

MTW

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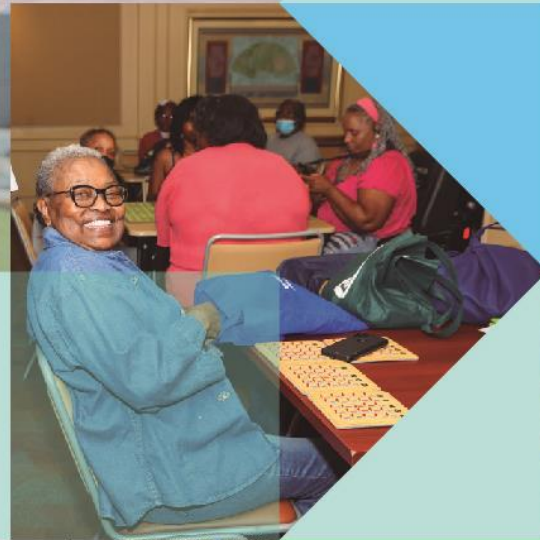
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ANNUAL PLAN DRAFT

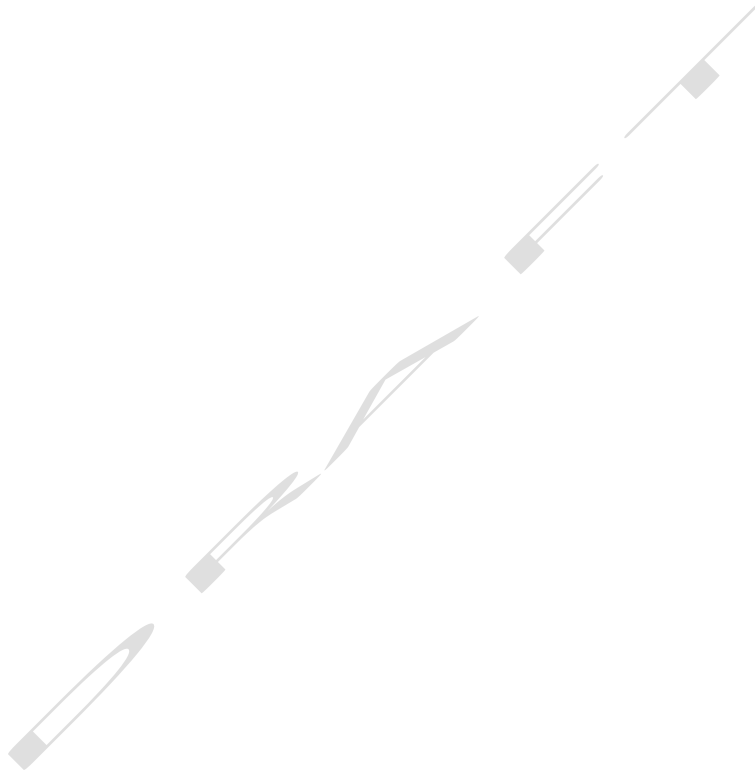
Public Comment Period:

February 5 – March 8, 2024

FY 2025



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VISION, MISSION, & VALUES

Vision

Our vision is a city where all Atlantans have a place they are proud to call home and can thrive, regardless of their income or address.

Mission

The mission of Atlanta Housing is to open doors to safe, quality affordable homes, build inclusive communities of choice, and create opportunities for economic mobility.

Values

We are a team of bold, compassionate, and committed change-makers dedicated to working collaboratively to serve the Atlanta community with our unique resources.

AH Leadership

Board of Commissioners

Larry Stewart, Board Chair
Sarah Kirsch, Board Vice-Chair
Joel Alvarado
Rosalind Elliott
Duriya Farooqui
Douglas Hooker
Tony Martin

Senior Leadership Team

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Paul Vranicar, Esq., *Strategy, Policy, & Regulatory Affairs*
Lisa Washington, Esq., *Office of General Counsel*
Michael D. Wilson, *Transactions Management & Capital Markets*

I. INTRODUCTION

Contents of FY 2025 Plan

I. INTRODUCTION	v
About Atlanta Housing	7
AH's Strategic Plan (FY 2023 – 2027)	10
Ia. INTRODUCTION: FY 2025 HIGHLIGHTS	15
FY 2025 Priorities	16
Ib. INTRODUCTION: PLANNED GOALS & OBJECTIVES	19
A. Short-Term MTW Goals and Objectives	19
B. Short-Term Non-MTW Goals and Objectives	30
C. Long-Term MTW Goals and Objectives	36
D. Long-Term Non-MTW Goals and Objectives	38
II. GENERAL OPERATING INFORMATION	43
A. Housing Stock Information	43
B. Leasing Information	53
C. Waiting List Information	55
III. PROPOSED MTW ACTIVITIES:	57
IV. APPROVED MTW ACTIVITIES:	58
A. Implemented Activities	59
B. Not Yet Implemented Activities	80
C. Activities On Hold	80
D. Closed Out Activities	80
V. PLANNED APPLICATION OF MTW FUNDS	85
A. Planned Application of MTW Funds	85
B. Local Asset Management Plan	89
C. Rental Assistance Demonstration (RAD) Participation	89
VI. ADMINISTRATIVE	91
A. Board Resolution and Certifications of Compliance	91
B. Documentation of Public Process	91
C. Planned and Ongoing Evaluations	91
D. Lobbying Disclosure	91
APPENDICES	92
APPENDIX A: HUD Form 50900 Attachments	95
APPENDIX B: Public Process Documentation	97
APPENDIX C: AH's MTW Agreement	99
APPENDIX D: Lobbying Disclosure	109
APPENDIX E: Other Information	111

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A. Overview

About Atlanta Housing

The Housing Authority of the City of Atlanta, Georgia, also referred to as “Atlanta Housing” or “AH” is considered the oldest public housing authority (PHA), with the construction of Techwood Homes in 1935, the first federally subsidized public housing community in the nation. AH also built the first federally subsidized public housing community for African American residents, University Homes, in 1937 near the Atlanta University Center. AH provides monetary assistance to low-income families across the City of Atlanta and is the largest public housing authority in Georgia, serving more than 42,800¹ people. Its assistance portfolio includes the following programs:

- **AH-Owned Communities:** 6 public housing sites: 4 for elderly and disabled households and 2 family sites.
- **Down-Payment Assistance:** A forgivable loan to help eligible, low-income, first-time homebuyers.
- **HomeFlex:** AH’s MTW unit-based assistance program, where the assistance remains in the community with the unit.
 - **Standard HomeFlex:**
 - For multi-family units in AH-Owned, Mixed, or Stand-Alone privately owned communities.
 - For buildings or communities that house older persons [i.e., near elderly (55+) and elderly (62+) residents].
 - **HomeFlex Supportive Housing (HAVEN):**
 - For property owners that agree to provide wrap-around services and housing for vulnerable and targeted population groups.
- **Housing Choice Vouchers (HCVs):** AH’s administration of tenant-based assistance that includes HUD’s tenant-based vouchers (TBVs), HUD’s Special Purpose Vouchers (SPVs), and AH’s MTW Special Voucher Programs (SVPs), where the assistance remains with the family from unit to unit. AH’s SVPs are programs created by MTW flexibility.
- **Mixed Communities:** Communities built on AH-Owned land and ground leased long-term to the community owner/developer or mixed-income developments in which AH has an ownership interest, investment, or subsidy agreement.
- **RAD PBV Communities:** Public housing communities/units converted to project-based voucher (PBV) assisted communities/units under the Rental Assistance Demonstration (RAD) Program.

¹ As of December 31, 2023

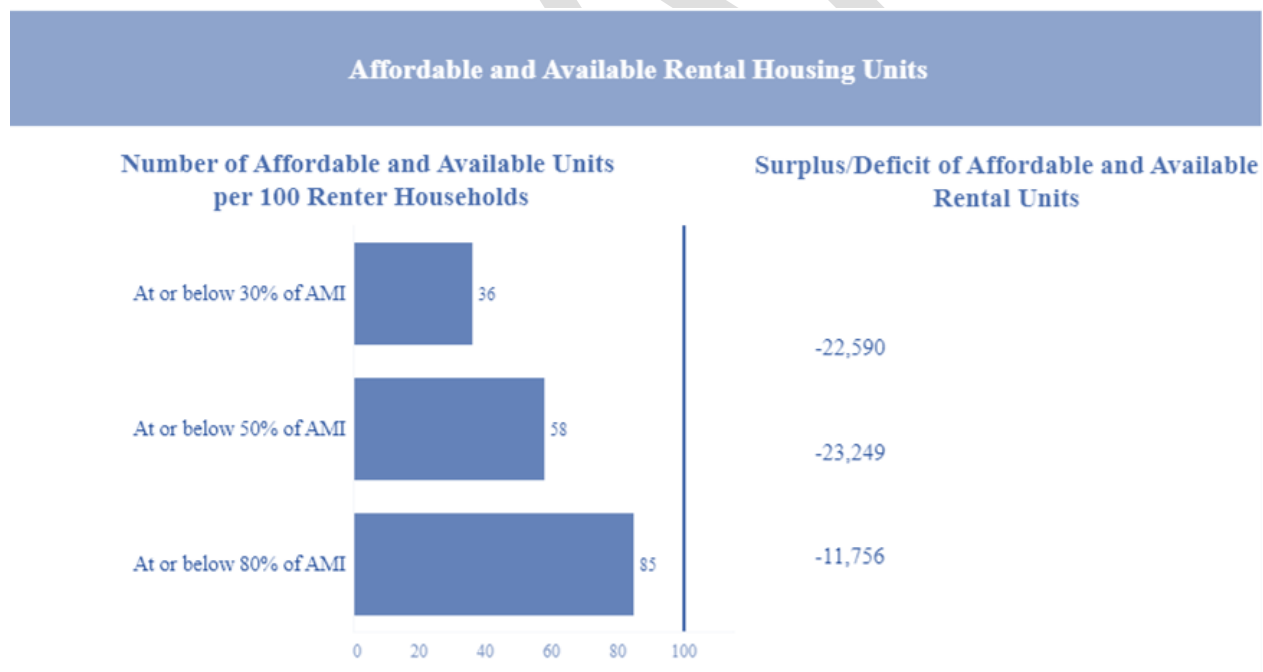
The Need for Affordable Housing in Atlanta

Atlanta, the “capital of the south,” remains one of the fastest growing metropolitan areas in the country. Several factors contribute to this growth: a comfortable climate, a business-friendly environment across many industries, and its 57 colleges and universities in the metropolitan area, which attract companies eager to tap into the talents of diverse and highly skilled employees.

Atlanta’s continued rapid growth, combined with a variety of broader economic factors, has resulted in significantly higher housing costs. Monthly rents in Atlanta have grown 18% (25% in the metro area, which is a port-out (transfer) destination for many AH housing choice voucher families unable to find housing in the city). Since July 2020 and home prices have increased by more than 74% as well. The average rent in Atlanta has soared from \$1,299/month² to \$1,530/month² and median home prices have risen from \$293,500³ to \$395,000⁴. From July 2020 through June 2023, the City of Atlanta processed 8,082 new permits for new multi-family (4,785) and new single-family (3,297) projects.

