighborhoods Implementation Grants	14.CFP MTW Demonstration Program for Capital Fund	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	COCC	Subtotal	ELIM	Total
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,834,564	$ -	$ 5,834,564
239,059	-	-	894,652	500,000	149,574,098	14,311,563	-	175,042,677	-	175,042,677
-	-	-	-	-	-	-	-	3,830,519	-	3,830,519
-	-	-	-	-	-	-	170,633	170,633	(170,633)	-
-	-	-	-	-	-	-	-	1,229,654	-	1,229,654
-	-	-	-	-	-	-	170,633	1,400,197	(170,633)	1,229,654
-	-	-	-	-	-	-	-	34,825	-	34,825
-	-	-	-	-	-	-	-	4,343	-	4,343
-	-	-	-	-	-	-	596,024	6,754,812	(1,801,525)	4,953,287
-	-	-	-	-	-	-	28,367	(1,021,986)	-	(1,021,986)
239,059	-	-	894,652	500,000	149,574,098	14,311,563	795,024	191,880,041	(1,972,158)	189,907,883
-	-	-	804,719	-	-	-	34,181,620	41,563,932	(1,972,158)	39,591,774
239,059	-	-	89,933	-	-	-	1,693,844	3,585,953	-	3,585,953
-	-	-	-	-	-	-	-	3,078,788	-	3,078,788
-	-	-	-	-	-	-	154,690	5,238,242	-	5,238,242
-	-	-	-	-	-	-	292	1,758,159	-	1,758,159
-	-	-	-	-	-	-	323,611	704,720	-	704,720
-	2,451,489	-	-	-	-	-	107,832	31,329,202	-	31,329,202
-	-	-	-	-	-	-	-	428,458	-	428,458
239,059	2,451,489	-	894,652	-	-	-	36,461,889	87,687,454	(1,972,158)	85,715,296
-	(2,451,489)	-	-	500,000	149,574,098	14,311,563	(35,666,865)	104,192,587	-	104,192,587
-	-	-	-	-	-	-	-	4,207,578	-	4,207,578
-	-	-	-	-	-	-	-	128,290,477	-	128,290,477
-	-	-	-	-	-	-	343,578	8,706,719	-	8,706,719
239,059	2,451,489	-	894,652	-	-	-	36,805,467	228,892,228	(1,972,158)	226,920,070
-	-	-	-	-	-	-	40,170,076	235,849,422	-	235,849,422
-	-	-	-	(500,000)	(149,574,098)	(14,311,563)	(794,276)	(235,849,422)	-	(235,849,422)
-	-	-	-	-	-	-	1,192,000	-	-	-
-	-	-	-	-	-	-	-	1,663,317	-	1,663,317
-	-	-	-	-	-	-	-	(1,663,317)	-	(1,663,317)
-	-	-	-	-	-	-	1,944	938,543	-	938,543
-	-	-	-	-	-	-	-	(938,543)	-	(938,543)
-	-	-	-	(500,000)	(149,574,098)	(14,311,563)	40,569,744	-	-	-
$ -	$ (2,451,489)	$ -	$ -	$ -	$ -	$ -	$ 4,559,301	$ (37,012,187)	$ -	$ (37,012,187)
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 238,686	$ -	$ 238,686
$ -	$ 2,451,489	$ 21,454	$ -	$ -	$ -	$ -	$ (1,418,841)	$ 433,237,381	$ -	$ 433,237,381
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
								$ (5,842)		$ (5,842)
								$ 811,216		$ 811,216
								290,364		290,364
								225,722		225,722
								$ 7,364,256		$ 7,364,256
								$ 699,720		$ 699,720
								$ 733,667		$ 733,667
								$ 503,460		$ 503,460
								$ 4,299,892		$ 4,299,892

NOTE A — BASIS OF PRESENTATION

The accompanying Financial Data Schedules of Combining Program Net Position and Combining Program Revenues, Expenses and Changes in Net Position have been prepared using the basis of accounting required by HUD's Real Estate Assessment Center (REAC), as modified in accordance with the provisions, policies and requirements contained in AHA's MTW Agreement.

REAC requires certain items on the Schedule of Combining Net Position to be classified entirely as short- or long-term. These items, however, are allocated between short- and long-term in the financial statements prepared in accordance with GAAP. In addition, REAC does not provide for presenting items on the Financial Data Schedule of Combining Program Revenues, Expenses and Changes in Net Position as operating or non-operating. Therefore, there are differences in classifications and presentation between these schedules and the financial statements. Total assets and deferred outflows, total liabilities and deferred inflows, and net position and changes in net position reported in these schedules, however, agree with the financial statements prepared in accordance with GAAP, except for rounding differences.

The financial data schedules are presented by program in accordance with HUD requirements. Below are definitions of the main programs under which AHA conducts its operations.

Project Total

Primarily represents, in aggregate, operating and modernization expenditures and tenant rental revenues, where applicable, associated with the properties and communities, either directly owned by AHA or in partnership with Owner Entities of MIXED (formerly known as MIMF) rental communities, including all related assets and liabilities thereof. This program also includes funds drawn from the Replacement Housing Factor (RHF) grant primarily for reimbursement of development and revitalization expenditures. It also includes liabilities and interest expense associated with the EPC capital lease.

14.881 Moving to Work Demonstration Program (MTW Single Fund)

As defined under *Note A.2 of the **Financial Statements*** on page 53, this program essentially includes MTW-eligible activity other than those reported under Project Total, which is described above.

Additionally, the programs below were created for MTW Agencies to report grant and subsidy revenues received from HUD. The grant and subsidy revenues are then transferred to the MTW Single Fund. Therefore, these programs are exclusively used as pass-through programs and allow a separate reporting of each of the HUD program funds included in the MTW Single Fund.

a. 14. OPS MTW Demonstration Program for Low Rent includes all funds drawn under the Section 9 Public Housing Operating fund.
b. 14. CFP MTW Demonstration Program for Capital Fund includes funds drawn under the Capital Fund Program (CFP).
c. 14. HCV MTW Demonstration Program for HCV Program includes funds received under the Section 8 Housing Choice Voucher (HCV) program (MTW vouchers and RAD vouchers).

NOTE A — BASIS OF PRESENTATION — continued

14.871 Housing Choice Vouchers

Includes the subsidy received, housing assistance payments and an administrative fee allocated from the COCC program in connection with the Veteran Affairs Supportive Housing (VASH) program, Family Unification Program (FUP) and Non-elderly Disabled including Mainstream 1-year vouchers. These vouchers are not part of the MTW Single Fund.

14.879 Mainstream Vouchers

Includes the subsidy received, housing assistance payments and an administrative fee allocated from the COCC program in connection with the Mainstream 5-year vouchers. These vouchers are not part of the MTW Single Fund.

2 State/Local

Primarily includes funds received from the City of Atlanta and related agencies in connection with public improvement work to be carried out on development projects, as well as public improvement expenditures incurred by AHA and expected to be reimbursed at a later date by the City of Atlanta and related agencies, where applicable.

1 Business Activities

Primarily includes development and revitalization activities resulting from AHA's role as sponsor and co-developer of MIXED rental communities. Those activities primarily include predevelopment and development loans to Owner Entities of the MIXED rental communities, developer and other fees earned from the deals as well as interest revenue on the loans. For further information, refer to *Note F of the* ***Financial Statements*** on page 64.

This program also includes unrestricted and restricted cash and investments associated with program income received over the years from repayments of loans and other receivables.

Furthermore, as a member of National Housing Compliance, Inc. (NHC), AHA receives contributions, which are included in this program as unrestricted (non-federal) cash and investments. It also includes expenses (not allowable under HUD regulations) paid with NHC or non-federal funds. For further information, refer to *Note G of the* ***Financial Statements*** on page 66.

COCC

Comprised of operating and administrative expenses incurred by the operating and administrative departments overseeing and/or supporting AHA's various projects and programs, net of fees allocated.

6.2 Component Unit — Blended

Includes all activities of AHA's blended component units as described in *Note A.3 of the* ***Financial Statements*** on page 54. See *Note U of the* ***Notes to the Financial Statements*** on page 79 for balances and activity for 2017.

SCHEDULE OF RELATED-PARTY DEVELOPMENT LOANS

Owner Entity:	Effective Date	Interest Rate	Maturity Date	Outstanding Balance as of June 30, 2017	Outstanding Balance as of June 30, 2016
Construction/Permanent Financing Loans:					
Capitol Gateway Partnership I, L.P.	9/15/2008	1.00%	12/31/2072	$ 10,084,861	$ 10,084,861
Capitol Gateway Partnership II, L.P.	11/29/2006	4.89%	11/1/2058	1,358,488	1,430,980
Capitol Gateway Partnership II, L.P.	11/29/2006	1.00%	11/1/2072	2,405,708	2,405,708
Carver Redevelopment Partnership I, L.P.	9/1/2006	1.00%	7/20/2060	7,700,000	7,700,000
Carver Redevelopment Partnership I, L.P.	7/21/2000	0.50%	1/1/2059	500,000	500,000
Carver Redevelopment Partnership I, L.P.	9/1/2006	5.21%	12/31/2055	874,250	874,250
Carver Redevelopment Partnership II, L.P.	12/2/2002	6.25%	7/20/2060	740,000	740,000
Carver Redevelopment Partnership III, L.P.	3/31/2006	1.00%	7/20/2060	8,430,000	8,430,000
Carver Redevelopment Partnership V, L.P.	8/15/2009	0.50%	7/20/2060	6,240,000	6,240,000
CCH John Eagan I Homes, L.P.	8/12/1998	1.00%	8/12/2055	5,896,000	5,896,000
CCH John Eagan II Homes, L.P.	11/17/2000	1.00%	11/30/2057	4,536,000	4,536,000
Centennial Place Partnership I, LP	6/11/2015	0.50%	6/11/2070	4,044,270	4,044,270
Centennial Place Partnership II, LP	12/4/2015	0.50%	12/4/2070	4,150,000	4,150,000
Centennial Place Partnership III, LP	12/29/2016	0.50%	12/28/2071	4,266,771	-
Columbia at Mechanicsville Apartments, L.P.	12/19/2006	0.00%	12/31/2063	5,115,000	5,115,000
Columbia Commons, L.P.	3/30/2007	5.01%	12/30/2059	2,800,000	2,800,000
Columbia Commons, L.P.	3/30/2007	5.01%	10/30/2059	625,221	625,221
Columbia Creste, L.P.	8/7/2007	5.21%	10/30/2059	4,900,000	4,900,000
Columbia Creste, L.P.	8/7/2007	5.21%	10/30/2059	346,290	346,290
Columbia Estates, L.P.	3/30/2007	5.01%	10/30/2059	3,750,000	3,750,000
Columbia Estates, L.P.	3/30/2007	5.01%	10/30/2059	816,413	816,413
Columbia Grove, L.P.	7/23/2008	4.60%	7/31/2055	4,303,896	4,303,896
Columbia Grove, L.P.	7/23/2008	4.60%	7/31/2055	162,773	162,773
Columbia Park Citi Residences, L.P.	10/5/2006	5.21%	10/30/2059	4,575,000	4,575,000
Columbia Park Citi Residences, L.P.	10/5/2006	5.21%	10/30/2059	253,164	253,164
Columbia Senior Residences at Mechanicsville, L.P.	12/20/2006	4.90%	12/31/2063	4,273,628	4,273,628
Columbia Village, L.P.	8/14/1998	6.50%	6/12/2040	2,250,000	2,250,000
East Lake Redevelopment II, L.P.	7/29/1999	0.00%	7/29/2039	11,903,505	11,903,505
East Lake Redevelopment, L.P.	12/13/1996	0.00%	12/12/2036	5,824,000	5,824,000
Grady Multifamily I, LP	12/18/2009	0.50%	12/1/2067	7,106,814	7,309,162
Grady Multifamily II, L.P.	12/18/2012	3.48%	12/17/2067	5,500,000	5,500,000
Grady Redevelopment Partnership I, L.P.	9/20/2007	4.57%	9/1/2067	2,680,265	2,723,514
Grady Senior Partnership II, LP	3/12/2010	0.50%	12/1/2067	2,423,892	2,644,485
Harris Redevelopment Partnership I, L.P.	1/1/2006	4.87%	10/31/2063	7,925,000	7,925,000
Harris Redevelopment Partnership V, LP	12/18/2009	0.50%	10/1/2063	8,871,046	9,081,843
John Hope Community Partnership I, L.P.	5/28/1998	1.00%	5/27/2053	4,620,000	4,620,000
John Hope Community Partnership II, L.P.	5/12/1999	1.00%	5/11/2054	7,980,000	7,980,000
Juniper and Tenth, LP	11/22/2016	0.50%	11/21/2066	3,662,500	-
Kimberly Associates I, L.P.	12/30/1999	6.47%	12/30/2054	2,605,000	2,605,000
Kimberly Associates II, L.P.	8/29/2001	5.72%	12/30/2054	1,507,000	1,507,000
Kimberly Associates III, L.P.	11/15/2002	4.60%	12/30/2054	1,305,000	1,305,000
Legacy Partnership III, L.P.	4/1/1998	5.98%	2/28/2051	-	3,774,000
Legacy Partnership IV, L.P.	2/24/1999	5.24%	2/23/2054	3,920,000	3,920,000
Mechanicsville Apartments Phase 3, L.P.	12/14/2007	4.72%	12/31/2059	5,965,395	5,965,395
Mechanicsville Apartments Phase 4, L.P.	12/21/2007	0.00%	12/31/2059	5,494,000	5,494,000
Mechanicsville Apartments Phase 6, L.P.	1/14/2011	2.50%	12/31/2063	5,164,398	5,164,398
Mercy Housing Georgia VI, L.P.	7/20/2007	2.50%	10/1/2063	5,600,000	5,600,000
UH Senior Partnership II, LP	12/24/2013	1.00%	12/17/2066	1,500,000	1,500,000
UH Senior Partnership II, LP	2/27/2015	0.00%	2/27/2065	450,000	450,000
West End Phase III Redevelopment Partnership, L.P.	5/19/2000	6.20%	5/31/2034	1,298,400	1,298,400
				198,703,948	195,298,156
Valuation Allowance				(31,492,292)	(30,877,049)
				$ 167,211,656	**$ 164,421,107**

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY OTHER LOANS AND FEES RECEIVABLE

As of June 30, 2017

Owner Entity:	Other Loans	Developer and Other Fees Long Term	Predevelopment Loans Long Term	Investment In Partnership
Adamsville Green, L.P.	$ 1,837,378	$ 3,500	$ -	$ -
Brock Built Homes, LLC	402,000	-	-	-
Campbell Stone, L.P.	1,500,000	-	-	-
Capitol Gateway Partnership I, L.P.	181,236	30,451	-	-
Capitol Gateway Partnership II, L.P.	-	17,353	-	-
Carver Redevelopment Partnership I, L.P.	225,792	22,780	-	-
Carver Redevelopment Partnership II, L.P.	-	60,262	-	-
Carver Redevelopment Partnership III, L.P.	111,500	22,379	-	-
Carver Redevelopment Partnership V, L.P.	-	151,408	-	-
Carver Senior Building, L.P.	-	9,653	-	-
CCH John Eagan I Homes, L.P.	46,565	-	-	-
Centennial Place Partnership I, L.P.	-	170,877	-	-
Centennial Place Partnership II, L.P.	-	130,640	-	-
Centennial Place Partnership III, L.P.	-	260,585	-	-
Columbia at Mechanicsville Apartments, L.P.	-	57,592	-	-
Columbia Colony Senior	-	40,000	-	-
Columbia Commons, L.P.	-	-	-	82,580
Columbia Creste, L.P.	148,009	121,414	-	-
Columbia Estates, L.P.	168,791	71,163	-	-
Columbia Grove, L.P.	227,999	64,855	-	-
Columbia Heritage Senior Residences, L.P.	-	83,407	-	-
Columbia Park Citi Residences, L.P.	117,687	85,135	-	-
Columbia Senior Residences at Edgewood, L.P.	954,753	-	-	-
Columbia Senior Residences at Mechanicsville, L.P.	-	8,034	-	-
Columbia Village, L.P.	-	-	-	111,914
Cosby Spear, L.P.	-	8,250	-	-
East Lake Redevelopment II, L.P.	318,728	-	-	-
East Lake Redevelopment, L.P.	197,702	-	-	-
Gates Park Crossing HFOP Apartments, L.P.	1,203,535	250,054	-	-
Gates Park Crossing HFS Apartments, L.P.	1,074,078	257,375	-	-
Grady Multifamily I, L.P.	-	18,089	-	-
Grady Multifamily II, L.P.	-	20,121	-	-
Grady Redevelopment Partnership I, L.P.	-	11,952	-	-
Grady Senior Partnership II, L.P.	-	10,236	-	-
Grady Senior Partnership III, L.P.	-	10,171	-	-
Harris Redevelopment Partnership I, L.P.	351,060	56,229	-	-
Harris Redevelopment Partnership II, L.P.	97,544	9,390	-	-
Harris Redevelopment Partnership Phase V, L.P.	-	19,543	-	-
Harris Redevelopment Partnership VI, L.P.	-	20,659	-	220,000
Harris Redevelopment, LLC	-	-	8,468	-
Hightower Manor Redevelopment, L.P.	-	-	33,011	-
Kimberly Associates I, L.P.	152,484	-	-	-
Kimberly Associates II, L.P.	70,335	7,833	-	-
Kimberly Associates III, L.P.	22,080	91,241	-	-
Legacy Partnership IV, L.P.	284,483	-	-	-
Mechanicsville Apartments Phase 3, L.P.	-	18,965	-	-
Mechanicsville Apartments Phase 4, L.P.	-	88,667	-	-
Mechanicsville Apartments Phase 6, L.P.	-	99,608	-	-
Mercy Housing Georgia VI, L.P.	111,296	20,752	-	-
Peachtree Road Senior Tower, LLC	-	-	18,341	-
Piedmont Senior Tower, LLC	-	-	236,009	-
UH Scholars Partnership III, L.P.	-	-	356,016	-
UH Scholars Partnership IV, L.P.	-	10,000	-	-
UH Senior Partnership I, L.P.	-	8,856	-	-
UH Senior Partnership II, L.P.	-	115,655	-	-
West End Phase III Redevelopment Partnership, L.P.	97,805	-	-	-
	9,902,841	2,565,133	651,845	414,494
Valuation allowance	(2,819,802)	(1,203,679)	-	(414,494)
	$ 7,083,039	**$ 1,361,454**	**$ 651,845**	**$ -**

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY OTHER LOANS AND FEES RECEIVABLE

As of June 30, 2016

Owner Entity:	Other Loans	Developer and Other Fees Long Term	Predevelopment Loans Long Term	Investment In Partnership
Adamsville Green, L.P.	$ 1,837,378	$ 3,500	$ -	$ -
Brock Built Homes, LLC	642,000	-	-	-
Campbell Stone, L.P.	1,500,000	-	-	-
Capitol Gateway Partnership I, L.P.	181,236	38,452	-	-
Capitol Gateway Partnership II, L.P.	-	24,115	-	-
Carnegie Library, L.P.	-	11,628	-	-
Carver Redevelopment Partnership I, L.P.	225,792	25,157	-	-
Carver Redevelopment Partnership II, L.P.	-	63,488	-	-
Carver Redevelopment Partnership III, L.P.	111,500	23,346	-	-
Carver Redevelopment Partnership V, L.P.	-	155,551	-	-
Carver Senior Building, L.P.	-	19,583	-	-
CCH John Eagan I Homes, L.P.	46,565	-	-	-
CCH John Eagan II Homes, L.P.	-	122,472	-	-
Centennial Park North II, LLC	2,352,000	-	-	-
Centennial Place Partnership I, L.P.	43,382	263,918	-	-
Centennial Place Partnership II, L.P.	-	240,760	-	-
Columbia at Mechanicsville Apartments, L.P.	-	55,637	-	-
Columbia Colony Senior	-	40,000	-	-
Columbia Commons, L.P.	-	-	-	82,580
Columbia Creste, L.P.	148,009	103,369	-	-
Columbia Estates, L.P.	168,791	71,163	-	-
Columbia Grove, L.P.	227,999	63,811	-	-
Columbia Heritage Senior Residences, L.P.	-	389,068	-	-
Columbia Park Citi Residences, L.P.	117,687	81,477	-	-
Columbia Senior Residences at Edgewood, L.P.	995,513	-	-	-
Columbia Senior Residences at Mechanicsville, L.P.	-	6,240	-	-
Columbia Village, L.P.	-	-	-	111,914
Cosby Spear, L.P.	-	8,250	-	-
East Lake Redevelopment II, L.P.	318,728	-	-	-
East Lake Redevelopment, L.P.	197,702	-	-	-
Gates Park Crossing HFOP Apartments, L.P.	1,203,535	242,554	-	-
Gates Park Crossing HFS Apartments, L.P.	1,074,078	249,875	-	-
Grady Multifamily I, L.P.	-	19,931	-	-
Grady Multifamily II, L.P.	-	53,913	-	-
Grady Redevelopment Partnership I, L.P.	-	5,412	-	-
Grady Senior Partnership II, L.P.	-	20,448	-	-
Grady Senior Partnership III, L.P.	-	21,308	-	-
Harris Redevelopment Partnership I, L.P.	351,060	42,283	-	-
Harris Redevelopment Partnership II, L.P.	97,544	19,059	-	-
Harris Redevelopment Partnership Phase V, L.P.	-	21,284	-	-
Harris Redevelopment Partnership VI, L.P.	-	21,149	-	220,000
Harris Redevelopment, LLC	8,468	-	-	-
Hightower Manor Redevelopment, L.P.	-	-	16,013	-
Juniper & Tenth, L.P.	-	-	338,128	-
Kimberly Associates I, L.P.	152,484	-	-	-
Kimberly Associates II, L.P.	70,335	7,833	-	-
Kimberly Associates III, L.P.	22,080	91,241	-	-
Legacy Partnership III, L.P.	391,289	-	285,385	-
Legacy Partnership IV, L.P.	284,483	-	-	-
Mechanicsville Apartments Phase 3, L.P.	-	14,549	-	-
Mechanicsville Apartments Phase 4, L.P.	-	84,885	-	-
Mechanicsville Apartments Phase 6, L.P.	-	83,086	-	-
Mercy Housing Georgia VI, L.P.	111,296	-	-	-
Peachtree Road Senior Tower, LLC	-	-	4,125	-
Piedmont Senior Tower, LLC	-	-	212,742	-
UH Scholars Partnership III, L.P.	-	10,000	93,019	-
UH Scholars Partnership IV, L.P.	-	10,000	-	-
UH Senior Partnership I, L.P.	-	18,090	-	-
UH Senior Partnership II, L.P.	-	126,002	-	-
West End Phase III Redevelopment Partnership, L.P.	97,805	-	-	-
	12,978,739	2,973,887	949,410	414,494
Valuation allowance	(3,254,473)	(122,472)	-	(414,494)
	$ 9,724,267	**$ 2,851,415**	**$ 949,410**	**$ -**