Even with this level of activity, Atlanta’s housing supply remains low (2.4 months of supply) when contrasted with a balanced market (equal supply and demand that offers a six-month supply of inventory) and, unfortunately, most projects being constructed are categorized as ultra-luxury or luxury housing.

Atlanta’s growth, higher housing costs, low housing inventory, and other factors have caused a deficit in Atlanta’s affordable housing stock. The graphic below shows the surplus/deficit of affordable housing units⁵ in AH’s service jurisdiction.



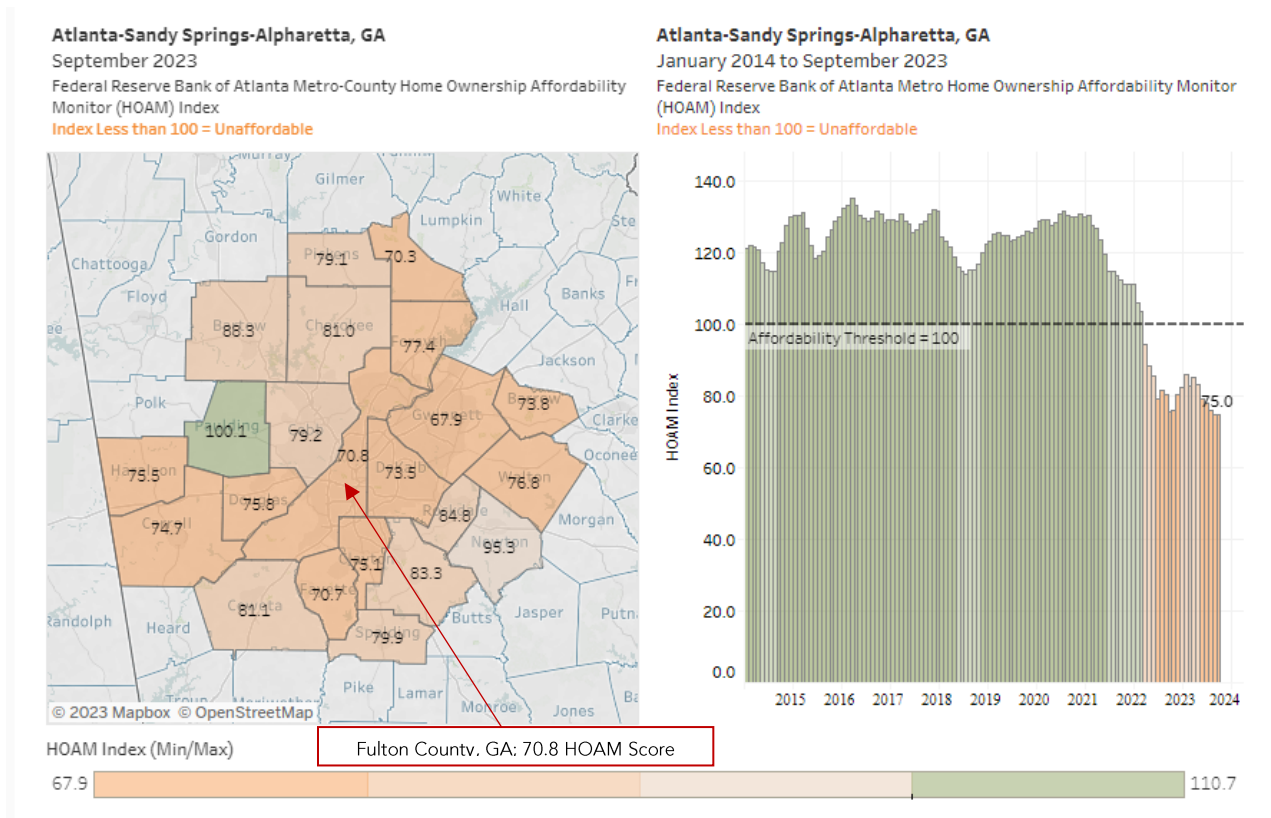
² Source: *Apartment List* Metro-Level Historic Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>.

³ Atlanta Regional Commission - <https://metroatlhousing.org/cities/atlanta/>

⁴ <https://realestate.usnews.com/real-estate/housing-market-index/articles/atlanta-housing-market-forecast>

⁵ Source: <https://www.atlantafed.org/community-development/data-and-tools/southeastern-rental-affordability-tracker.aspx>

The Federal Reserve Bank of Atlanta assigns HOAM (Home Ownership Affordability Monitor) Index scores nationwide. A HOAM Index score of 100 or greater indicates an area as affordable. There is only one county in the Atlanta Metro area with an affordable HOAM score. Fulton County has a HOAM Index score of 70.8, far below the affordable score of 100. AH's primary service jurisdiction is located within Fulton County. The graphic⁶ below further demonstrates the need for affordable housing in Atlanta.



⁶ Source: www.atlantafed.org/center-for-housing-and-policy/data-and-tools/home-ownership-affordability-monitor

AH's Strategic Plan (FY 2023 – 2027)

In January 2023, AH's Board of Commissioners approved a new five-year Strategic Plan, covering Fiscal Years 2023 through 2027 (Plan). FY 2025 will be AH's third year operating under the Plan. The Plan provides a blueprint for how to reach a key goal for the production and preservation of affordable housing, in alignment with the vision and goals set forth by Mayor Andre Dickens. The Plan has been informed by market realities, insights from AH's key partners, our current commitments and capacities, and anticipated challenges and opportunities.

The Plan recognizes that no single organization can solve Atlanta's housing affordability challenge alone, but working with others, AH can bring its different resources and various skillsets to bear to have a large impact. The result is a Plan that puts residents at the heart of everything AH does, while searching for better, smarter, and more efficient ways to operate.

In the course of this work, AH established the following Goals and Key Targets:

GOAL 1: Create or preserve 10,000 affordable housing units.

Key Targets

- 1.A Produce 5,000 new affordable units
 - 1.A.1 Repurpose 300 acres of AH-Owned vacant land toward housing and create healthy, thriving neighborhoods
 - 1.A.2 To support the creation of 5,000 units, invest \$220 million over five years
- 1.B Preserve and improve 5,000 units in AH's existing portfolio
 - 1.B.1 To support the preservation of 5,000 units, invest \$30 million over five years
- 1.C Increase designation of sustainability-certified units in our portfolio to 33% to lower the overall cost of living of our residents

GOAL 2: Enhance housing assistance resources for Atlantans in need

Key Targets

- 2.A Continue to provide stable housing for 1,900 families and individuals per year experiencing or at heightened risk of homelessness
- 2.B Provide emergency assistance to 1,800 families and individuals facing eviction over five years
- 2.C Increase the number of AH households living in amenity-rich and transit-connected neighborhoods to 3,500
- 2.D Provide 1,400 new families with homeownership opportunities to help build wealth and combat displacement

GOAL 3: Create opportunities for individuals, families, and children to thrive.

Key Targets

- 3.A Advance efforts that address youth achievement by coordinating a cradle-to-career educational pipeline of programs and services for AH-assisted youth
- 3.B Through increased partnerships, support residents to prepare for, connect to, and succeed in jobs and careers
- 3.C Provide a continuum of care for AH-assisted seniors to enable them to stay healthy and live independently and with dignity in their homes

GOAL 4: Build or expand partnerships to pool resources and maximize impact for the benefit of families.

Key Targets

- 4.A Secure a minimum of \$500,000 in new funding annually to support AH's mission
- 4.B Collaborate with public agencies and initiatives to leverage resources and align efforts
- 4.C Raise \$2 million to improve energy efficiency in AH units

GOAL 5: Communicate the impact of Atlanta Housing's work to Atlanta.

Key Targets

- 5.A Increase visibility into our progress and key successes to foster confidence in AH's work
- 5.B Provide targeted communication and frequent updates to key stakeholders

GOAL 6: Strengthen Atlanta Housing operations.

Key Targets

- 6.A Increase efficiency, improve access to programs and services, and foster staff engagements with AH families, and improve access to programs and services
- 6.B Create economic opportunity for AH residents and disadvantaged businesses by achieving 35% participation in eligible AH contracts for minority-, women-, and resident-owned small businesses
- 6.C In support of City of Atlanta's 2019 Clean Energy Resolution to achieve 100% clean energy by 2035, AH will reduce its carbon footprint by 25% in five years

AH's Strategic Plan Progress (as of December 31, 2023)			
Goal	Description	Year-to- Date Value	% Of Goal Achieved
1.A	Produce new affordable units	932	19%
1.A.1	Repurpose acres of AH-owned vacant land toward housing	17	6%
1.A.2	Support the creation of 5,000 units, invest funds	\$58,656,079	27%
1.B	Preserve and improve units in AH's existing portfolio	2,424	48%
1.B.1	Support the preservation of 5,000 units, invest funds	\$13,852,788	46%
1.C	Percentage of sustainability-certified units in AH's portfolio	12%	36%
2.A	Provide stable housing for families and individuals experiencing or at heightened risk of homelessness	2,250	118%
2.B	Provide emergency assistance to families and individuals facing eviction	613	34%
2.C	Increase the number of AH households living in amenity-rich and transit-connected neighborhoods	3,195	91%
2.D	Provide new families with homeownership opportunities to help build wealth and combat displacement	281	20%

AH's Strategic Plan Progress (as of December 31, 2023)			
Goal	Description	Year-to- Date Value	% Of Goal Achieved
3.A	Advance efforts that address youth achievement by coordinating a cradle-to- career educational pipeline of programs and services for AH-assisted youth	898	30%
	AH and University Choice awarded scholarships	35	N/A
	AH and University Choice awarded scholarships totaling	\$112,000	56%
3.B	Through increased partnerships, support residents to prepare for, connect to, and succeed in jobs and careers	796	40%
3.C	Provide a continuum of care for AH-assisted seniors to enable them to stay healthy and live independently and with dignity in their homes	2,690	269%
4.A	Secure new funding to support AH's mission	\$44,372,000	1,775%
	Secure in-kind donations and services from partner organizations	\$13,392,160	N/A
4.B	Collaborate with public agencies and initiatives to leverage resources and align efforts	N/A	N/A
4.C	Raise funds to improve energy efficiency in AH units	N/A	N/A
5.A	Increase visibility into our progress and key successes to foster confidence in AH's work	N/A	N/A
5.B	Provide targeted communication and frequent updates to key stakeholders	N/A	N/A
	Total social media engagements	31,614	N/A
	Percentage increase from social media engagement baseline	37%	N/A
6.A	Increase efficiency, improve access to programs and services & foster staff interactions with AH families	N/A	N/A
	Total learning hours of classroom or in-person training	3,278	N/A
	Prioritize real-time staff interactions with residents and through volunteer hours by AH staff with AH residents	1,841	N/A
	Count of volunteer events with AH residents	47	N/A
	Count of volunteer events as a corporate citizen	34	N/A
6.B	Create economic opportunity for AH residents and disadvantaged businesses by achieving participation in eligible AH contracts for minority-, women-, and resident-owned small businesses	46%	131%
6.C	In support of City of Atlanta's 2019 Clean Energy Resolution, AH to reduce its carbon footprint	4%	17%

Moving-to-Work (MTW) Demonstration Program

AH's participation in the MTW Demonstration Program⁷ has been critical to AH's ability to meet low-income individuals' housing needs or to respond effectively to the twin challenges of rapid growth and increasing housing costs. HUD's MTW designation permits AH to modify and waive certain program rules and regulations⁸ in pursuit of innovative solutions to its local housing challenges. In addition, the MTW designation permits AH to combine program operating subsidies into a "block grant" through its single-fund flexibility and expend funds on MTW eligible activities outlined in AH's MTW Agreement with HUD. As such, the flexibilities granted under the MTW Program allow AH to operate more like a private real estate development or property management company when AH is contrasted to a traditional housing authority. Nonetheless, as an MTW Public Housing Authority (PHA)⁹ in the MTW Program, AH must continue to meet the following **MTW Statutory Requirements** in the delivery of its assistance programs:

- Ensure 75 percent of households are very low-income (VLI);
- Establish a reasonable rent policy that encourages employment and self-sufficiency;
- Continue to assist substantially the same (StS) total number of eligible low-income households;
- Continue to assist a comparable mix of households by family size; and
- Meet Housing Quality Standards (HQS) requirements.