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY TRANSACTIONS

Year Ended June 30, 2017

Owner Entity:	Interest Income received on Loans	Development Related Income	Housing Assistance Payments: MIXED Communities	Housing Assistance Payments: PBRA [1]
Adamsville Green, L.P.	$ 20,638	$ 3,500	$ -	$ 580,990
Atlanta Housing Opportunity Inc	-	15,000	-	-
Brock Built Homes, LLC	-	1,448,059	-	-
Campbell Stone, L.P.	-	-	-	1,451,447
Capitol Gateway Partnership I, L.P.	100,468	49,407	292,706	-
Capitol Gateway Partnership II, L.P.	95,077	25,148	145,199	150,059
Carnegie Library	-	13,628	-	-
Carver Redevelopment Partnership I, L.P.	12,714	32,667	539,445	-
Carver Redevelopment Partnership II, L.P.	-	11,127	61,352	-
Carver Redevelopment Partnership III, L.P.	13,204	31,866	492,297	-
Carver Redevelopment Partnership V, L.P.	-	23,850	290,261	-
Carver Senior Building, L.P.	-	108,379	-	716,458
CCH John Eagan I Homes, L.P.	-	-	326,232	-
CCH John Eagan II Homes, L.P.	-	-	409,746	-
Centennial Park North II, LLC	330,456	-	-	-
Centennial Place Partnership I, L.P.	9,043	-	-	299,590
Centennial Place Partnership II, L.P.	19,251	-	-	276,026
Centennial Place Partnership III, L.P.	10,726	392,168	-	322,757
Columbia at Mechanicsville Apartments, L.P.	11,450	1,955	344,227	283,065
Columbia Commons, L.P.	102,574	-	256,026	82,128
Columbia Creste, L.P.	-	18,045	401,021	-
Columbia Estates, L.P.	109,443	33,385	372,469	-
Columbia Grove, L.P.	12,970	13,135	243,943	-
Columbia Heritage Senior Residences, LP	-	-	-	1,044,345
Columbia Mechanicsville Scattered Sites, L.P.	-	38,349	-	-
Columbia Park Citi Residences, L.P.	-	17,366	385,742	-
Columbia Senior Residences at Edgewood, L.P.	19,951	35,858	-	1,251,699
Columbia Senior Residences at Mechanicsville, L.P.	40,925	14,146	281,695	602,174
Columbia Village, L.P.	91,548	2,250	128,698	-
East Lake Redevelopment II, L.P.	-	10,800	1,226,416	-
East Lake Redevelopment, L.P.	-	-	702,046	-
Gates Park Crossing HFOP Apartments, L.P.	-	7,500	-	981,767
Gates Park Crossing HFS Apartments, L.P.	-	7,500	-	817,249
Grady Multifamily I, L.P.	43,608	28,478	375,390	82,145
Grady Multifamily II, L.P.	229,930	24,137	237,556	-
Grady Redevelopment Partnership I, L.P.	32,492	17,432	159,693	650,692
Grady Senior Partnership II, L.P.	15,450	10,236	-	880,951
Grady Senior Partnership III, L.P.	-	88,002	-	879,067
Harris Redevelopment Partnership I, L.P.	15,631	31,152	245,563	-
Harris Redevelopment Partnership II, L.P.	-	67,916	-	686,422
Harris Redevelopment Partnership Phase V, LP	54,090	31,919	444,029	89,980
Harris Redevelopment Partnership VI, L.P.	-	2,523	185,075	-
Harris VII Homeownership Offsite	-	5,354	-	-
John Hope Community Partnership I, L.P.	-	-	399,917	-
John Hope Community Partnership II, L.P.	-	-	592,709	-
Juniper and Tenth, L.P.	6,034	55,000	-	-
Kimberly Associates I, L.P.	-	-	339,078	78,935
Kimberly Associates II, L.P.	-	-	190,019	105,528
Kimberly Associates III, L.P.	-	-	170,000	41,696
Legacy Partnership IV, L.P.	23,712	-	-	354,540
Mechanicsville Apartments Phase 3, L.P.	39,676	19,777	340,885	273,985
Mechanicsville Apartments Phase 4, L.P.	21,150	19,192	306,851	330,814
Mechanicsville Apartments Phase 6, L.P.	3,302	30,449	274,931	254,192
Mercy Housing Georgia VI, L.P.	-	104,772	546,035	948,886
UH Senior Partnership I, L.P.	-	44,940	-	779,030
UH Senior Partnership II, L.P.	-	-	-	191,308
West End Phase III Redevelopment Partnership, L.P.	4,478	-	108,141	-
	$ 1,489,992	**$ 2,936,366**	**$ 11,815,391**	**$ 15,487,925**

[1] *PBRA payments listed are related-party only and, as a result, are not all-inclusive*

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY TRANSACTIONS

Year Ended June 30, 2016

Owner Entity:	Interest Income Received on Loans	Development Related Income	Housing Assistance Payments: MIXED Communities	Housing Assistance Payments: PBRA [1]
Adamsville Green, L.P.	$ 49,756	$ 7,000	$ -	$ 584,896
Brock Built Homes, LLC	-	708,212	-	-
Campbell Stone, L.P.	-	-	-	1,447,999
Capitol Gateway Partnership I, L.P.	99,656	26,716	363,071	-
Capitol Gateway Partnership II, L.P.	59,763	16,703	202,222	170,069
Carnegie Library, L.P.	-	2,000	-	-
Carver Redevelopment Partnership I, L.P.	-	18,542	780,053	-
Carver Redevelopment Partnership II, L.P.	-	7,697	115,309	-
Carver Redevelopment Partnership III, L.P.	-	18,007	541,305	-
Carver Redevelopment Partnership V, L.P.	53,604	14,576	286,261	-
Carver Senior Building, L.P.	-	68,471	-	727,542
CCH John Eagan I Homes, L.P.	-	-	271,068	-
CCH John Eagan II Homes, L.P.	-	-	388,232	-
Centennial Place Partnership I, L.P.	20,221	11,000	35,625	302,555
Centennial Place Partnership II, L.P.	600,314	391,000	28,370	303,861
Columbia at Mechanicsville Apartments, L.P.	32,668	34,288	374,800	287,561
Columbia Commons, L.P.	43,938	-	257,595	96,266
Columbia Creste, L.P.	-	28,565	364,972	-
Columbia Estates, L.P.	41,848	24,180	352,420	-
Columbia Grove, L.P.	-	22,856	233,331	-
Columbia Heritage Senior Residences, LP	-	81,687	-	1,019,802
Columbia Mechanicsville Scattered Sites, L.P.	-	53,268	-	-
Columbia Park Citi Residences, L.P.	-	27,949	363,689	-
Columbia Senior Residences at Edgewood, L.P.	30,655	62,500	-	1,256,127
Columbia Senior Residences at Mechanicsville, L.P.	56,865	18,227	241,863	631,178
Columbia Village, L.P.	74,888	-	119,731	-
East Lake Redevelopment II, L.P.	-	11,675	1,089,040	-
East Lake Redevelopment, L.P.	-	-	677,552	-
Gates Park Crossing HFOP Apartments, L.P.	-	22,500	-	1,008,484
Gates Park Crossing HFS Apartments, L.P.	-	22,500	-	804,096
Grady Multifamily I, L.P.	49,148	15,771	286,644	82,387
Grady Multifamily II, L.P.	-	15,107	142,314	-
Grady Redevelopment Partnership I, L.P.	36,417	-	101,641	640,052
Grady Senior Partnership II, L.P.	18,203	10,252	-	881,897
Grady Senior Partnership III, L.P.	-	85,921	-	869,573
Harris Redevelopment Partnership I, L.P.	-	17,647	308,892	-
Harris Redevelopment Partnership II, L.P.	-	40,836	-	683,041
Harris Redevelopment Partnership Phase V, LP	61,041	16,881	411,640	86,350
Harris Redevelopment Partnership VI, L.P.	-	610	170,703	-
Hightower Manor Redevelopment, L.P.	-	4,125	-	-
John Hope Community Partnership I, L.P.	-	-	355,427	-
John Hope Community Partnership II, L.P.	-	-	562,316	-
Kimberly Associates I, L.P.	-	-	369,364	51,182
Kimberly Associates II, L.P.	-	-	207,534	83,455
Kimberly Associates III, L.P.	-	-	150,008	24,977
Legacy Partnership III, L.P.	-	10,000	18,328	310,162
Legacy Partnership IV, L.P.	-	-	15,942	341,034
Mechanicsville Apartments Phase 3, L.P.	-	23,327	348,896	296,060
Mechanicsville Apartments Phase 4, L.P.	-	34,232	324,140	337,168
Mechanicsville Apartments Phase 6, L.P.	-	29,870	303,615	293,240
Mercy Housing Georgia VI, L.P.	-	-	506,839	898,983
Peachtree Road Senior Tower, LLC	-	4,809	-	-
UH Scholars Partnership III, L.P.	-	10,000	-	-
UH Senior Partnership I, L.P.	-	33,113	-	747,710
UH Senior Partnership II, L.P.	-	188,502	-	77,425
West End Phase III Redevelopment Partnership, L.P.	-	-	99,027	-
	$ 1,328,984	**$ 2,241,120**	**$ 11,769,779**	**$ 15,345,132**

[1] *PBRA payments listed are related-party only and, as a result, are not all-inclusive*

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF HUD-FUNDED GRANTS

As of and Year Ended June 30, 2017

Program	Original Grant Award	Grant Drawdown			Expenditures			HUD Receivable/ (Payable)	Remaining Grant Award
	Authorized Amount	Cumulative as of June 30, 2016	Year ended June 30, 2017	Cumulative as of June 30, 2017	Cumulative as of June 30, 2016	Year ended June 30, 2017	Cumulative as of June 30, 2017	Balance as of June 30, 2017	Unexpended Balance as of June 30, 2017
Capital Fund Program Grants:									
GA06P006501-12 Capital Fund Program 2012 *	$ 4,667,238	$ 4,667,238	$ -	$ 4,667,238	$ 4,667,238	$ -	$ 4,667,238	$ -	$ -
GA06P006501-13 Capital Fund Program 2013	3,885,905	500,000		500,000	500,000	-	500,000	-	3,385,905
GA06P006501-14 Capital Fund Program 2014	4,665,921	752,544		752,544	752,544	-	752,544	-	3,913,377
GA06P006501-15 Capital Fund Program 2015	5,427,060	-	500,000	500,000	-	500,000	500,000	-	4,927,060
GA06P006501-16 Capital Fund Program 2016	6,135,319	-	-	-	-	-	-	-	6,135,319
GA06P006501-17 Capital Fund Program 2017**	10,472,956	-	-	-	-	-	-	-	10,472,956
Total Capital Fund Program Grants	**35,254,399**	**5,919,782**	**500,000**	**6,419,782**	**5,919,782**	**500,000**	**6,419,782**	**-**	**28,834,617**
HOPE VI Grants:									
GA4A006CNG114 2014/2015 Choice Neighborhood Implementation	30,000,000	-	884,999	884,999	440,784	894,652	1,335,436	450,438	29,115,002
Total HOPE VI Grants	**30,000,000**	**-**	**884,999**	**884,999**	**440,784**	**894,652**	**1,335,436**	**450,438**	**29,115,001**
Replacement Housing Factor Grants:									
GA06R006501-12 RHF 2012-1 *	6,618,731	6,618,731	-	6,618,731	6,618,731	-	6,618,731	-	-
GA06R006502-12 RHF 2012-2 *	1,429,204	1,429,204	-	1,429,204	1,429,204	-	1,429,204	-	-
GA06R006501-13 RHF 2013-1	5,803,172	594,496	4,470,126	5,064,622	788,754	4,299,892	5,088,646	7,012	738,550
GA06R006502-13 RHF 2013-2	2,672,813	-	-	-	-	-	-	-	2,672,813
GA06R006501-14 RHF 2014-1	5,536,616	-	-	-	-	-	-	-	5,536,616
GA06R006502-14 RHF 2014-2	2,629,657	-	-	-	-	-	-	-	2,629,657
GA06R006501-15 RHF 2015-1	5,121,340	-	-	-	-	-	-	-	5,121,340
GA06R006502-15 RHF 2015-2	1,651,700	-	-	-	-	-	-	-	1,651,700
GA06R006501-16 RHF 2016-1	4,558,498	-	-	-	-	-	-	-	4,558,498
GA06R006502-16 RHF 2016-2	1,713,869	-	-	-	-	-	-	-	1,713,869
GA01R006501-17 RHF 2017-1**	335,503	-	-	-	-	-	-	-	335,503
GA01R006502-17 RHF 2017-2**	1,272,118	-	-	-	-	-	-	-	1,272,118
Total Replacement Housing Factor Grants	**39,343,221**	**8,642,431**	**4,470,126**	**13,112,557**	**8,836,689**	**4,299,892**	**13,136,581**	**7,012**	**24,623,043**
Resident Opportunity & Self Sufficiency Grants:									
GA006FSH172A014 ROSS 2014 *	118,999	118,999	-	118,999	70,007	48,992	118,999	-	-
GA006FSH237A015 ROSS 2015	189,000	71,359	117,641	189,000	88,516	100,484	189,000	-	-
GA006FSH152A016 ROSS 2016	249,000	-	138,598	138,598	-	138,598	138,598	-	110,402
Total Resident Opportunity & Self Sufficiency Grants	556,999	190,358	256,239	446,597	158,523	288,074	446,597	-	110,402
Total HUD-Funded Grants	**$ 105,154,619**	**$ 14,752,571**	**$ 6,111,363**	**$ 20,863,934**	**$ 15,355,778**	**$ 5,982,619**	**$ 21,338,397**	**$ 457,450**	**$ 82,683,063**

* Grants completed in year ended June 30, 2016

** Grants were approved August 16, 2017

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF ROSS PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION

Contract completed during the year ended June 30, 2017

GRANT NAME	ROSS 2015
PROJECT NUMBER	GA006FSH237A015
GRANT AWARD EFFECTIVE DATE*	January 1, 2016
CONTRACT COMPLETION DATE	December 2, 2016
BUDGET	$ 189,000
ADVANCES	$ 189,000
COSTS	189,000
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	$ -
AMOUNT TO BE RECAPTURED BY HUD	$ -

*Represents the LOCCS effective date.

The actual CFRG Cost Certificate is in agreement with AHA records.

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

STATISTICAL INFORMATION

This Page Left Blank Intentionally

METRO ATLANTA
KEY ECONOMIC INDICATORS

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Population	4,931,848	5,066,356	5,170,099	5,240,828	5,286,728	5,373,558	5,452,145	5,517,230	5,605,765	5,699,050	5,789,700
Annual Net Population Gain	160,978	134,508	103,743	70,729	45,900	86,830	78,587	65,085	88,535	93,285	90,650
Annual Growth Rate	3.40%	2.70%	2.00%	1.40%	0.90%	1.60%	1.50%	1.20%	1.60%	1.70%	1.60%
Labor Force	2,662,151	2,740,478	2,777,683	2,722,616	2,720,044	2,760,194	2,791,482	2,791,868	2,809,202	2,836,322	2,938,612
Employment	2,538,141	2,618,825	2,606,822	2,452,057	2,440,037	2,486,895	2,546,478	2,574,339	2,619,867	2,677,863	2,788,476
Unemployment Rate	4.70%	4.40%	6.20%	9.90%	10.30%	9.90%	8.80%	7.80%	6.70%	5.60%	5.10%
Nonagricultural Employment	2,411,200	2,460,200	2,433,400	2,297,000	2,276,100	2,311,700	2,354,300	2,414,300	2,503,400	2,582,100	2,667,800
Annual Net Job Creation	66,100	49,000	-26,800	-136,400	-20,900	35,600	42,600	60,000	89,100	78,700	85,700
Annual Growth Rate	2.80%	2.00%	-1.10%	-5.60%	-0.90%	1.60%	1.80%	2.50%	3.70%	3.10%	3.30%
Total Establishments	142,249	144,554	148,923	146,302	145,017	148,235	151,687	155,246	159,840	164,253	tbd
Gross Domestic Product (billions)	$266.30	$280.30	$279.50	$271.10	$274.90	$282.70	$294.10	$305.30	$322.00	$339.20	tbd
Total Personal Income (billions)	$199.80	$208.20	$207.20	$202.70	$205.50	$221.00	$224.60	$228.20	$244.20	$257.50	tbd
Per Capita Personal Income	$40,318	$41,104	$40,080	$38,680	$38,739	$41,124	$41,164	$41,309	$43,493	$45,092	tbd
Bank Deposits (billions)	$109.60	$113.60	$117.50	$114.80	$110.80	$115.90	$121.20	$123.60	$132.60	$146.10	$156.20
Total Housing Units Authorized by Building Permits	68,240	44,686	19,034	6,509	7,627	8,692	14,356	24,297	26,431	30,011	36,121
Single Family	53,944	31,121	12,307	5,397	6,436	6,239	9,146	14,824	16,935	19,885	22,931
Multi-Family & Apartments	14,296	13,565	6,727	1,112	1,191	2,453	5,210	9,473	9,496	10,126	13,190
Hartsfield-Jackson Atlanta International Airport											
Total Operations (takeoffs & landings)	976,447	994,346	978,083	970,235	950,119	923,996	930,310	911,074	868,359	882,497	898,356
Total Passengers	84,846,639	89,379,287	90,039,280	88,001,381	89,331,662	92,389,023	95,513,828	94,431,224	96,178,899	101,491,106	104,171,938
International Passengers	8,073,855	8,897,291	9,180,491	8,832,195	9,139,022	9,856,954	9,854,343	10,258,133	10,784,219	11,233,303	11,475,615
Total Freight (metric tons)	738,180	715,359	648,704	554,888	643,502	663,162	654,013	616,365	601,270	626,201	648,595

Source: Metro Atlanta Chamber of Commerce, 3/29/17

This page left blank intentionally

Appendix G

MTW Benchmarking Study

(Not applicable for FY 2018)

This page left blank intentionally

Appendix H

HUD Information
Reporting Requirement
(HUD Form 50900 – Attachment B)

FORM 50900: ELEMENTS FOR THE

ANNUAL MOVING TO WORK REPORT

ATTACHMENT B
TO THE MOVING TO WORK AGREEMENT
BETWEEN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND MOVING TO WORK AGENCIES

The information in this Form 50900 is being collected so that HUD can evaluate the impacts of Moving to Work (MTW) activities; respond to congressional and other inquiries regarding outcome measures; and identify promising practices learned through the MTW demonstration. The information collected through this Form 50900 is not confidential. MTW public housing agencies (MTW PHAs) will report outcome information on the effects of MTW policy changes on residents, operations, and the local community. The estimated burden per year, per MTW PHA, is 81 hours. Responses to this collection of information are required to obtain a benefit or to retain a benefit. HUD may not conduct or sponsor, and MTW PHAs are not required to respond to, a collection of information unless that collection displays a valid Office of Management and Budget (OMB) control number. All current MTW PHAs as of the effective date of this Form 50900, will provide the following required elements in the order and format given in this Form 50900 in Annual MTW Plans and Annual MTW Reports, consistent with the requirements in Section VII of the Standard MTW Agreement (or applicable successor section in future iterations of the MTW Agreement for current MTW PHAs).

(I) INTRODUCTION

ANNUAL MTW REPORT

A. *TABLE OF CONTENTS* Include all the required elements of the Annual MTW Report (including appendices).	**See Annual Report Narrative: Sections I and II**
B. *OVERVIEW OF SHORT-TERM AND LONG-TERM MTW GOALS AND OBJECTIVES* The MTW PHA should include information about whether the short-term goals and objectives provided in the corresponding Annual MTW Plan were accomplished. MTW PHAs should report progress towards the long-term goals and objectives provided in the corresponding Annual MTW Plan.	

(II) GENERAL OPERATING INFORMATION

ANNUAL MTW REPORT

A. HOUSING STOCK INFORMATION

i. Actual New HomeFlex Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least a HomeFlex Agreement was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Ashley I at Scholars Landing	54	0	Committed	No	Family
Gateway at Capitol View	162	0	Committed	No	Senior
Lakewood Christian Manor	0	190	Leased/Issued	No	Senior 55+
Phoenix House	44	44	Leased/Issued	No	Supportive Housing
Sterling at Candler Village	170	0	Committed	No	Senior
The Remington	160	160	Leased/Issued	No	Senior
The Veranda at Groveway	74	74	Leased/Issued	No	Senior
Villages at Conley	35	0	Committed	No	Family
Hightower Manor Highrise	129	0	Committed	Yes	Senior 55+
Peachtree Road Highrise	196	0	Committed	Yes	Senior 55+
Piedmont Road Highrise	207	208	Committed	Yes	Senior 55+
Juniper and Tenth Highrise	149	149	Leased/Issued	Yes	Senior 55+
Village at Castleberry Hill I	66	66	Leased/Issued	Yes	Family

Planned	Actual	
1,446	891	**Planned/Actual Total New HomeFlex Vouchers**

* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of New HomeFlex Vouchers:

The difference is largely attributable to HomeFlex communities that are slightly behind the original projected delivery schedule and are therefore delivering in early FY 2019.

ii. Actual Existing HomeFlex Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least a HomeFlex Agreement was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Arcadia at Parkway Village	116	116	Leased/Issued	No	Family
Ashley Auburn Pointe I	8	8	Leased/Issued	No	Family
Ashley Courts at Cascade I	5	5	Leased/Issued	No	Family
Ashley Courts at Cascade II	6	6	Leased/Issued	No	Family
Ashley Courts at Cascade III	2	2	Leased/Issued	No	Family