AH creates an MTW Activity or policy whenever it exercises or deploys its MTW Authorizations to modify HUD rules and regulations. When AH modifies HUD's direction or guidance, the activity or policy must align with at least one of the three **MTW Statutory Objectives**:

- **Reduce cost** and achieve greater cost effectiveness in Federal expenditures;
- **Give incentives to families with children** where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; or
- **Increase housing choices** for low-income families.

In addition to meeting the statutory objectives, AH asks three basic questions when proposing new initiatives and reviewing the continuance of existing initiatives:

- Is the proposal or initiative **good for the residents**?
- Is the proposal or initiative **good for the agency**?
- Is the proposal or initiative **good for the community**?

AH prefers an affirmative answer to all three questions before continuing or introducing an initiative.

⁷ The MTW Demonstration Program was created by the United States Congress (US Congress or Congress) in 1996 and is administered by the United States Department of Housing and Urban Development (HUD). The US Congress renews the MTW Demonstration Program periodically and Congress last extended the Program through June 20, 2028. AH executed its MTW Agreement with HUD on September 23, 2003.

⁸ Found in the United States Housing Act of 1937 (Housing Act or the Act) applicable to the Housing Choice Voucher and Public Housing Rental Assistance Programs (Section 8 and Section 9).

⁹ There were 39 MTW PHAs prior to new legislation enacted in 2016 that adds 100 MTW cohorts. AH received its MTW designation in 2003.

AH will continue to utilize MTW Authorizations (i.e., flexibilities or waivers) as outlined in its Amended and Restated MTW Agreement (“MTW Agreement”) to pursue desired outcomes of AH MTW activities while sponsoring and supporting MTW solutions to local housing challenges through policy design and program innovation.

- AH will comply with the Build America, Buy America (BABA) Act enacted by Congress as part of the infrastructure investment and Jobs Act on November 15, 2021. BABA establishes a domestic content procurement preference for infrastructure projects initiated after May 14, 2022. The procurement preference requires that all iron, steel, manufactured products, and construction materials used in covered infrastructure projects are produced in the US.
- AH plans to adopt elements of the Housing Opportunity Through the Modernization Act (HOTMA) on or before January 1, 2025. AH will deploy MTW flexibilities, where applicable to align HOTMA with its operations to assure consistency across assistance programs and fairness in the delivery of housing services to low-income households.
- AH will incorporate the National Standards for the Physical Inspection of Real Estate (NSPIRE) Standards within its HUD-approved Enhanced Inspection Standards MTW Activity on or before October 1, 2024. AH will deploy its MTW flexibilities as appropriate to align NSPIRE with its standards to assure consistency across assistance programs. AH will inspect or accept alternative inspection results for all program units receiving AH assistance.

Overall, AH continues to support the MTW Demonstration Program, the MTW Collaborative, and HUD’s expansion efforts of the MTW Program. Furthermore, AH continues to remain interested in and supportive of a Regional MTW designation once a regionalization structure is finalized.

Ia. INTRODUCTION: FY 2025 HIGHLIGHTS

Project to Serve **767** New Households

(units occupied by new program participants)



138 New HomeFlex Units

3 New Agreements Projected

224 New DPA* Awards

Issued to First-Time Homebuyers

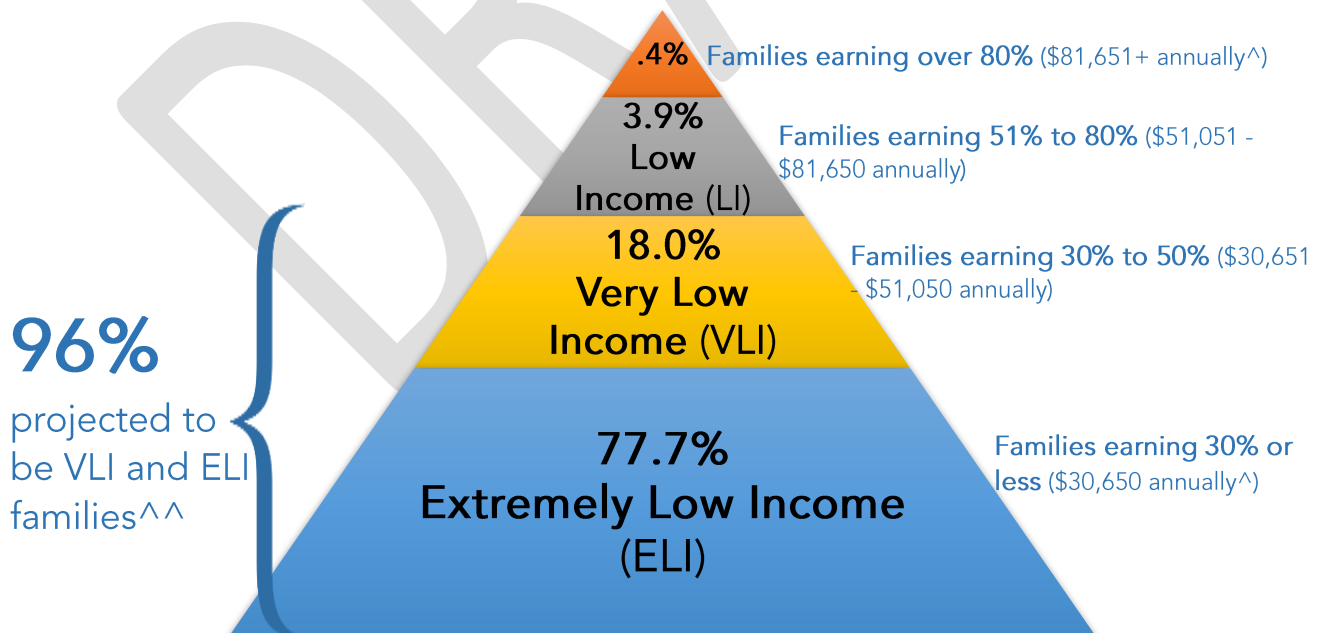
405 Households Assisted

Home Again Short-Term Assistance

AH projects to serve **26,546** total households in FY 2025

*DPA = Down Payment Assistance; HCV = Housing Choice Voucher

Assisted Household Projection by Area Median Income (AMI)[^]



[^] Source: AH's Data Team. ^{^^} Income data based on HUD's annual AMI publication effective May 15, 2023.

FY 2025 Priorities

AH priorities include supporting activities that align with meeting goals outlined in its Five-Year Strategic Plan, administering activities to measure HUD-approved MTW activities, and continuing activities that advance AH's long-term projects. Overall, AH expands on its priorities throughout this MTW Plan:

Strategic Priority 1: Create and Preserve Affordable Housing Units

- Carry out activities to **create 988 new affordable housing units** through financial closings, by issuing down payment assistance, by leasing-up tenant-based vouchers (TBVs) and executing new HomeFlex Agreements in the City of Atlanta.
- Administer activities that **preserve 1,384 existing affordable housing units** through the renewal of HomeFlex Agreements and conversion of public housing units to project-based assisted units under HUD's Rental Assistance Demonstration (RAD) Program.

Strategic Priority 2: Enhance Housing Assistance Resources for Atlantans in Need

- Offer housing stability by **providing 405 Home Again awards**.
- Help to build intergenerational wealth by making **224 down payment assistance awards** to eligible first-time homebuyers.

Strategic Priority 3: Create Opportunities for Individuals, Families, and Children to Thrive

- Administer activities that expand training and job opportunities in established and emerging employment sectors while continuing to sponsor the Achieving Connectivity to Create Equity and Self-Sufficiency (ACCESS) initiative, supporting local agencies that specialize in providing education and workforce training, promote youth and holiday camps, and investing in AH-assisted youth and marketing college scholarship opportunities that **create opportunities to thrive**.
- Continue activities that assist families in meeting the minimum work requirement¹⁰ to **achieve or maintain a 69% work/program compliance rate** by helping families to secure better employment, to retain current employment, or to return to the workforce.
- Expand activities, as applicable, under ACCESS to **narrow the digital divide and create a pathway to higher income** for low-income families.

¹⁰ AH requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

Strategic Priority 4: Build or Expand Partnerships to Pool Resources and Maximize Impact for the Benefit of Families

- Implement, administer, and align AH resources and investments to create healthy, thriving neighborhoods that provide AH-assisted families access to essential services.

Strategic Priority 5: Communicate the Impact of Atlanta Housing's Work to Atlanta

- Sponsor and support activities that clearly show our programs, the communities we impact, and our progress against our goals by improving published dashboards and reports.

Strategic Priority 6: Strengthen Atlanta Housing Operations

- Administer activities that achieve, maintain, or exceed a 90% utilization rate under the HCV Program.
- Pursue activities that assist AH in meeting or exceeding HUD's Section 3¹¹ requirements and reduce our carbon footprint to help AH improve operations.
- Embrace activities that help AH reduce operational costs, including activities that generate revenue to offset costs and activities that streamline the delivery of housing services and assistance more efficiently.

¹¹ Pursuant to HUD Regulation 24 CFR part 75.

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1b. INTRODUCTION: PLANNED GOALS & OBJECTIVES

This section summarizes plans focused on measuring AH's HUD-approved MTW Activities that AH will continue, pursue, or carry out in FY 2025 (July 1, 2024 through June 30, 2025).

A. Short-Term MTW Goals and Objectives

AH deployed its MTW flexibilities to administer the following activities. AH organizes this section in alignment with its strategic priorities. All HUD-approved MTW Activities are captured in Section IV.