Ashley I at Scholars Landing	54	0	Committed	No	Family
Auburn Glenn	108	108	Leased/Issued	No	Family
Avalon Park Family	53	53	Leased/Issued	No	Family
Avalon Ridge Family	89	89	Leased/Issued	No	Family
Capitol Gateway II	16	16	Leased/Issued	No	Family
Centennial Place I	74	74	Leased/Issued	No	Family
Centennial Place II	70	70	Leased/Issued	No	Family
Centennial Place III	74	74	Leased/Issued	No	Family
Centennial Place IV	83	83	Leased/Issued	No	Family
Columbia Commons	15	15	Leased/Issued	No	Family
Columbia Mechanicsville Apartments	35	35	Leased/Issued	No	Family
Columbia South River Gardens	51	51	Leased/Issued	No	Family
Constitution Avenue Apartments	67	67	Leased/Issued	No	Family
Crogman School Apartments	45	45	Leased/Issued	No	Family
GE Tower	191	191	Leased/Issued	No	Family
Heritage Green	44	44	Leased/Issued	No	Family
Heritage Station I	88	88	Leased/Issued	No	Family
Highbury Terraces	17	17	Leased/Issued	No	Family
Mechanicsville Crossing	30	30	Leased/Issued	No	Family
Mechanicsville Station	35	35	Leased/Issued	No	Family
Parkside at Mechanicsville	32	32	Leased/Issued	No	Family
Peaks at MLK	73	73	Leased/Issued	No	Family
Retreat at Edgewood	40	40	Leased/Issued	No	Family
Villages at Castleberry Hill I	66	66	Leased/Issued	Yes	Family
Villages at Conley	35	0	Committed	No	Family
Adamsville Green	81	81	Leased/Issued	No	HAVEN
Ashton at Browns Mill	79	79	Leased/Issued	No	HAVEN
Columbia at Sylvan Hills	76	76	Leased/Issued	No	HAVEN
Columbia Tower at MLK Village	95	95	Leased/Issued	No	HAVEN
Commons at Imperial Hotel	90	90	Leased/Issued	No	HAVEN
Donnelly Courts	52	52	Leased/Issued	No	HAVEN
O'Hern House	76	76	Leased/Issued	No	HAVEN
Odyssey Villas	32	32	Leased/Issued	No	HAVEN
Park Commons/Gate Park (HFOP)	152	152	Leased/Issued	No	HAVEN
Park Commons/Gate Park (HFS)	129	129	Leased/Issued	No	HAVEN
Pavilion Place	6	6	Leased/Issued	No	HAVEN
Phoenix House	44	44	Leased/Issued	No	HAVEN
Quest Villages III	10	10	Leased/Issued	No	HAVEN
Seven Courts	30	30	Leased/Issued	No	HAVEN
Summit Trail	40	40	Leased/Issued	No	HAVEN
Villas of H.O.P.E	36	36	Leased/Issued	No	HAVEN
Welcome House	41	41	Leased/Issued	No	HAVEN
Atrium at CollegeTown	114	114	Leased/Issued	No	Senior
Avalon Park Senior	136	136	Leased/Issued	No	Senior
Campbell Stone	201	201	Leased/Issued	No	Senior
Columbia Colony Senior	62	62	Leased/Issued	No	Senior
Columbia Heritage	124	124	Leased/Issued	No	Senior
Columbia High Point	94	94	Leased/Issued	No	Senior
Columbia Senior Residence at Blackshear	77	77	Leased/Issued	No	Senior
Columbia Senior Residence at Edgewood	135	135	Leased/Issued	No	Senior
Columbia Senior Residence at Mechanicsville	81	81	Leased/Issued	No	Senior
Columbia Senior Residence at MLK	121	121	Leased/Issued	No	Senior
Gateway at Capitol View	162	0	Committed	No	Senior

Gateway at East Point	100	100	Leased/Issued	No	Senior
Heritage Station II	150	150	Leased/Issued	No	Senior
Lillie R. Campbell House	56	56	Leased/Issued	No	Senior
Manor at Scott's Crossing	100	100	Leased/Issued	No	Senior
Martin House at Adamsville	101	101	Leased/Issued	No	Senior
Oasis at Scholars Landing	48	48	Leased/Issued	No	Senior
Providence at Parkway Village	50	50	Leased/Issued	No	Senior
Reynoldstown Senior Residence	26	26	Leased/Issued	No	Senior
Sterling at Candler Village	170	0	Committed	No	Senior
The Legacy at Walton Lakes	24	24	Leased/Issued	No	Senior
The Remington	160	160	Leased/Issued	No	Senior
The Renaissance at Park Place South	100	100	Leased/Issued	No	Senior
The Veranda at Groveway	74	74	Leased/Issued	No	Senior
Veranda at Auburn Pointe	86	86	Leased/Issued	No	Senior
Veranda at Auburn Pointe II	98	98	Leased/Issued	No	Senior
Veranda at Auburn Pointe III	102	102	Leased/Issued	No	Senior
Veranda at Carver	90	90	Leased/Issued	No	Senior
Veranda at CollegeTown	100	100	Leased/Issued	No	Senior
Veranda at Scholars Landing	100	100	Leased/Issued	No	Senior
Woodbridge at Parkway Village	98	98	Leased/Issued	No	Senior
Hightower Manor Highrise	129	0	Committed	Yes	Senior 55+
Lakewood Christian Manor	0	190	Leased/Issued	No	Senior 55+
Peachtree Road Highrise	196	0	Committed	Yes	Senior 55+
Piedmont Senior Tower	207	208	Committed	Yes	Senior 55+
Tenth & Juniper	149	149	Leased/Issued	Yes	Senior 55+

6,512	5,957	**Planned/Actual Total Existing Project-Based Vouchers**

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

N/A

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR
None

iv. General Description of All Actual Capital Expenditures During the Plan Year

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR

AH established four priorities for FY 2018 capital improvements at the AH-Owned Communities: 1. Health and safety of residents, 2. Property viability, 3. Energy conservation, 4. Redevelopment through Rental Assistance Demonstration (RAD) or AH Reformulation for AH-Owned Communities or MIXED Communities. During FY 2018, AH completed Building, Site and/or Equipment Improvements using the following expenditures at the AH-Owned Communities:

Property	Budgeted 06/30/2018	Actual Expenditures 06/30/2018

Barge Road Highrise	$194,405	$194,405
Cheshire Bridge Road Highrise	$272,652	$272,652
Cosby Spear Highrise	$ 96,369	$101,373
East Lake Highrise	$ 45,310	$ 17,491
Georgia Avenue Highrise	$ 30,094	$ 30,094
Hightower Manor	$ 39,066	$ 27,256
Marian Road Highrise	$ 58,290	$ 58,290
Marietta Road Highrise	$190,884	$190,884
Martin Street Plaza	$ 47,529	$ 47,529
Peachtree Road Highrise	$180,145	$180,145
Piedmont Road Highrise	$ 8,950	$ 8,950
Westminster Apartments	$0	$0
Total Expenditures	$1,163,693	$1,129,070

B. *LEASING INFORMATION*

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned^^	Actual
MTW Public Housing Units Leased	40,980	44,892	3,415	3,741
MTW Housing Choice Vouchers (HCV) Utilized	211,896	199,380	17,658	16,615
Local, Non-Traditional: Tenant-Based	312	276	26	23
Local, Non-Traditional: Property-Based	33,468	32,712	2,789	2,726
Local, Non-Traditional: Homeownership	8,100	11,268	675	939
Planned/Actual Totals	294,756	288,528	24,563	24,044

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

The difference is largely attributable to HomeFlex units that are slightly behind the original projected delivery date and are therefore delivering in early FY 2019. Larger than expected attrition in the HCV program has also contributed.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS TO BE SERVED*	
		Planned^^	Actual	Planned^^	Actual
Tenant-Based	Housing Choice Homeownership	312	276	26	23
Property-Based	LIHTC-Only (MIXED & HomeFlex)	33,468	32,712	2,789	2,726
Homeownership	AH Down-payment Assistance	8,100	11,268	675	939
	Planned/Actual Totals	41,880	44,256	3,490	3,688

* The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
Program Name/Services Provided	3,688	3,688

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	Occupancy rates are slightly lower due to turnover of experienced staff at PMD level and older waitlists; AH has assisted training new PMD staff and encouraged refreshing waitlists.
MTW Housing Choice Voucher	Some attrition and difficulty leasing due to lack of available units, particularly 1-2 BR units; marketing efforts, improved payment standards, and other landlord incentives are aimed at recruiting new landlords and new units.
Local, Non-Traditional	N/A

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
AH-Owned	Site-Based	2,974	Open	Yes
MIXED	Site-Based	31,083	Partially Open	Yes
HomeFlex	Site-Based	14,271	Partially Open	Yes
Housing Choice	Community-wide Tenant-based	26,542	Closed	No

Please describe any duplication of applicants across waiting lists:

None

ii. Actual Changes to Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
HomeFlex (Supportive Housing	Using flexibility authorized under its MTW Agreement, AH manages occupancy and waiting lists through its various private developer partners and property management companies. For HomeFlex and MIXED Communities, AH streamlines program activities through site-based administration, to include waiting lists managed by respective owners/management agents. In FY 2018, to align with the Atlanta Continuum

communities only)	of Care and local coordination to address supportive housing availability, AH implemented Coordinated Entry Housing Referrals for select HomeFlex communities under Supportive Housing HomeFlex Agreements with AH. In turn, the communities effectively utilize the Coordinated Entry Housing Referrals in place of a standard site-based waiting list.

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. 75% of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-Based"; "Local, Non-Traditional: Property-Based"; and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	2,452 *
49%-30% Area Median Income	450 *
Below 30% Area Median Income	10
Total Local, Non-Traditional Households Admitted	2,912

* A significant percentage of these units are likely to fall into the 30%-49% Area Median Income range, but AH is unable to verify the precise number as of the date of this Report and therefore put them into the higher income range for the purposes of reporting statutory compliance. Per AH's communications with HUD, AH will begin providing verified data on LIHTC Only units beginning with its FY 2019 MTW Annual Report.

ii. Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)					
FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	2,564	2,209	n/a	4,773	36%
2 Person	466	1,939	n/a	2,405	18%
3 Person	354	2,014	n/a	2,368	18%
4 Person	284	1,629	n/a	1,913	14%
5 Person	350	1,591	n/a	1,941	14%
6+ Person	n/a	n/a	n/a	n/a	n/a
TOTAL	4,018	9,382	n/a	13,400	100%

* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" given above:

Baseline established as of AH's Amended & Restated MTW Agreement effective November 13, 2008.
No Non-MTW adjustments calculated.

MIX OF FAMILY SIZES SERVED (in Plan Year)				
FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR

1 Person	36%	9,514	48%	12%
2 Person	18%	3,979	20%	2%
3 Person	18%	3,025	15%	-3%
4 Person	14%	1,725	9%	-5%
5 Person	14%	1,410	7%	-7%
6+ Person	n/a	n/a	n/a	n/a
TOTAL	100%	19,653	100%	0%

** The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^ The "Total" in the "Number of Households Served in Plan Year" column should match the "Actual Total" box in the "Actual Number of Households Served in the Plan Year" table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

Changes in mix of family sizes served is primarily due to relocation associated with AHA's Quality of Life Initiative (QLI), in which nearly 3,000 families were relocated from large family public housing communities to mixed-income communities or private developments using Housing Choice vouchers. Additionally, during FY 2018, AH's family sizes are indicative of the local market demand for more one and two-bedroom units.

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of households, across MTW activities, that were transitioned to the MTW PHA's local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF SUFFICIENCY
4-to-1 Elderly Admissions Policy (AH-Owned High-Rise Communities)	1,537	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
Aging Well Program	1,537	
Housing Choice Homeownership	0	Defined as households with sufficient income and savings to maintain a mortgage without subsidy
Elderly/Disabled Income Disregard	117	Defined as elderly persons who have earned income and fixed income
Non-Elderly Disabled Income Disregard	129	Defined as non-elderly disabled persons who have earned income
	1,537	**(*Households Duplicated Across MTW Activities*)**
	1,783	**Total Households Transitioned to Self-Sufficiency**

* Figures should match the outcome reported where metric SS#8 is used in Section IV of this Annual MTW Report.

(III) PROPOSED MTW ACTIVITIES: HUD Approval Requested

ANNUAL MTW REPORT

All proposed MTW activities that were granted approval by HUD are reported in Section IV as 'Approved Activities'.

(IV) APPROVED MTW ACTIVITIES: HUD Approval Previously Granted

ANNUAL MTW REPORT

All required elements are grouped by each approved MTW activity within *Ongoing Activities Previously Approved by HUD* (provided at the end of this form section).

(V) SOURCES AND USES OF MTW FUNDS

ANNUAL MTW REPORT

A. ACTUAL SOURCES AND USES OF MTW FUNDS

i. Actual Sources of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.

ii. Actual Uses of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

iii. Describe Actual Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

ACTUAL USE OF MTW SINGLE FUND FLEXIBILITY
Except for the portion of certain revitalization and development activities outlined below and expenditures requiring non-federal funds, AH operates all activities as detailed in its FY 2018 MTW Annual Plan using its MTW Single Fund authority. Pursuant to the authority in AH's MTW Agreement, AH 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 AH's business plan. Under this MTW Single Fund authority, AH determines the best use of funds for the purposes of fulfilling its mission to deliver innovative, affordable housing. Although the MTW Agreement allows AH to include RHF funds in the MTW Single Fund, AH has elected not to do so. **In accordance with Section V.A.1 of Attachment D of AH's MTW Agreement, AH 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 Schedule A of the FY 2018 Comprehensive Budget, AH 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. In FY 2018, AH drew from HUD $241,298,816 in MTW Single Funds to support AH's MTW eligible activities.** **In addition to the funds used to provide assistance to tenant and project-based participants in Housing Choice, the amount of MTW funds identified above includes $40,285,581 in MTW Single funds to support MTW-authorized revitalization activities. AH's revitalization activities are also funded by RHF funds, public improvement funds provided by the City of Atlanta, program income from prior years, and private grants.** **But for the MTW Single Fund flexibility, AH 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 AH owns (consisting primarily of senior high-rises), (iii) providing human development services intended to support fragile populations as well as promote resident self-sufficiency, (iv) funding HomeFlex (AH's HUD-approved version of project-based rental assistance (PBRA)) at communities including both MIXED (mixed-income, mixed-finance) properties as well as multi-family communities that are privately owned, and (v) supporting local housing programs.**

B. LOCAL ASSET MANGEMENT PLAN

i. Did the MTW PHA allocate costs within statute in the Plan Year?

No

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

Yes

iii. Did the MTW PHA provide a LAMP in the appendix?

Yes

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

There have been no changes to the LAMP. *See* Appendix F for more detail.

(VI) ADMINISTRATIVE

ANNUAL MTW REPORT

A. REVIEWS, AUDITS AND INSPECTIONS The MTW PHA shall provide a general description of any HUD reviews, audits and/or physical inspection issues that require the MTW PHA to take action in order to address the issue.	**None**
B. EVALUATION RESULTS The MTW PHA shall provide a description of the results of the latest MTW PHA-directed evaluation (or state that there are none).	**n/a**
C. MTW STATUTORY REQUIREMENT CERTIFICATION The MTW PHA shall provide a certification that the MTW PHA has met the three MTW statutory requirements in the Plan Year of: (1) ensuring that at least 75% of households assisted by the MTW PHA are very low-income, (2) continuing to assist substantially the same total number of households as would have been assisted had the MTW PHA not participated in the MTW demonstration, and (3) maintaining a comparable mix of households (by family size) served as would have been served had the MTW PHA not participated in the MTW demonstration.	**See Appendix B:** **MTW Annual Report Resolution and Certifications**
D. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA Some MTW PHAs possess flexibility with regard to EPCs in the Standard MTW Agreement. MTW PHAs that possess and utilize this flexibility should here report the data as specified in the MTW PHA's Standard MTW Agreement (or successor MTW Agreement). If the MTW PHA does not possess and/or utilize such flexibility, this section should be marked not applicable.	***Program performance and savings for the Energy Performance Contract were impacted and subsequently significantly decreased during FY 2018 as a result of the following:*** • ***RAD Conversion and sale of Piedmont Road Highrise (May 2018).*** • ***Water usage issues experienced at three AH-Owned Communities (Barge, Cosby Spear and Cheshire Bridge), now resolved.*** • ***Colder winter and hotter summer driving up Electric costs.***

Ongoing MTW Activities

(HUD Form 50900 – Standard Metrics Information)

BACKGROUND

The Atlanta Housing's (AH) Ongoing Activities addresses the HUD Form 50900 requirement by listing activities identified in AH's MTW Annual Plans since FY 2005 ("MTW Annual Plans"). AH's MTW Agreement with HUD was signed 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 was 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 extended to June 30, 2028, effective April 14, 2016 ("MTW Agreement"). Per AH's MTW Agreement, once HUD approves AH'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. Additionally, per AH's MTW Agreement, AH's reporting requirements are described in Legacy Attachment B.

In June 2014, AH 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 2018 outcomes. Per HUD's requirements **"standard metrics must be shown in the table format provided in the 'HUD Standard Metrics' Section of Form 50900."**

EXAMPLE of HUD Standard Metrics:

HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0**	Benchmark set in FY 2018 MTW Annual Plan.	**10 households**	n/a

HUD-required metric and unit of measure for this type of activity

AH-reported figures or definitions in BOLD *type*

FY 2018 benchmarks.

AH reports the FY 2018 outcomes in comparison to the benchmark. Minor variances are reported as meeting

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 AH'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 AH-Owned 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	**AH 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

Implemented Activities *Continued*			
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)**	2007	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 AH-Sponsored Mixed-Income, Mixed-Finance Communities including Centennial Place and AH'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
HC.2007.02	**Rent Reasonableness**	2011	Attachment D, Section VII: Establishment of Housing Choice Voucher Program

Implemented Activities *Continued*			
Activity #	**Activity**	**Fiscal Year Impl.**	**MTW Authorization(s)**
AW.2008.01	**Rent Simplification / AH 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

Atlanta Housing Programs

- **AH-Owned Communities** are public housing senior/disabled high-rises and family communities.
- **HAVEN** is the collective program of AH's supportive housing pilots and initiatives for at-risk populations.
- **HomeFlex** is AH's MTW-Approved Project Based Rental Assistance program (or PBRA).
- **Housing Choice Voucher Program** is AH's tenant-based voucher program.
- **MIXED** Communities represent AH-Sponsored Mixed Use, Mixed-Income developments on former public housing sites.

AW.2005.01 – $125 MINIMUM RENT

DESCRIPTION

Effective October 1, 2004 (FY 2005), AH 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 AH-assisted and AH's MIXED Community (Project Based Rental Assistance) units in private developments, are developed through public-private partnerships and are managed by the owner entity's professional property management agent. While AH does not own these communities, AH 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 AH housing policies.

Because AH's housing model has continued to evolve to include mixed-income and MIXED Communities, starting in FY 2017, AH will include these other communities in its reporting.

IMPACT

AH's family policy initiatives such as the work requirement are aligned with standards set in the private sector. These policies are intended to prepare AH'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, 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**	**FY 2018 Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars). **AH = $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 = $813,000 approx.	Expected rental revenue after implementing the activity = **$125 rent x 399 households** (PH + HomeFlex+ MIXED + RAD+ HC) **x 12 = $ 598,500** resulting in increased rental revenue	No

PH.2005.07 – 4-TO-1 ELDERLY ADMISSIONS POLICY AT AH-OWNED COMMUNITIES

DESCRIPTION

AH 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 AH-Owned 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 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 AH-Owned Communities undergoing conversions from Section 9 to Section 8 subsidy as part of RAD or AH's Reformulation initiatives and the affected relocated residents are not included in the benchmark during the transition.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AH 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)** prior to implementation of the activity (number). This number may be zero. **AH = 0 (FY 2005)**	1,260 households in the AH-Owned Communities	**1,549 households** in the AH-Owned Communities	Yes

SH.2005.08 – AFFORDABLE ASSISTED LIVING DEMONSTRATION

DESCRIPTION

AH 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, AH 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, AH has contracted service coordination and had considered Medicaid waivers for personal support services, but has been unsuccessful with this approach.

IMPACT

Construction was completed and began occupancy 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. Atlanta Housing continues to explore 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2005)**	Expected housing units of this type after implementation of the activity = 0 units	**0 units**	N/A

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2005)**	Expected number of households receiving these services after implementation of the activity (number) = 0 households	**0 households**	N/A

PH.2011.03 – AGING WELL PROGRAM

DESCRIPTION

In support of AH's efforts to enhance the delivery of case management and supportive services to elderly and persons with disabilities in AH-Owned Communities, in collaboration with Atlanta Regional Commission Area Agency on Aging and other partners, AH 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, AH 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. AH works 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 AH-Owned Community 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, AH’s use of American Recovery and Reinvestment Act (ARRA) funds to renovate the AH-Owned 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.

AH will continue to promote active aging at the AH-Owned 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 AH-Owned Communities undergoing conversions from Section 9 to Section 8 subsidy as part of RAD or AH’s Reformulation initiatives and the affected relocated residents are not included in the benchmark during the transition.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2011)**	1,260 elderly and disabled households	**1,549 households** in the AH-Owned Communities	Yes

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2017 Benchmark**	**FY 2017 Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AH = 0 (FY 2011)**	1,260 elderly and disabled households	**1,549 households** in the AH-Owned Communities	Yes

HC.2006.01 – AH SUBMARKET PAYMENT STANDARDS

DESCRIPTION

Using a third-party real estate market research firm, AH 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 AH in that neighborhood. The realignment of the rents also allows AH to better manage its subsidy allocation so that AH can provide more housing opportunities in low poverty and less impacted areas. . Based on market studies conducted in FY 2016, AH introduced 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. AH 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2006)**	1,134 households	**1,696 households**	Yes

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2006)**	Number of units on AH HCVP over the HUD FMR standards = 1,134 units	1 BR: 506 2 BR: 629 3 BR: 428 4 BR: 115 5 BR: 18 6 BR: 0 **= 1,696 units**	Yes *(Dependent on # of program moves and new admissions)*

RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

DESCRIPTION

AH continues to implement its Comprehensive Homeownership Program which develops affordable homeownership opportunities in healthy, mixed-income communities and prepares low- to moderate- income families to become 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

AH's homeownership program increases affordable homeownership opportunities for low-income families and helps to reinforce neighborhood stabilization by encouraging homeownership and improvements to older existing properties. The program supports AH and the City of Atlanta goals to improve and preserve housing stock; and to include standard industry loan products (non-predatory lending) as meaningful and viable options to first-time homebuyers. AH further increases homeownership opportunities by leveraging other state and local down payment assistance programs and available funds. To date, AH has assisted more than 700 first-time, low-income homebuyers through its various Down Payment Assistance and revitalization 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2007)**	10 units	**171 units**	Yes

HC #6: Increase in Homeownership Opportunities				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2007)**	10 households	**171 households**	Yes

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AH defines 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. **AH = 0 households (FY 2007)**	5 households	**0 households**	No

SH.2005.09 – DEVELOPING ALTERNATIVE & SUPPORTIVE HOUSING RESOURCES

DESCRIPTION

AH will continue to develop and implement 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, AH will continue to use its MTW flexibility and funds to explore various rent reforms and additional homelessness initiatives and pilots. AH 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, AH 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, and conversion of the State-issued Georgia Housing Vouchers. While the Family Unification Program and Veterans Affairs Supportive Housing special purpose vouchers are not MTW Activities, AH 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.

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	44 units	**44 units**	Yes

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2005)**	44 households	**44 households**	Yes

AW.2005.02 – ELDERLY INCOME DISREGARD

DESCRIPTION

AH amended its Income Disregard policy to include when determining annual household income, AH 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, 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.

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 AH'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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 26 households (FY 2005)**	188 households	**142 households**	No

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, AH 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, AH 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 AH'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 AH and its Property Management/Developers to adjust and track the flat rents each year for very few households.

In accordance with its MTW Agreement, AH 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, AH anticipated limited impacts to the preponderance of affected households. For current flat renters, AH has communicated with the families and began 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, AH 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. AH followed a phase-in schedule in adjusting its flat rents. In FY 2018, 30 residents (or 1.9% of public housing residents in AH-Owned Communities) are transitioning from the flat rent option and affected by this change.

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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 26 (FY 2016)**	Expected housing units of this type after implementation of the activity = 10 new units	**30 units**	Yes

**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

AH 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. AH utilizes an Energy Performance Contract (EPC) to facilitate upgrades at its AH-Owned Communities as well as pursuing other funding for green initiatives.