CREATE AND PRESERVE AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

- AH's **Revitalization Program** focuses on reviving AH-owned sites, including public housing parcels, its affordable housing portfolio, and advancing its Homeownership Initiative Plan. As part of its affordable housing portfolio, AH plans to continue advancing projects already in progress, including projects closing at the end of FY 2024, as well as advance new projects slated for FY 2025 financial closing.

AH plans to **advance 6 new multifamily projects** on AH-land to a financial closing that will **deliver 786 new rental units** to the Atlanta housing stock. Planned multifamily projects and rental unit counts include:

Revitalization Projects on AH-Land						
Property/Project Name	Affordable Units (target AMI)			Market Rate	Total Affordable Units	Total Project Units
	AH-Assisted (<30% - 50%)	Non-AH Assisted (60 - 80%)	Workforce (80 - 120%)			
Bowen Phase 1	48	49	10	44	107	151
Civic Center R1 & P1	132	0	29	115	161	276
Cupola Building	0	0	0	14	0	14
Herndon III	81	72	0	27	153	180
Stadium Hotel	167	0	78	15	245	260
Thomasville I	80	40	0	80	120	200
Totals	508	161	117	295	786	1,081

Source: Real Estate Dataset Development Reforecast as of January 24, 2024

AH plans to **advance 6 new homeownership projects** on AH-land to a financial closing that will **deliver 80 new homeownership opportunities** to the Atlanta housing stock. Planned homeownership projects and for-sale unit counts include:

Homeownership Projects on AH-Land				
Property/Project Name	Affordable Homeownership Unit Count (up to 80% AMI)	Market Homeownership Unit Count	Total Affordable Unit Count	Total Homeownership Opportunities
Affordable Homeownership Pilot	6	0	6	6
Englewood IC	16	65	16	81
Magnolia Perimeter - ANDP	8	0	8	8
Magnolia Perimeter – CitiPlace	7	0	7	7
Mechanicsville Homeownership	27	109	27	136
Totals	64	171	64	235
Towns at Scholars Landing* (late FY 2024)	16	62	16	78

Source: Real Estate Dataset Development Reforecast as of January 24, 2024

*This project may carry over to early FY 2025

Units created under AH's Affordable Homeownership Pilot are created under AH's single-fund flexibility under its MTW Agreement and reported as local, non-traditional units in accordance with Notice PIH 2011-45. AH may blend this homeownership pilot with its Comprehensive Homeownership Program if proven successful over the next 36 to 60 months.

AH plans to continue advancing planned multifamily projects under construction. Planned ***in-progress multifamily projects*** and rental unit counts include:

In-Progress and Projected Rental Construction Projects on AH-Land						
Property/Project Name	Affordable Units (target AMI)			Market Rate Units	Total Units	Status of In-Progress Projects
	AH-Assisted (<30% - 50%)	Non-AH Assisted (60 - 80%)	Workforce (80 - 120%)			
Ashley Scholars Landing II	90	24	0	98	212	Under Construction
Herndon II	80	90	0	31	201	
Englewood IA	100	60	0	40	200	FYE 2024 Financial Closing
Englewood IB	160	0	0	0	160	
Magnolia Perimeter - Quest	12	0	0	0	12	
Totals	442	174	0	169	785	

Source: Real Estate Dataset Development Reforecast as of January 24, 2024

Under its Homeownership Initiative Plan, AH plans to continue advancing homeownership opportunities under construction. Planned *in-progress homeownership projects* and for-sale unit counts include:

In-Progress and Projected Homeownership Construction Projects on AH-Land						
Property/Project Name	Affordable Units (target AMI)			Market Rate Units	Total Units	Status of In-Progress Projects
	AH-Assisted (<30% - 50%)	Non-AH Assisted (60 - 80%)	Workforce (80 - 120%)			
West Highlands - WACS	18	0	0	37	55	Under Construction
West Highlands – 2000 Perry Boulevard	25	0	0	40	65	FYE 2024 Financial Closing
West Highlands – 3B	21	0	0	82	103	
Totals	64	0	0	159	223	

Source: Real Estate Dataset Development Reforecast as of January 24, 2024

AH will identify and engage in reasonable rent determination activities for communities owned directly or indirectly by AH, including current and future communities sitting on AH-owned land, communities receiving construction costs or portion thereof, and/or communities receiving operating costs or rents for low-income families being subsidized by AH.

AH may seek to acquire parcels that complement its revitalization activities. Such acquisitions may require disposition under a long-term ground lease to the development partnership.

- AH's **Gap Financing** activity focuses on collaboration to add affordable housing units to Atlanta's affordable housing stock. AH engages in an assortment of partnerships to create affordable housing for low-income Atlantans. AH designated funds to co-invest with others on new construction, substantial rehabilitation, significant modernization, and other project types that provide affordable units throughout the City of Atlanta.

Under this activity, AH continues to operate from that designated fund total to advance already in-progress projects to completion or lease-up. Units delivered from these co-invested projects are considered local, non-traditional (LNT) units and are neither public housing nor housing choice voucher units. AH blends flexibility under its MTW Agreement and guidance under Notice PIH 2011-45 (HA) to create these affordable units.

Although AH has not identified any new collaboration projects for FY 2025 and because there is still an opportunity that existing collaboration projects identified in past MTW Plans may carry over, we list those co-investment projects below. The *5 collaboration projects already in progress* that AH will continue to advance through completion or lease-up are tabled on the next page:

In-Progress Co-Investment Projects						
Property/Project Name	Affordable Units (target AMI)			Market Rate	Total Planned Unit Count	Status of In-Progress Projects*
	AH-Assisted (<30% - 50%)	Non-AH Assisted (60 – 80%)	Work Force (80 – 120%)			
360 Peachtree	51	94	0	25	170	FY 2024 Financial Closing
Heritage Village at West Lake	102	0	0	0	102	
Stone Hogan: Flats	0	256	0	0	256	
Stone Hogan: Villas	0	192	0	0	192	
Sylvan Hills II	45	182	0	0	227	FY 2025 Financial Closing
Totals	198	724	0	25	947	

Source: Real Estate Dataset Development Reforecast as of January 24, 2024

Note: Projects tabled above are planned for financial closing in late FY 2024 (May/June); however, some or all the projects may have an execution date in early FY 2025 (July to August 2024).

AH will continue to administer and review activities and opportunities to advance or accelerate housing projects, including removing or mitigating financial barriers through financial incentives, as well as pursuing activities that decrease AH's long-term obligations by sizing loans to the total number of affordable units in the project, rather than limiting its funding level to the number of units receiving subsidy.

AH expects to complete the current open application during FY 2025 and has begun to review new submissions in alignment with another commitment of funds designated for collaborative projects throughout the City of Atlanta.

AH may seek to acquire parcels under its co-investment program that complement its revitalization activities. Such acquisitions may require disposition under a long-term ground lease to the development partnership.

- **AH's HomeFlex as a Strategic Tool** activity focuses on creating affordable housing units in privately-owned multi-family communities by project-basing assistance with market rent units. AH and the property owner execute a HomeFlex Agreement for 2 to 20 years to stabilize affordability for a specific period.

AH does not specifically identify any new HomeFlex projects for FY 2025 but maintains an open Notice of Funding Availability (NOFA) to create affordable units through HomeFlex Agreements. Under this HomeFlex solicitation, AH has created 509 assisted units. AH will continue to monitor the local rental market to strategically add rental units and period of assistance under the NOFA.

AH will continue to **advance new HomeFlex projects** introduced in past MTW Plans carried forward from previous fiscal years. Under this premise, AH expects to **execute HomeFlex Assistance Agreements at 3 multifamily properties that will deliver 138 affordable rental units**. The projects, unit count breakdowns, and status follow on the next page:

New HomeFlex Projects						
Property/Project Name	Affordable Units (target population)			Market Rate	Total Planned Unit Count	Current Status*
	AH-Assisted (<30% - 50%)	Non-AH Assisted (60 – 80%)	Work Force (80 – 120%)			
111 Moreland Avenue	42	0	0	0	42	Under Development
277 Moreland Avenue	54	0	0	0	54	
Abbingdon @ Ormewood	8	34	0	0	42	
Totals	104	34	0	0	138	

Source: Real Estate Dataset Development Reforecast as of January 25, 2024

Note: Projects tabled above are planned for FY 2025 completion or agreement execution, some projects may be completed or have an agreement executed sooner in late FY 2024 (May/June).

Continuing under its open NOFA, AH has several HomeFlex projects already in progress undergoing construction, substantial rehabilitation, or significant modernization work. that AH will continue to advance these *in-progress HomeFlex projects* through development completion and lease-up. Development work extends multiple fiscal years and AH's the current projects are listed below:

In-Progress and Projected HomeFlex Projects		
Property/Project Name	Assisted Unit Count (<30% - 60%)	Current Status*
1055 Arden Avenue	58	In Development
1265 Lakewood	160	
356 James P. Brawley Drive	8	
507 English Avenue	6	
588 & 592 Paines Avenue	12	
613 Echo Street and 687 & 693 Dalvigney	24	
McAuley Park Phase I	180	
Stanton Park	55	
The Mallory	116	
Thrive Sweet Auburn	117	
Totals	736	

*Source: Construction Management Update Brief as of January 24, 2024

Note: Although projects tabled above are planned for FY 2025 completion or agreement execution, some projects may be completed or have an agreement executed sooner in late FY 2024 (May/June).

- Under its Choice Neighborhoods Payment Down Assistance (CN DPA) Program, AH plans to create affordable housing units by providing down payment assistance of up to \$60,000, to eligible, first-time home buyers that choose to buy and reside within the University Choice Neighborhoods (UCN) footprint.



The UCN project estimates to deliver 78 condominiums, townhouses, and flats, where 20% of the housing opportunities are designated to be affordable to persons at or below 80 percent of the Area Median Income (AMI).

Preserve Affordable Housing Units

- In addition to creating new affordable housing units, AH also focuses on preserving the affordability of existing affordable units under its HomeFlex as a Strategic Tool activity. Under this activity, AH preserves affordable housing units in privately-owned multi-family communities by renewing HomeFlex Agreements for units that will become market rent units without the project-based assistance. AH and the property owner renew a HomeFlex Agreement for 2 to 20 years to assure affordability of the unit for eligible, low-income families for the specific period.