Under AH's MTW Agreement (*Attachment D, Section IX*), AH 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. AH 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.

In FY 2011, working with Johnson Controls, AH implemented an energy performance contract (EPC) which combined a $9.1 million EPC loan with additional MTW funds. Through the EPC project, AH 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 AH's ability to continue the physical improvements designed to support delivery of vibrant "aging well" programs for its residents. Because of AH's MTW relief, AH is able to keep the savings for other improvements and services. During FY 2017 and 2018, EPC savings have decreased significantly as a result of RAD conversions within AH-Owned Communities, excessive water usage at select properties and increased energy expenses due to in climate weather conditions.

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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). **AH = 0** **(FY 2011)**	$50,000 cost savings AH is allowed to keep under its MTW Agreement.	**$5,772 in total savings** (net program costs) **which is $0 more** that AH is allowed to keep under its MTW Agreement.	No

HC.2005.04 – ENHANCED INSPECTION STANDARDS

DESCRIPTION

Components of AH'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.

While AH continues to enhance its inspection standards and processes to improve the delivery of quality affordable housing to Housing Choice participants in a tight real estate market, AH has recognized some inefficiencies. As a result, AH reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and reduce administrative burden, where feasible. For example, AH 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. AH 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 AH'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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	9,002 units in AH's jurisdiction.	**8,608 units**	No *(Dependent on # of households forecasted based on the FY HAP/Voucher projection)*

RE.2005.11 – GAP FINANCING

DESCRIPTION

AH 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, AH provided gap financing for 149 units with the RAD conversion of Juniper and Tenth Highrise. Further, as a result of additional RAD conversions in FY 2018, AH facilitated financial closings for 207 units at Piedmont Road Highrise, an AH-Owned Community and 66 units at the Village at Castleberry Hill I within AH's MIXED Community portfolio. During FY 2018, additional units were anticipated under RAD, but are expected to close next fiscal year.

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.

During FY 2018, the number of new housing units was in part dependent on the number of RAD conversions forecasted for the year.

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2011)**	450 units	**273 units**	No

HD.2005.05 – GOOD NEIGHBOR PROGRAM II

DESCRIPTION

AH's Good Neighbor Program (GNP) is an instructional program established by AH with a curriculum that includes training on the roles and responsibilities of being a good neighbor after relocation to amenity-rich neighborhoods. AH leverages MTW Funds with contracted resources to support the implementation of this program. All households that receive a Housing Choice voucher are required to attend GNP.

During FY 2018, to ensure program compliance by newly admitted Housing Choice Voucher Program participants and retaining program participants who have violated the Housing Choice (HC) Family Obligations, AH initiated a contract with the Martin Luther King Senior Community Resources Collaborative. The community-based model makes training convenient to Housing Choice participants and offers components that focus on good tenant/landlord relationship, HC Family Obligations, self-reliance and personal responsibility, training for youth and civic engagement.

IMPACT

The provision of training under the Good Neighbor Program prepares families to be successful neighbors. The continuation of human and support services also assists with the successful transition of assisted families to their new neighborhoods 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.

During FY 2018, the benchmark was dependent on number of households forecasted for leasing based on HAP/Voucher projection. New contract negotiation also affected the number of households referred for training.

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AH = 0 (FY 2005)**	800 households	**411 households** participated in activity	No

HC.2011.02 – HOUSING CHOICE VOUCHER PROGRAM HAP ABATEMENT POLICY

DESCRIPTION

AH, 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 AH'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

AH 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 the AH streamlined way of doing business. As a connected and astute business partner, AH 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**	**FY 2018 Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase) = **HAP savings**	Rental revenue prior to implementation of the activity (in dollars). **AH = 0** **(FY 2011)**	Expected HAP savings based on 288 units = $540,000	**$ 865,551** on 2,395 unit months	Yes

HD.2005.06 – HUMAN DEVELOPMENT SERVICES

DESCRIPTION

AH continues to utilize its MTW flexibility to facilitate self-sufficiency of households participating in its Housing Choice Program with particular emphasis on the following population segments:

1. Working-age Adults - AH's Human Development Strategy will primarily focus on assisting households to become and remain compliant with its Work/Program Requirement through facilitation of human development case management services and connecting household members to specialized supportive services provided by organizations contracted by AH;
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, AH began utilizing an expanded Human Development Services (HDS) staff (including two Family Self-Sufficiency Program 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, AH refers the families to contracted service providers that specialize in particular issues. For families whose reasons for unemployment may be related to other issues, such as job skills development or access to quality affordable child care, AH continues to utilize a vast Service Provider Network of more than 120 community organizations that address a broad spectrum of support services.

During FY 2018, the HDS strategy was heightened to develop enhanced service provider contracts and continues to advance its human development efforts via an updated Service Delivery Model that encompasses five (5) focus areas: Family Independence and Economic Advancement; Student Achievement; Digital Literacy and Connectivity; Health and Wellness; and Volunteerism by AH staff.

AH’s human development strategy utilizes the flexibility within its MTW Single Fund as well as leverages partnerships with non-profit organizations, corporations, foundations, educational institutions and other community stakeholders to support and address the basic needs of families.

IMPACT

AH’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. AH’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, AH has seen the effectiveness of this human development services approach, with nearly 800 families becoming compliant or progressing.

AH will continue to advance the strategy as the goal is to assist unemployed or underemployed individuals and families to ultimately transition from public assistance to productive employment and economic self-sufficiency.

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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AH = 0** **(FY 2005)**	734 households	**1,643 households** using case management services	Yes

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AH 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. **AH = 0** **(FY 2005)**	206 households	**356 households** moved from Non-compliant to Compliant, Progressing or Exempt Status	Yes

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	734 households	**1,643 households** using case management services	Yes

HC.2008.02 – LEASING INCENTIVE FEE (LIF)

DESCRIPTION

The Leasing Incentive Fee (LIF) was originally used as a deconcentration strategy to provide financial incentives to encourage landlords and property owners to lease available housing to families impacted by relocation from AH projects to be demolished. AH 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 AH facilitated relocation for nearly 3,000 families in public housing. In FY 2016, AH 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	208 households	**477 households**	Yes
HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	208 units	**477 units** in which household utilized LIF	Yes
HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	208 households	**477 households**	Yes

SH.2017.01 – NEXT STEP YOUTH SELF-SUFFICIENCY PROGRAM

DESCRIPTION

AH continues to develop and implement alternative and supportive housing resources for income-eligible youth and youth-head of household families. Resources include Special Needs Designated Housing for Persons with Disabilities or other supportive housing initiatives.

Working with the Georgia Department of Family and Children Services ("DFCS") and its contracted Independent Living Program service providers and local youth service providers, AH has a proposed 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), as well as youth experiencing homelessness as a result of other barriers to stable housing. The purpose of the voucher is to help youth stabilize living situations, mitigate or avoid homelessness and move toward self-sufficiency. Initially, AH will offer vouchers to house up to 25 eligible transitioning or formerly homeless youth that are properly vetted and referred by DFCS or the Atlanta Continuum of Care (CoC).

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. AH seeks to supply vouchers to house transitioning youth for up to 36 months or until age 23, whichever comes first. AH 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.

AH 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 contracted service providers to assist these families in the preparation of living independently and creating a stable living environment. AH 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 AH's Work/Program Requirement.

Vouchers issued under this activity are not portable, are subject to minimum rent, and standard AH rent calculations. Under AH'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 AH, the state DFCS office and Independent Living Program and Atlanta CoC, where AH will administer the vouchers and DFCS will refer the transitioning youth to AH. An overview of the process resembles the following:

- Collaboration between AH, 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 AH and DFCS or Atlanta CoC, where both agencies establish points-of-contact to expedite the housing/referral process, through pre-screenings and other measures administered by DFCS/CoC provider prior to referrals (other agencies may refer to DFCS for referral to AH). AH will finalize eligibility of referrals and issue vouchers as appropriate.

AH will continue to engage in this program activity. During FY 2018, AH engaged in program and new contract negotiation to advance implementation in FY 2019.

IMPACT

Using its MTW flexibility to partner with the private sector, government agencies, and the service provider community, AH has created multiple solutions to address the various local housing needs of at-risk populations. AH will continue to promote housing opportunities to decrease instances of homelessness.

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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2017)**	Expected housing units of this type after implementation of the activity (number) = 10 new units	**0 units**	No

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2017)**	Expected number of households receiving these services after implementation of the activity (number) = 10 households	**0 households**	No

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AH = 0** **(FY 2017)**	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = 10 households	**0 households**	No

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AH 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. **AH = 0 (FY 2017)**	Expected households transitioned to self-sufficiency after implementation of the activity (number) = 5 households	**0 households**	No

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2017)**	Expected head(s) of households in <<all categories>> after implementation of the activity (number) = 10 households	**0 households**	No

AW.2011.01 – NON-ELDERLY DISABLED INCOME DISREGARD

DESCRIPTION

AH amended its Income Disregard policy to include when determining annual household income, AH 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, 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 AH 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 AH'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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AH defines as non-elderly disabled persons who have earned income)** prior to implementation of the activity (number). This number may be zero. **AH = 82 households (FY 2011)**	121 households	**181 households**	Yes

.

RE.2007.04 – HOMEFLEX (PROJECT BASED RENTAL ASSISTANCE) AS A STRATEGIC TOOL

DESCRIPTION

AH designed its Project Based Rental Assistance (PBRA) program, now referred to as HomeFlex (HF), in which, through a competitive process, AH 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 AH receives and approves proposals from developers for multi-family rental properties outside of AH's jurisdiction, AH may negotiate intergovernmental agreements with PHAs or local governments in the Atlanta metropolitan area. AH 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

AH's HomeFlex program has successfully increased the long-term availability of more than 5,500 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2007)**	699 units	**477 units**	No

HC #2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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). **AH = 0 (FY 2007)**	422 units	**422 units**	Yes

RE.2006.02 – HOMEFLEX (PROJECT BASED RENTAL ASSISTANCE) SITE BASED ADMINISTRATION

DESCRIPTION

AH developed and implemented a HomeFlex (HF, f.k.a. 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 AH inspections and reviews, for the administrative and programmatic functions carried out in connection with admissions and occupancy procedures and processes 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. AH 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	Cost of task prior to implementation of the activity (in dollars). AH = Estimated savings realized in Baseline Year: **923 HF Units** x HUD CY2008 PUM HC Blended Admin Fee Rate ($53.26) x 12 months x 80% (assuming AH incurs 20% of the admin costs) = **$471,926 Baseline Agency Cost Savings** for HF 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 PBRA 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.	Estimated savings for Benchmark Year: **5,555 HomeFlex Units** x Admin Fee Rate ($81.15) x 12 months x 80% = **$4.3 million Baseline Agency Cost Savings**	No

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**FY 208 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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). **AH = Divide the agency cost savings by AH hourly rate to estimate staff time savings. $471,926 ÷ $35 (assuming a staff per hour pay rate) = 13,484 hours saved (FY 2008)**	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = $4.8 million ÷ $35 = 100,891 hours saved	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = $4.3 million ÷ $35 = **123,645 hours saved**	Yes

HC.2007.01 – RE-ENGINEERING THE HOUSING CHOICE VOUCHER PROGRAM

DESCRIPTION

AH 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, AH 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 2016 and 2017, AH has seen voucher holders struggle to find available, appropriately sized units in Atlanta that meet AH's Enhanced Inspections Standards. In turn, AH has faced tough negotiations with landlords seeking rents that keep pace with a rising market.

In response to a tight real estate market, AH 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. AH 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, AH re-examined its abatement policy and implemented an approach that incents 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 AH has implemented or plans to implement to ensure successful lease-up of Housing Choice applicants and participants.