AH expects to **renew HomeFlex Assistance Agreements to preserve 868 rental units as affordable at 11 privately-owned communities.** These renewed agreements retain rental units as affordable in Atlanta's housing stock that would otherwise return to market rate units. The scheduled properties and planned number of units to be assisted are tabled below:

Planned and Projected Renewal HomeFlex Projects			
Community/Property Name	Affordable Unit Count	HomeFlex Agreement Type	HomeFlex Agreement Target Population
Arcadia at Parkway Village	116	Standard	Family
Campbell Stone	236	Standard	Senior (62+)
Columbia Heritage	124	Standard	Senior (62+)
Columbia Sylvan Hills - Supportive	39	Haven	Haven/Senior (62+)
Columbia Tower at MLK Village	39	Haven	Haven/Senior (62+)
Lillie R. Campbell House	96	Standard	Senior (62+)
Martin House at Adamsville	121	Standard	Near-Elderly (55+)

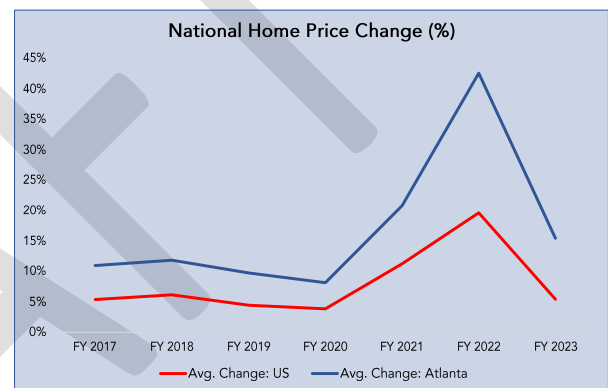
785			
Community/Property Name	Affordable Unit Count	HomeFlex Agreement Type	HomeFlex Agreement Target Population
Odyssey at Villas	32	Haven	Haven/Family
Park Commons/Gates Park (HFOP)	22	Haven	Haven/Near-Elderly (55+)
Park Commons/Gates Park (HFS)	19	Standard	Haven/Senior (62+)
The Legacy at Walton lakes	24	Haven	Haven/Near-Elderly (55+)
Total	868		

*Source: Construction Management Update Brief as of January 24, 2024

Note: Although projects tabled above are planned for FY 2025 completion or agreement execution, some projects may be completed or have an agreement executed sooner in late FY 2024 (May/June).

ENHANCE HOUSING ASSISTANCE RESOURCES

- Due to higher interest rates and increasing housing costs, AH plans to continue to create new affordable housing opportunities under its **Comprehensive Homeownership Program** activity by assisting 224 eligible, first-time home buyers through down payment assistance (DPA) subsidy up to \$25,000. Under this DPA program, households receiving assistance may choose to reside anywhere within the city boundaries. AH's maximum home price has increased to \$375,000 in alignment with the local housing market.



While this activity increases housing choices for low-income families, the units created under this activity are considered local, non-traditional units and follow the guidance of AH's MTW Agreement and HUD's Notice PIH 2011-45 and not Section 8 or Section 9 Assistance Programs identified under the United States Housing Act of 1937 (Housing Act of 1937).

- In accordance with AH's Housing Initiative Plan and affordable homeownership goals, AH will continue to advance affordable homeownership opportunities on AH-owned land through fee-simple land sales, a land trust form of ownership to assure long-term affordability, or other strategies that increase housing choices for low-income households.
 - Land sales, construction, and homeownership closings may include reduced land value, an AH investment, or AH down payment assistance to support affordability.
 - AH may also pursue long-term affordability through land dispositions, collaboration with land trusts, and similar activities.
- Many Atlantans are at-risk of or are experiencing homelessness and AH plans to continue administering activities and designing solutions under its **Develop Alternate and Supportive Housing Resources** activity to assist families experiencing or facing homelessness.

AH deploys its MTW flexibilities under this activity to designate a portion of its vouchers to create Special Voucher Programs (SVPs) for targeted population groups. Point-in-time counts, partner agency referrals, need, available funding, and other factors affect the total number of households assisted. Planned SVPs and household counts include:

Supportive Housing Programs			
Program Name	Planned Household Units	Voucher Type/Term	MTW Flexibility?
AH's Special Vouchers Programs (SVPs)			
Emergency Housing (EHV)	195	Absorbed Tenant-Based assistance from HUD	Limited
GA Housing Voucher	21	Absorbed Tenant-Based assistance from GA Dept. of Community Affairs (DCA)	Yes
HAVEN Continuum of Care (CoC)	525	Assignment of assistance from AH to Partners for Home (Atlanta's CoC)	Yes
Homeless Protection Supportive Vouchers	46	Tenant-Based assistance	Yes
Housing First	80	Tenant-Based assistance	Yes
Special Program Voucher for Homeless Student	75	Tenant-Based assistance designated for homeless students at Atlanta Public Schools	Yes
<i>Total</i>	942		
HUD's Special Purpose Vouchers (SPVs)			
Family Unification Program (FUP)	300	Tenant-Based assistance - HUD	No
Mainstream 1/Non-Elderly Disabled (NED)	175		No
Mainstream 5	125		No
Mainstream 5 (Partners For Homes)	23		No
Veterans Affairs Supportive Housing	270	Tenant-Based assistance – HUD & VA	No
<i>Supportive Housing</i>	893		
Total Vouchers	1,835		
Home Again	405	Short-term financial assistance	Yes
Home First (HAVEN)	638	Project-Based assistance for units providing wrap-a-round services	Yes
<i>Alt. Supportive Housing</i>	1,043		
All Supportive Housing	2,878		

Source: FY 2024 Month by Month Performance Template Tracker as of January 18, 2024

- AH sets a higher standard for units coming onto and remaining on AH's rental assistance programs. AH will continue to administer activities in alignment with its **Enhanced Inspection Standards** activity. AH's higher standards and expectations are applicable to rental units assisted under AH's HomeFlex, Housing Choice Voucher, and Single-Room Occupancy programs. AH deploys its MTW flexibilities to require units assisted by AH and being offered to low-income families meet the same or higher standards as market units.

AH enforces these higher standards during the conduct of Housing Quality Standard (HQS) inspections. Essentially, AH's "standards" help to ensure that low-income families receiving assistance are offered the same quality unit and common area as would be offered to market renters.

In alignment with HUD guidance, AH requires all units receiving financial assistance to be inspected and accepts alternative inspection results on all unit types, including homeownership opportunities. AH will align National Standards for the Physical Inspection of Real Estate (NSPIRE) Standards with its Enhanced Inspection Standards MTW Activity on or before October 1, 2024.

- Aligning NSPIRE Standards within its Enhanced Inspection Standards helps AH to achieve consistency across all AH assistance programs.
- AH will continue to closely review property management activities and update its **HomeFlex Site-Based On-Site Administration** activity to standardize and align property management best practices. Under this activity, AH administers its rental housing portfolio in the following methods:
 - Assign property oversight, such as selection, wait list management, unit assignment, and other functions to its housing partners at the property level.
 - Continue implementation of performance standards through regular, periodic training opportunities and business process reviews (BPRs) for property-manager developers (PMDs) and housing partners at all assisted communities. Activities may also include full implementation of accountability measures at communities assisted by AH.
 - Administration and oversight of site-based waiting lists and unit assignments, including the assurance of RAD PBV families expressing an interest in Choice Mobility are listed on the RAD PBV waiting list.
 - Ensuring that RAD PBV families on the RAD PBV waiting list have priority of turnover¹² tenant-based vouchers (TBVs) before being issued to new applicants on the waiting list.
 - Project-basing up to 100% assistance at communities owned directly or indirectly by AH without a competitive procurement process in accordance with its MTW Agreement, as well as HOTMA guidance.
- AH will continue to reduce administrative burdens through modifications under its **Rent Simplification/AH Standard Deduction** activity and to improve lease-up process. AH deploys its MTW flexibilities under this activity to modify the calculation of household income and increasing deductions. These measures eliminate or reduce errors and simplify calculations for staff and eligible households.
- AH plans to continue reducing lease-up barriers by assisting eligible, low-income households with common costs such as security deposits and various moving expenses, paid to others on behalf of the assisted family under its **Leasing Incentive Fees (LIFs)** activity.

¹² AH elected to use the alternative component under the Choice Mobility option. This option caps tenant-based turnover vouchers dedicated to RAD PBV families to three-quarters of its turnover pool.

CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

Utilizing its single-fund MTW flexibility under its MTW Agreement to expend funds on MTW eligible activities designed to help AH assisted households at various stages in life and offer the following supportive services:

- AH will continue to review the performance of contracted service providers to improve outcomes for participating AH-assisted families.
 - Achieving Connectivity to Create Equity, and Self-Sufficiency (ACCESS), a training program focused on *preparing low-income Atlantans for higher paying job opportunities* in the technology sector.
 - Atlanta Achievers Program is a collection of activities focused on AH-assisted youth, including youth leadership and after-school/summer camp programming, as well as the *promotion of activities that prepare AH youth for adulthood*.
 - Human Development Services focuses on *upward mobility of tenant-based voucher (TBV) households receiving assistance* within AH's service jurisdiction under AH's Housing Choice Voucher (HCV) Program by focusing on coaching and needs-based referral assistance to include:
 - Increasing FSS enrollment to help participants achieve economic independence and/or housing self-sufficiency.
 - Providing employment related supportive services, including referral-based services focused on job coaching, upskilling, and preparing participants for gainful employment.
 - Providing learning opportunities for children through various platforms.
 - Measuring referral impact through close monitoring and follow up.
- Resident Initiatives is a collection of activities coordinated by AH Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and act as a liaison between residents and Property-Manager Developers (PMDs) at AH-owned communities. Regular events may include the *coordination of workshops focused on the wellbeing of AH-assisted families and activities that promote healthy living and stress management*.
- HomeFlex Supportive Housing (HAVEN) reflects AH's effort to create opportunities for vulnerable AH-assisted population groups while *providing supportive services through the utilization of service agreements in supportive housing communities* within AH's service jurisdiction.
 - Under AH's HomeFlex Program, AH offers Designated Service Coordination, which is not a program, but the facilitation of activities for HomeFlex-assisted households residing in mixed-income communities assisted. Designated Service Coordinators do not provide core services but provides general assistance and referral services to HomeFlex households.

Create Opportunities for Economic Mobility

- AH will continue to require new Housing Choice Program participants to complete the prescribed curriculum under the **Good Neighbor Program II** activity. AH deploys MTW flexibilities to prepare residents for living in mixed-income communities and areas of opportunity.

Achieve or Maintain a 69% Work/Program Compliance Rate

- In alignment with self-sufficiency goals, AH deploys its MTW flexibilities under its **Work/Program Requirement** activity to require targeted assisted households (non-disabled, 18 to 61 years old) to be employed for an average of at least 20-hours per week. AH works closely with third-party entities to offer guidance and self-help resources to targeted households that help them to meet program requirements.

PROPOSED NEW MTW ACTIVITIES

- AH does not propose any new activities for FY 2025.

CURRENT MTW ACTIVITIES

- In accordance with its MTW Agreement, AH operates holistically under MTW and plans to continue operating as such to address local issues and challenges in the delivery of housing services and affordable housing units unique to the City of Atlanta.

DATED MTW ACTIVITIES

- AH plans to close **AW.2024.01 – Eliminate/Reduce Interim Examinations**, intended to limit family-initiated interim requests to one per recertification period, including biennial and triennial recertification schedules. AH conducts a substantial number of interim requests initiated by program participants significantly increasing AH's workload. AH expects to eliminate or reduce the total number of interim examinations annually with this activity. AH's goal is to stop households from requesting multiple interims during their recertification period to gain rental assistance increases, to lower rent share, or to gain larger voucher/unit size, unless a hardship is warranted.

B. Short-Term Non-MTW Goals and Objectives

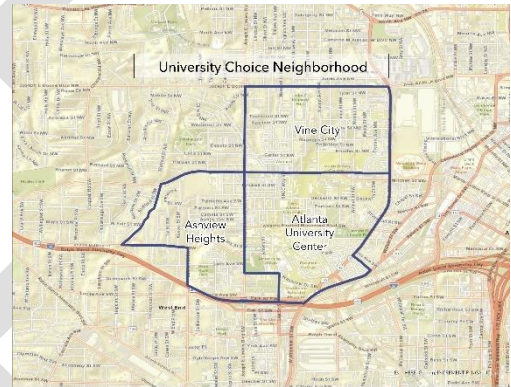
AH continues to organize activities in alignment with its Strategic Plan priorities.

CREATE AND PRESERVE OF AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

AH may undertake other activities, such as investigating and consummating acquisitions, reviewing homeownership components, and executing other activities in alignment with creating new affordable housing units to achieve its housing goals. Fiscal year activities include:

- Continuing its University Choice Neighborhood (UCN) transformation activities. While AH's 2014/15 Choice Neighborhoods Implementation Grant (CNIG) award was fully expended in FY 2024, housing development continues at Scholars Landing (former University Homes site). Housing opportunities include the completion of the 212-unit Ashley II multifamily phase (114 affordable units) and the 78-unit Towns at Scholars Landing homeownership phase. The Towns at Scholars Landing comprises 40 townhomes and 38 condominiums/flats, where 20% of the planned units will be affordable for eligible low-income families. Once the project is complete. Additionally, AH will undertake activities to advance affordable housing development of acquired properties within the UCN boundaries.
- Sponsoring or supporting activities that align with plans to develop or re-develop AH-owned vacant sites (400+/- acres) within the city boundaries. AH has several applications pending approval at the Special Applications Center (SAC) and will submit appropriate applications to properly dispose of vacant or developed parcels, including the demolition of structures. AH lists its current, planned, and future SAC submissions in Appendix E (see page 111).



Continuing to assess the feasibility and viability of undertaking activities that increases AH's self-development capacity while taking the lead on single-family home construction utilizing modular or stick built techniques.

Entering and renewing ground leases to carryout activities associated with adding to or retaining the affordable housing stock within AH's service jurisdiction.

AH will evaluate the feasibility of acquiring parcels that align with AH's priorities that add to or retain affordable housing units within AH's service jurisdiction. Acquisition methods may include monetary and non-monetary transactions, such as payments and land swaps.

- Undertaking activities that advance AH's efforts to improve its carbon footprint and reduce the energy burden for residents under its AHGreen platform. Planned activities to achieve AHGreen goals include incorporating design recommendations into the Request for Proposal/Quote (RFP/RFQ) selection process, adopting AHGreen development standards, and monitoring long-term progress. AH may apply AHGreen requirements and efforts in substantial rehabilitation and significant modernization contracts as well.
- Implementing elements of its transformation plan outlined under its 2022 Choice Neighborhoods Implementation Grant (CNIG) for the former Bowen Homes site. AH was one of eight recipients nationwide in Federal FY 2023 to receive a CNIG, which totaled \$40 million. AH

plans to deliver 557 affordable housing units at the former Bowen Homes site during the grant implementation period.

- AH plans to monitor and consider notice of funding availability notifications for Choice Neighborhoods Planning or Implementation Grants for its Hollywood Courts, Thomasville Heights, or other eligible projects, if conditions allow.

Preserve Existing Affordable Housing Units

AH's Strategic Plan highlights the preservation of affordable housing units in Atlanta's housing stock. In addition to deploying MTW flexibilities, AH also incorporates non-MTW strategies to retain affordable housing units in AH's rental assistance portfolio. Utilization of HUD's Rental Assistance Demonstration (RAD) Program helps AH to aggressively pursue affordable unit preservation goals.

By deploying elements under RAD, AH plans to convert its public housing (PH) stock to long-term, Section 8 project-based voucher (PBV) assisted units. Implementing this tool provides both financial relief and flexibility that ensures the long-term affordability of converted units under RAD.

AH's Portfolio Award is set to expire September 2024. Therefore, AH will closely monitor RAD-related correspondences to ensure that its public housing portfolio planned for conversion (see page 111 of Appendix E) under RAD receives full consideration before AH's conversion window expires. The tight timeline and lengthy RAD approval process may require AH to submit multiple applications to convert its remaining PH stock to long-term Section 8 PBV assisted units. AH plans the following:

- Undertaking appropriate activities, including unit rehabilitation or modernization, in alignment with converting its remaining public housing units to long-term Section 8 PBV assisted units under the RAD Program. This action will preserve the affordability of 4,163 units once all conversions are completed. Conversion projects and unit counts include:

Property/Project Name	Section 8 RAD PBV Assisted Units	Section 18 Non-RAD Assisted Units	Total Units Converted from PH to S8
Ashley Collegetown I	47	31	78
Capital Gateway	54	35	89
Cheshire Bridge Road	162	0	162
Georgia Avenue	79	0	79
Villages at Carver III	65	43	108
Total	407	109	516

Source: Real Estate Dataset Development Forecast as of January 24, 2024

- To assist AH with maximum affordable unit preservation, AH may deploy RAD Section 18 provisions. Deployment of RAD Section 18 allows AH to replace public housing converted units with non-RAD PBV units at partially or totally disposed conversion sites.
 - Housing Construction Costs (HCC), published by HUD, determine the number of eligible units that AH may dispose of under Section 18 at a converted site.

ENHANCE HOUSING ASSISTANCE RESOURCES

AH administers several assistance programs to help eligible, low-income Atlantans with housing needs. In general, AH administers unit-based or tenant-based assistance rental assistance programs. AH's assistance programs and sub-programs are discussed below:

- **Unit-based assistance** or project-based rental assistance (PBRA) **is tied to the unit**. Assistance under this format remains at the property and is available to help the next eligible family that occupies the unit. In addition, AH utilizes third-party entities to manage these assisted units located at AH-Owned, Mixed-Income, and HomeFlex communities. AH also provides oversight and training focused on asset management, property operations, and program compliance for more than 13,062 subsidized units at 119 properties:
 - Public Housing Units continue to receive operating subsidy under Section 9 but AH plans to convert the subsidy source to Section 8 funding under the RAD Program. In the meantime, AH oversees administrative and financial compliance of 2,162 units located at 28 AH-Owned and Mixed-Income communities combined.
 - RAD PBV/Non-RAD PBV Units comprise converted public housing units under RAD. These 2,001 units at 18 communities no longer receive Section 9 operating subsidy but receive Section 8 operating subsidy instead. AH oversees administrative and financial compliance of these units located in redeveloped, mixed-income communities.
 - AH adopted the alternative option¹³ of the Choice Mobility element under the RAD Program. By adopting the alternative option, AH can limit the number of turnover tenant-based vouchers (TBVs) earmarked to RAD PBV families expressing Choice Mobility interest and continue to serve Housing Choice Voucher (HCV) families on the HCV waiting list with turnover TBVs as well. AH closely monitors RAD PBV requests to ensure that RAD PBV families receive priority issuance of turnover TBVs.
 - HomeFlex Units receive a monthly subsidy on behalf of eligible families occupying one of 6,596 market units in 73 communities to make the market unit affordable to low-income Atlantans. This program is AH's MTW PBV Program.
 - Local, Non-Traditional (LNT) Units are units made affordable because of AH investments in the projects that spurred the creation or continued preservation of 2,518 Low-Income Housing Tax Credit (LIHTC) units at HomeFlex (1,387) and mixed-income communities (1,087) across Atlanta. These LIHTC units are considered unit-based assisted, local, non-traditional units and are neither categorized under the Section 8 nor Section 9 Programs.

¹³ AH can limit turnover tenant-based vouchers earmarked for RAD PBV families to three-quarters of its turnover pool.

- **Voucher-based assistance** or tenant-based rental assistance (TBRA) is assistance that remains with the family. This assistance follows the family nationwide from unit to unit to make the next market rate unit affordable for the voucher-holding family. AH closely monitors vouchers that transfer outside of AH's service jurisdiction for "absorption", where the receiving housing authority adds that family to their program. When this occurs, AH can issue that voucher to a local family needing assistance. AH also provides oversight and training to third-party agencies in the administration of a large voucher program that assists voucher households residing in units operated by various housing partners.
 - Tenant-Based Vouchers (TBVs) administered by AH total more than 10,841:
 - More than 85% of AH's TBVs are inside Atlanta city limits, with voucher holders paying 30% of their income toward rent and choosing where to live and AH providing rental assistance to the property owner.
 - More than 1,200 voucher holding families live outside Atlanta city limits (port-outs). In these cases, the family still pays 30% of their income toward rent, but AH is responsible for the balance of the rent at the jurisdictional rate where the family resides until that authority absorbs the family onto their program.
 - AH supports 10 families on its HCV Homeownership Program¹⁴. The remaining families receive monthly mortgage assistance from AH. AH now directs interested home buyers to AH's Down Payment Assistance (DPA) Program.
 - AH administers a Single-Room Occupancy (SRO) Program and will continue to evaluate program effectiveness and community acceptance.
 - Special Purpose Vouchers (SPVs) overseen by AH consists of HUD SPVs dedicated for specific uses or population groups. Planned household counts and programs include:
 - Assisting up to 300 households with Family Unification Program (FUP) Vouchers.
 - Assisting up to 73 households with Mainstream Five (MS5) Vouchers.
 - Assisting up to 175 households with Near-Elderly, Disabled (NED) Vouchers (formerly Mainstream One or MS1).
 - Assisting up to 270 households with Veterans Affairs Supportive Housing (VASH) vouchers.
- AH plans to engage in or sponsor activities that support the construction or preservation of affordable housing units within AH's service jurisdiction. These activities may include:
 - Assisting development partners with the completion and submission of applications for planned projects using LIHTC funding.
 - AH will review its underwriting model to factor "twinning"¹⁵ phenomena of tax credits as well as other tax credit issues/developments in application requirements.
 - AH will pursue federal, philanthropic, and other opportunities to secure bond funds, grant awards, tax credits, and other assistance, to create and preserve affordable housing units and offer services to assisted households within AH's service jurisdiction and in alignment with AH goals.
 - AH will continue to review its underwriting model to increase its return on investment (ROI) to create sustainable resources that AH can utilize to continue offering affordable housing units through construction and preservation activities within AH's service jurisdiction.

¹⁴ AH no longer sponsors any new families under the HCV Homeownership Program.

¹⁵ "Twinning" is AH's ability to combine 4% and 9% tax credits in the same project, which can allow for more tax credit equity.

Choice Atlanta

Choice Atlanta is a local model of HUD's Choice Neighborhoods Program. Under Choice Atlanta, AH administers Choice Neighborhoods Planning and Implementation Grant awards in accordance with Choice Neighborhoods Program funding elements/requirements.