- **Marketing Plan** – AH 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 AH, debunking the myths about assisted families, and educating the prospective property owners on how the program works. AH 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, AH 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. AH launched a four-month pilot during FY 2016.

- **Leasing Incentive Fees** – AH 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. AH will also offer New Contract Incentives for Single Family Homes.

- **Streamlined AH Enhanced Inspections Standards** – AH reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and reduce administrative burden, where feasible. For example, AH 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. AH also revised its Site & Vicinity standard to make the determination clearer for landlords.

- **Expedited Lease-up at High-Performing Multifamily Properties** – AH will continue to implement its program allowing high-performing multifamily properties scoring 97 or greater on AH'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. AH 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, AH 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. AH will conduct follow-up inspections on these units within 45 – 60 days following lease-up.

- **Rent Determination** – AH 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** – AH 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** – AH currently uses its own payment standards for seven submarkets. These payment standards were introduced in 2007. In FY 2016, AH 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. As a result, AH established standards in 23 local submarkets to account for varying local markets and to eliminate financial barriers during the housing search.

AH continues 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, AH 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). **AH = Overhead Cost of $12 million which was voucher administration cost of $1,309 per voucher (FY 2008)**	Overhead Cost of $8.3 million which was voucher administration costs of $766 per voucher	Overhead Cost of **$ 8.4 million** which was voucher administration cost of **$784 per voucher**	Yes

RE.2005.09 – REFORMULATING THE SUBSIDY ARRANGEMENT IN AH MIXED COMMUNITIES (AH-SPONSORED MIXED-INCOME, MIXED-FINANCE) INCLUDING CENTENNIAL PLACE AND AH'S AFFORDABLE COMMUNITIES

DESCRIPTION

AH continues to explore strategies to reformulate the subsidy arrangement for AH's MIXED Communities (AH-Sponsored mixed-income, mixed-finance communities) and AH-Owned Communities from public housing operating subsidy (under the existing Annual Contributions Contract) to AH's HomeFlex (under a project based rental agreement agreement), in order to sustain and preserve investments in these multi-family rental communities. AH 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 AH's proposal to pilot AH's Reformulation Demonstration Program under the auspices of its MTW Agreement at Centennial Place. In conjunction with the reformulation of Centennial Place, AH received additional Housing Choice voucher funding on April 23, 2013, to be used as part of the HomeFlex (PBRA) funding to replace the public housing operating subsidy upon conversion.

During FY 2018, AH continued 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 AH-Owned Communities, as anticipated in and pursuant to AH's MTW Agreement.

IMPACT

The ultimate objective of the Reformulation Demonstration Program at Centennial Place was to reposition the 301 AH-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, AH's developer partner received Low Income Housing Tax Credits (LIHTC) for Phase III. An LIHTC application was submitted in June 2016 for Phase IV and is anticipated to close in FY 2019.

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 #2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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). **AH = 0 (FY 2005)**	0 units	**0 units**	N/A

HC.2007.02 – RENT REASONABLENESS

DESCRIPTION

AH 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 AH'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, AH'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 AH to realize HAP savings.

Based on market studies conducted in FY 2016, AH introduced updated sub-market payment standards which have been 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, AH 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars). **AH = Average HAP per voucher = $916 HAP assistance = $81 million (FY 2011)**	Average HAP/voucher = $782 HAP assistance = $73.7 million	**Average HAP per voucher = $780** **HAP assistance = $79 million**	Yes

AW.2008.01 - RENT SIMPLIFICATION / AH STANDARD DEDUCTIONS

DESCRIPTION

During FY 2008 AH 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 AH housing and rental assistance programs.

Prior to implementation of the Rent Simplification Policy, AH 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 AH’s standard deduction of $750, and the HUD standard deduction for elderly/disabled families from $400 to AH’s standard deduction of $1,000, AH’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 to collect and process receipts, and streamlined processing results in fewer errors.

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 2017. Any changes in quantities, magnitude or value of FY 2017 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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). **AH = 15% of households historically seek deductions x 17,338 households x 1 hour verification = 2,600 hours (FY 2010)**	15% of households historically seek deductions x 19,426 households x 1 hour verification = 2,913 hours saved	15% x 17,624 assisted households x 1 hour = **2,644 hours saved**	Yes
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**FY 2017 Benchmark**	**FY 2017 Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage). **AH = 3% (FY 2012)**	Expected average error rate (percentage) = 3%	**0.5% error rate**	Yes

RE.2005.10 – REVITALIZATION PROGRAM

DESCRIPTION

Over the last 19 years, AH 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 AH has branded the "Atlanta Model."

In partnership with private sector developers, AH will continue transforming conventional public housing developments into economically sustainable, market rate quality, mixed-use, mixed-income communities through its Strategic Revitalization Program. To further advance the program, AH 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 2017 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 2017 are described in Section 1 of the Annual Plan.

Subject to funding availability and in furtherance of the master plans and long-term community sustainability, AH will continue to engage in acquisition activity during FY 2018. In addition to property acquisitions, AH may be engaged in negotiations of land transactions with a number of entities to further support its revitalization efforts at the communities listed in the Annual Plan.

AH will explore alternative funding options for the ongoing revitalization activities including, as appropriate, any sites of former public housing. 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 and FY 2017, AH 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, AH continued revitalization activities associated with the QLI sites.

IMPACT

Public/private partnerships are the key ingredient. AH 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. AH's revitalization efforts with private development partners have created thousands of mixed-income rental units (including AH-assisted units and tax-credit-only units), and nearly 400 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 AH'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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 2,720 units (FY 2005)**	54 units (rental)	**0 rental units** *(54 units expected to close FY 2019)* **8 for-sale homes were developed**	Yes

RE.2012.01 – SINGLE FAMILY HOME RENTAL DEMONSTRATION

DESCRIPTION

AH sold land to a Mechanicsville development partner for a neighborhood stabilization demonstration program for families at or below 60% AMI.

AH's development partner has completed development activities for 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 AH property under the terms of a ground lease with a purchase option at the end of the 15-year compliance period. AH 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 during FY 2017 and 28 new housing units were made available for families and the community.

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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0**	0 units	**0 units** completed but under construction	N/A

SH.2013.01 – VETERANS SUPPORTIVE HOUSING

DESCRIPTION

Under AH's HomeFlex (PBRA) for Supportive Housing program, owners and developers of supportive housing receive housing subsidy under HomeFlex agreement with AH 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.

AH 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 AH's Supportive Housing policies and administered through AH's Housing Choice Program.

IMPACT

Oasis at Scholars Landing opened in FY 2015 and provides 60 affordable assisted rental units for seniors with a veteran's 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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2013)**	0 units	**0 units**	N/A

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0 (FY 2013)**	0 households	**0 households**	N/A

AW.2005.03 – WORK/PROGRAM REQUIREMENT

DESCRIPTION

Effective October 1, 2004, AH'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, AH 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, AH began utilizing an expanded Human Development Services (HDS) staff (including two Family Self Sufficiency Program 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, AH refers the families to contracted service providers that specialize in particular issues. For families whose reasons for unemployment may be related to other issues, such as job skills development or access to quality affordable child care, AH continues to utilize a vast Service Provider Network of more than 120 community organizations that address a broad spectrum of support services.

During FY 2018, the HDS strategy was heightened to develop enhanced service provider contracts and continues to advance its human development efforts via an updated Service Delivery Model that encompasses five (5) focus areas: Family Independence and Economic Advancement; Student Achievement; Digital Literacy and Connectivity; Health and Wellness; and Volunteerism by AH staff.

AH's human development strategy utilizes the flexibility within its MTW Single Fund as well as leverages partnerships with non-profit organizations, corporations, foundations, educational institutions and other community stakeholders to support and address the basic needs of families.

IMPACT

The dignity and empowerment of work cannot be underestimated. When first instituted, less than 14 percent of households were working. During the recent economic recession periods, families have had difficulty obtaining and maintaining employment. As the general unemployment rate remains high, AH-assisted households often experience decreases 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 97 percent of AH-assisted households with Target Adults in AH MIXED Communities, and 93 percent of households in HomeFlex Communities achieved compliance with AH's Work/Program Requirement. By contrast, in FY 2018, 69 percent of Housing Choice households reached compliance, which represents an increase of 6 points from the prior fiscal year.

Since inception of the initiatives in 2014 and HDS enhancements in 2018, AH has seen the effectiveness of this human development services approach, with nearly 1,200 families obtaining compliant, progressing or exempt status with the program. AH will continue to advance the strategy to support families achieve productive employment and economic self-sufficiency.

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**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
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. **AH = 0** **(FY 2005)**	734 households	**1,643 households** using case management services	Yes
SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households transitioned to self - sufficiency (increase).	Households transitioned to self - sufficiency **(AH 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. **AH = 0** **(FY 2005)**	206 households	**356 households** moved from Non-compliant to Compliant, Progressing or Exempt Status	Yes
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**FY 2018 Benchmark**	**FY 2018 Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self - sufficiency (increase).	Households receiving self -sufficiency services prior to implementation of the activity (number). **AH = 0** **(FY 2005)**	734 households	**1,643 households** using case management services	Yes

B. NOT YET IMPLEMENTED MTW ACTIVITIES

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AH'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

AH 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 AH's large family public housing communities, it is obsolete and does not align with AH's current strategy.

TIMELINE FOR IMPLEMENTATION

With recent changes in HUD flat rent requirements, AH will continue to explore rent structures consistent with self-sufficiency goals, including the proposed MTW Activity: Elimination of Flat Rent (FY 2017).

HC.2012.02 – COMPREHENSIVE GRADUATION PROGRAM

DESCRIPTION

AH will develop and implement a comprehensive graduation program for assisted families who have achieved economic self-sufficiency and financial stability and who no longer need rental assistance. AH 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

AH 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, AH 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, AH 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

AH 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. AH 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

AH 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 (IDA'S)

DESCRIPTION

Having eliminated the Federal Earned Income Disallowance for residents paying an income-adjusted rent, at its discretion, AH 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 AH's Quality of Life Initiative, AH discontinued exploring this program and during FY 2009 postponed any further development.

TIMELINE FOR IMPLEMENTATION

AH may explore use of similar self-sufficiency programs in the future.

HD.2006.04 – STANDARDS FOR RESIDENCY IN SINGLE FAMILY HOMES

DESCRIPTION

AH 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. AH 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 AH'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

AH 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. AH 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. AH 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 AH'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)**	**Closeout Year (FY)**
--	**ARRA Funds**	n/a	2012
HD.2007.05	**Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program	2008
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	Merged with Supportive Housing activities
HD.2008.05	**Pre-Relocation Client Education**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program	2010
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	2010
PH.2007.07	**Utility Allowance Waiver**	Attachment D, Section V: Single Fund Budget with Full Flexibility	2010
--	**Voluntary Compliance Agreement (VCA)**	n/a	2011
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	2016

AW.2010.01 – BUSINESS TRANSFORMATION INITIATIVE

Reason for Closing Out Initiative

The Business Transformation initiative was a three-phase strategy to (I) assess and evaluate AH's current business systems and practices, (II) develop and recommend an efficient and effective business model patterned after the best practices of successful private-sector real estate companies and the state-of-the-art information systems that support such companies and (III) develop and launch a business transformation implementation plan. As part of the plan, AH completed implementation of an enterprise resource planning solution designed to provide business process automation across every department.

Final Outcome and Lessons Learned

The ERP solution supports greater productivity of AH's staff. AH has automated business processes internally; eliminated manual, redundant processes and paperwork; and introduced broader controls and data security. By improving the quality, accuracy, and frequency of interaction between AH, families, real estate development partners, property management companies, and owners, AH has improved relationships, resulting in better outcomes for families.