Through strategic initiatives, Choice Atlanta leverages public and private funds from AH, the City of Atlanta, Invest Atlanta, and other public, private, and philanthropic organizations to transform under-resourced neighborhoods with distressed assisted housing. Choice Atlanta activities include:

- Completing closeout requirements of the \$30 million 2014/15 Choice Neighborhoods Implementation Grant (CNIG) award for University Choice Neighborhood (UCN). The UCN includes the former University Homes site, and the neighborhoods of Ashview Heights, Atlanta University Center, and Vine City. This project is completing the transformation of the University Homes site, now Scholars Landing, completing neighborhood placemaking, affordable housing development the restoration of the historic Roosevelt Hall; providing case management and supportive services to target households as part of the CN People Sustainability Plan; and Roosevelt Hall operations and programming by the Choice Atlanta team.
- Administering the \$40 million 2022 CNIG award for the former Bowen Homes site and Donald Lee Hollowell (DLH) corridor. Current AH plans for the project includes adding 557 affordable housing units to Atlanta's affordable housing stock and various retail outlets in an area starving for retail amenities associated with thriving communities.
- Administering the Housing Plan for its Bowen CNIG, including implementation of the first Right of Return by former Bowen target households and associated re-occupancy activities.
- Development and implementation of Bowen's Critical Community Improvements (CCI) Plan and supporting neighborhood investments in alignment with planned property acquisition, issuance of owner-occupied rehabilitation awards for low-income households, economic development activities, and place-making enhancements to improve the DLH corridor, and the development of community facilities, amenities, public safety initiatives, and in-fill housing planned for the Bowen Choice Neighborhood.
- Implementation of case management and workforce, education, and health supportive services delivery to target Bowen households.
- Implementation of earned income disregard for eligible Choice Atlanta families, including former residents of University Homes, Bowen Homes, and future, qualifying Choice Neighborhoods Programs.



CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

- AH will continue to support the John Hope Community EnVision Center, which is a collaborative effort with the John Hope Community Center to offer a range of educational and supportive services to AH-assisted households in alignment with HUD's EnVision Program.
- AH plans to continue advancing the design its AHGreen Program to introduce and train AH-assisted households for Green Sector jobs, which often have higher living wage pay.

- Human Development Services focuses on upward mobility of voucher holding families in the HCV Program. Non-MTW activities may include, assisting households in improving soft skills for employment, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics. While other activities may include the facilitation of workshops regarding lease agreements.

COMMUNICATE THE IMPACT OF ATLANTA HOUSING'S WORK TO ATLANTA

- AH will incorporate activities that diversify and strengthen its messaging platforms to keep assisted families informed and improve internal and external stakeholder connections to AH successes, progresses, and collaborative opportunities.

STRENGTHEN ATLANTA HOUSING OPERATIONS

Housing delivery and housing assistance costs continue to increase for AH as AH seeks to assist more families. AH must therefore begin to embrace strategies and techniques that achieve greater efficiency, lower assistance costs, and/or maintain operational expenses at optimal levels. Such strategies and techniques may include the following activities:

- AH will continue to increase its diversity and inclusion efforts in its human resources and contracting practices by sponsoring and supporting activities as follows:
 - Actively recruiting from AH's assisted population
 - Aggressively increasing outreach efforts to Atlanta's Hispanic and Latino populations
 - Engaging and recognizing companies that align their recruitment, employment, and retention efforts with Section 3 requirements by monitoring and reporting on the following:
 - Section 3 Workers,
 - Targeted Section 3 Workers, and
 - Section 3 business concerns employed by or contracted by AH.
- Identifying outdated operational processes in rental assistance programs that are primed for streamlining or elimination in alignment with HUD guidance or current AH operations.
- Researching new revenue or improving existing revenue sources that help offset operational expenditures and/or increases AH's ability to assist more families.
 - AH may undertake activities that optimize its operations, including revising its role in development and redevelopment projects, assistance agreements, and other strategies that help AH achieve its operational goals.
- AH will continue to conduct Business Process Reviews (BPRs) at all Mixed-Income and HomeFlex assisted communities. BPRs focus on property administration and maintenance, including accessibility requirements contained in the Voluntary Compliance Agreement entered by HUD FHEO¹⁶ and AH.
- AH will continue to engage in community events that benefit its assisted families and neighbors while providing volunteer opportunities through AHCares for AH staff throughout the year.

¹⁶ Office of Fair Housing and Equal Opportunity

C. Long-Term MTW Goals and Objectives

AH has curated a robust real estate development pipeline. AH will continue to advance this real estate development pipeline by engaging in activities that position projects to move throughout the construction stages: pre-development (site planning) to development design (request for proposal/quote [RFP/RFQ]) to financial closing to development (construction) to certification of occupancy (CO) to marketing and lease-up.

- **AH's Revitalization Program** focuses on revitalizing AH-owned sites, including public housing parcels, expanding its affordable housing portfolio, and advancing its Homeownership Initiative Plan. As part of its affordable housing portfolio, AH will continue to support and sponsor activities that advance projects on AH-owned land.

The development process, including rehabilitation and modernization work, extends through multiple fiscal years. The tables below show AH's pipeline count of affordable units over the next five years and the projected fiscal year in which the units will financially close:

PROJECT CATEGORY	MTW Long-Term Section (13 to 60 mos)				
	Future FY 2026 Closing	Future FY 2027 Closing	Future FY 2028 Closing	Future FY 2029 Closing	Future FY 2030 Closing
TIER I Projects	357	428	390	333	82
TIER II Projects	423	325	0	0	0
TIER III Projects	192	153	0	0	0
CO-INVESTMENT Projects	256	0	0	0	0
TOTAL NUMBER OF UNITS	1,228	906	390	333	82
TIER I RENTAL Projects	350	428	310	95	82
TIER II RENTAL Projects	283	317	0	0	0
TIER III RENTAL Projects	192	153	0	0	0
CO-INVESTMENT RENTAL Projects	256	0	0	0	0
TOTAL NUMBER OF RENTAL UNITS	1,081	898	310	95	82
TIER I HOMEOWNERSHIP Projects	7	0	80	238	0
TIER II HOMEOWNERSHIP Projects	20	8	0	0	0
TIER III HOMEOWNERSHIP Projects	0	0	0	0	0
CO-INVESTMENT HOMEOWNERSHIP Projects	0	0	0	0	0
TOTAL NUMBER OF HOMEOWNERSHIP UNITS	27	8	80	238	0

Source: Real Estate Dataset Development Forecast as of January 24, 2024

AH continues to seek funding sources that support infrastructure, environmental sustainability, and community revitalization efforts while planning to begin infrastructure improvements at AH-owned sites to implement planned revitalization activities.

AH will lead infrastructure improvements based on parcel ownership. In addition, AH continues to explore the feasibility of adopting a modular housing initiative and associated construction methods and techniques on AH-owned land.

- **AH's Gap Financing** activity focuses on collaboration to add affordable housing units to Atlanta's affordable housing stock. AH engages in an assortment of partnerships to create affordable housing for low-income Atlantans. Under this activity, AH blends guidance under Notice PIH 2011-45 (HA) to create affordable units that are neither public housing nor housing choice voucher units. This type of housing is considered local, non-traditional (LNT) housing.

The development process, including rehabilitation and modernization work, extends multiple fiscal years. AH has designated funds to continue its co-investment program. AH will continue to advance current projects through construction completion or lease-up.

AH will continue to research activities and opportunities that accelerate housing projects through the elimination or reduction of financial barriers that delay developers by introducing financial incentives.

AH will also pursue activities that decrease AH's long-term obligations by sizing loans to the total number of affordable units in the project, rather than limiting its funding level to the number of units receiving subsidy. AH will continue to collect data to position the agency to issue short-term construction loans that advance public-private development projects

- **AH's HomeFlex as a Strategic Tool** activity focuses on creating affordable housing units in privately-owned multi-family communities by project-basing assistance with market rent units. AH and the property owner execute a HomeFlex Agreement for 2 to 20 years to stabilize affordability for a specific period.

AH will continue to explore alternative funding structures that allow AH to participate in HomeFlex and other real estate deals in different roles to create and preserve affordable housing units. Conceptual roles may include serving as the lender, loan servicer, or development partner before, during, and after project activities.

AH does not have any immediate plans to add to or remove from its portfolio of MTW Activities. AH will continue to monitor the performance of its MTW Activities before taking any action to introduce, modify, or closeout new, existing, and outdated MTW Activities.

D. Long-Term Non-MTW Goals and Objectives

AH has curated a robust pipeline of real estate projects and activities, which AH will continue to advance. Planned activities listed here do not specifically require MTW flexibility but may incorporate MTW activities.

CREATE AND PRESERVE AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

- Advancing the financial closing of 8 affordable housing opportunities in the UCN, Scholars Landing Phase V – Homeownership comprising condominiums, flats, and townhouses. These 8 homeownership opportunities will provide a total of 16 affordable housing opportunities when completed for a total of 20% of the transformation project under AH’s 2014/15 Choice Neighborhoods Implementation Grant (CNIG) award for the former University Homes site.
- AH will continue to develop its long-term real estate financial forecast to identify capital needs. Activities may include designing or improving development plans for AH-owned land, promoting green infrastructure within new, rehabilitated, and modernized developments, or deploying the latest construction technology to increase affordable housing units in Atlanta’s housing stock.

- AH will continue to review its Faircloth Authority¹⁷ in relation to the creation of affordable units subsidized under a public housing (PH) annual contributions contract (ACC). Through utilization of this tool, AH can create new PH units under its Faircloth Authority. Once AH completes construction of the PH units, AH may convert these newly created units from PH subsidy to long-term Section 8 PBV assisted units under the *Faircloth-to-RAD* option.

AH continues to advance its pipeline of projects and assess the deployment of its Faircloth Authority to create PH units before converting them to Section 8 assisted units under RAD. A snapshot of AH’s available Faircloth units is shown below:

Maximum Number of Units Eligible for Capital and Operating Subsidy (also known as the Faircloth Limit)						
State Code	PHA Code	PHA Name	Base Faircloth Limit	Units Converted through RAD as of December 31, 2021	Current Faircloth Limit	Current Standing ACC Unit Count
GA	GA006	Housing Authority of the City of ATLANTA Georgia	13,310	1,681	11,629	2,425

Source: HUD’s Office of Capital Improvements 2023 Capital Fund Processing Information as of December 31, 2022

- AH will continue to evaluate strategies and techniques that position AH to engage in self-development activities, including construction lending and asset ownership and management
 - AH will evaluate and assess the viability of remaining in or returning to a direct ownership role in future transactions versus remaining in a sponsorship or supporting role through ground leases and similar roles as it continues to develop AH-owned land.

Preserve Affordable Housing Units

¹⁷ Under Faircloth, AH can construct public housing units with HUD construction dollars.

- AH will continue to develop and monitor its long-term affordable unit preservation strategy to identify opportunities to increase or improve preservation activities.
 - Strategies may include undertaking activities that complement the current project management schedule, that design or improve techniques to achieve or retain affordability standards and/or definitions and completing substantial community rehabilitation or significant unit modernization projects to meet AH preservation goals and objectives.
 - Ensure expiring HomeFlex Agreements align with AH's long-term preservation goals prior to renewal of agreements.
 - AH will evaluate whether it can enter an acquisition deal rather than an assistance deal or acquire tax credit properties from owners to preserve affordability at that property
 - Closely monitor HUD's Rental Assistance Demonstration (RAD) Program to assure that AH meets current program requirements through project completions and timely submission of appropriate applications where AH already has or plans to secure a Commitment to enter a Housing Assistance Payments (CHAPs) contract. Planned activities may include:
 - Identifying subsidy-only conversions to accelerate unit preservation and conversion under the RAD Program.
 - Evaluating long-term capital needs for AH-owned facilities not primed for subsidy-only conversion under RAD and improve utility efficiency ratings.
 - Maximizing energy and water efficiency in RAD conversions.
 - Encouraging existing and future housing partners to improve water and energy efficiency at rentals.
 - Evaluate and assess the feasibility of preserving naturally affordable or expiring units not currently in AH's portfolio.
 - Research and consider an issuance of bond instruments to fund new construction and/or substantially rehabilitate development projects that add affordable housing units to Atlanta's housing stock.

ENHANCE HOUSING ASSISTANCE RESOURCES

- AH will assess the feasibility of applying for a Choice Neighborhoods Planning Grant for Bankhead or other eligible former public housing sites based on AH's goals and objectives.
- AH plans to advance the development of affordable homeownership opportunities on AH-owned land utilizing fee-simple land sales or a land trust form of ownership to assure long-term affordability. Land sales, construction, and homeownership closings may include reduced land value, an AH investment, or AH down payment assistance to support affordability. AH may also pursue long-term affordability through land dispositions, collaboration with land trusts, and similar activities.

CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

- AH will continue to develop and expand the Atlanta Achievers Program by facilitating programs and workshops to help successfully transition AH-assisted youth into adulthood, as well as explore incentives that complement its Summer Internship Program and increase FSS Program enrollment.

BUILD OR EXPAND PARTNERSHIPS TO POOL RESOURCES AND MAXIMIZE IMPACT

- AH will seek new and renewed sources of funding and partnerships to complement neighborhood revitalization projects, as well as executing master developer agreements and initiating building designs.
- AH seeks to acquire properties from HomeFlex housing partners when the property owner no longer desires to participate in the HomeFlex Program and the partner is willing to sell their property. AH will evaluate the feasibility of these opportunities. Additionally, AH will also evaluate the viability of acquiring expiring tax credit properties from respective property owners to extend affordability and position AH to gain significant ownership roles in these deals.

STRENGTHEN ATLANTA HOUSING OPERATIONS

Improve Operations

- AH continues to incorporate strategies that meet or exceed HUD's new Section 3¹⁸ requirements.
- AH desires to continue activities that advance AH's efforts to improve its carbon footprint and reduce the energy burden for residents under its AHGreen platform. Planned activities to achieve AHGreen goals include:
 - Increasing the percentage of AH-assisted units that achieve a 35% or higher level of green certification. Planned activities include:
 - Strategically growing and supporting AHGreen initiatives that move AH towards a "Green Certified Workplace."
 - Increasing the number of assisted energy-efficient units and lowering the utility costs for AH-assisted families by accomplishing the following:
 - Incorporating design recommendations into the Request for Proposal/Quote (RFP/RFO) selection processes and adopting AHGreen development standards.
 - Applying AHGreen requirements and efforts as feasible to substantial rehabilitation and significant modernization contracts.

¹⁸ Pursuant to HUD Regulation 24 CFR part 75.

- Evaluating the outcomes of its AHGreen Initiative to ensure commitments and performance are in alignment with its environmental sustainability strategies. Future concepts and strategies may include:
 - Coordinating resources to reduce utility costs for assisted households and improving the energy efficiency of units.
 - Developing strategies to achieve net zero carbon emissions, over time at the AH administrative buildings (230 John Wesley Dobbs, Roosevelt Hall, and Zell Miller).
 - Exploring the financial feasibility of attaching solar panels to AH-owned buildings.
 - Starting an urban solar farm by utilizing “undevelopable,” AH-owned parcels.

Reduce Operational Costs

- AH will continue to investigate opportunities that reduce overhead and outside expenditures, including revenue generating opportunities that increase non-federal funding.
 - Consider opportunities to lease AH-owned vacant land, air space for community events and communication towers, and other revenue opportunities.
- AH may also seek authorization to issue bond financing vehicles to fund new construction and substantially rehabilitated development projects that add affordable housing units within Atlanta.

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II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0/1 BRs	2 BRs	3 BRs	4 BRs	5 BRs	6+ BRs	TOTAL UNITS	POPULATION TYPE	Section 504 Accessible Units	
									(Mobility)	(Hearing/ Vision)
Name/Number	0	0	0	0	0	0	0	Type (below)	0	0
Name/Number	0	0	0	0	0	0	0	Type (below)	0	0
Name/Number	0	0	0	0	0	0	0	Type (below)	0	0

Total Public Housing Units to be Added in the Plan Year:	0
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- * The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

- ** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe:

N/A

ii. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Ashley Collegetown / GA006000930	78	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Capital Gateway / GA006000970	89	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Cheshire Bridge Road / GA006000470	162	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Georgia Avenue / GA006000250	79	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Village at Carver (Phase III) / GA006000880	108	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
TOTAL: Public Housing Units to be Removed in the Plan Year	516	

iii. Planned New Project-Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be 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 TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
277 Moreland Avenue	54	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
111 Moreland Avenue	42	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Abbington at Ormewood	8	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Ashley Collegetown	78	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Capital Gateway	89	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Cheshire Bridge Road	162	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Georgia Avenue	79	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Village at Carver (Phase III)	108	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
TOTAL: Planned new Project Based Units in Plan Year	620		

iv. Existing Project-Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Select one of the following to indicate the **Planned Status by the end of the Plan Year: "Committed," "Leased," or "Issued." In column three, indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
395 James P. Brawley Drive	20	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
507 English Avenue	6	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
55 Milton	18	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Academy Lofts at Adair Park	5	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Adamsville Green	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Adamsville Green	46	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Arcadia at Parkway Village	116	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley Auburn Pointe I	8	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley I at Scholars Landing	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	5	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Atrium at CollegeTown	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Family	53	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Senior	136	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Avalon Ridge Family	89	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Brightstone at DeKalb Medical Parkway	175	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Campbell Stone	236	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol Gateway II	16	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Capitol View	43	Committed	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	24	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing (HAVEN) Program.
Centennial Place I	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place II	70	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place III	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place IV	83	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Colony Senior	62	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Commons	15	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Heritage	124	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia High Point (Senior)	94	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Mechanicsville Apartments	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Mechanicsville Parkside	32	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Senior Residences at Blackshear	78	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Edgewood	135	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Martin Luther King, Jr.	122	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Mechanicsville	81	Leased	No	PBV unit creation under AH's HomeFlex for Older Persons Program.
Columbia South River Gardens	51	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Columbia Sylvan Hills	37	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Columbia Tower at Martin Luther King, Jr. Village	56	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Tower at Martin Luther King, Jr. Village	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Constitution Avenue Apartments	67	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Covenant House Georgia	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Dwell at Alcove	9	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Gateway at Capitol View	162	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Gateway at East Point	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
GE Tower	189	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Green	44	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station I	88	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station II	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Herndon Square Senior	97	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Imperial Hotel	90	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Intrada Westside	25	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Lakewood at Christian Manor	199	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Legacy at Vine City	105	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Lillie R. Campbell House	66	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
London Townhomes	138	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Manor at Indian Creek II	75	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Manor at Scott's Crossing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Martin House at Adamsville	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Crossing	30	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Station	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Oasis at Scholars Landing	60	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Odyssey at Villas	32	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
O'Hern House	76	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFOP	130	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Park Commons / Gates Park HFOP	22	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFS	110	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Park Commons / Gates Park HFS	19	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Peaks at MLK	73	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Phoenix House	44	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Providence Parkway Village	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Quest Village III	10	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Retreat at Edgewood	40	Leased	No	PBV unit creation under AH's Standard HomeFlex Program
Reynoldstown Senior Residences	26	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Seven Courts	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Spring View Apartments	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Sterling at Candler Village	170	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summerdale Commons	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summit Trail	40	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
The Legacy at Walton Lakes	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Remington Apartments	160	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Renaissance at Park South – Senior	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Veranda at Auburn Pointe	86	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Auburn Pointe II	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Auburn Pointe III	102	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Carver	90	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at CollegeTown	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Groveway	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Scholars Landing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Welcome House	41	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Woodbridge at Parkway Village	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Non-RAD Total: Planned Existing Project-Based Vouchers	6,541			

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Barge Road	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Columbia Commons	48	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Apartments	62	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Parkside	47	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Park Citi Residences at West Highlands	61	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Senior Residences at Mechanicsville	54	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Village	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
East Lake Highrise	149	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
James Allen, Jr. Place (f.k.a. Hightower Manor)	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Juniper and Tenth Highrise	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Marietta Road Senior Tower	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Peachtree Road Senior Tower	196	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	207	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Village at Carver (Phase I)	110	Leased	Yes	66 RAD PH units and 44 RAD TBV units converted to PBV units under the RAD Section 18 option.
Villages at Castleberry Hill I	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at Castleberry Hill II	114	Leased	Yes	46 RAD PH units and 68 RAD TBV units converted to PBV units under the RAD Section 18 option.
Villages at East Lake Redevelopment I & II	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
RAD Total: Planned Existing Project-Based Vouchers	2,001			
All PBV Total: Planned Existing Project-Based Vouchers	8,542			

v. **Planned Other Changes to MTW Housing Stock Anticipated During 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.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
AH plans to continue holding units off-line as a viable strategy to house program participants affected by AH's substantial rehabilitation and significant modernization efforts directly associated with its conversion plans and the requirements of the Rental Assistance Demonstration (RAD) Program.

vi. General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

**GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES
DURING THE PLAN YEAR**

AH plans to expend approximately \$6.45M for site and building improvements at five AH-Owned communities. Planned expenditures include replacing 346 exterior light fixtures, demolition/replacement of 282 balconies, 20 PTAC units, replace 4 dumpsters, 2 trash compactors, 20 toilet tank upgrades, 25 refrigerators, and 25 stoves.

Planned large scale expenditures projects including previously mentioned balcony repairs, also total window replacement for energy efficiency, elevator upgrades, interior stairwell painting, interior lighting upgrades, upgrade 100 community room chairs, replace 10 exterior doors, replace laundry room flooring, upgrade lighting protection systems, upgrade security cameras.

In addition, planned capital expenditures for sitework includes roof replacement, exterior signage, exterior lighting upgrades, patio redesign and sitework, doggie park fencing and amenities, bio retention upgrades, seal, stripe parking lots, irrigation system, greenspace, landscape/hardscape, and driveway access.

As part of its planned capital expenditures during the Plan Year, AH may purchase fleet vehicles or invest in equipment to replace aging vehicles and equipment assigned to staff or designated for corporate use.

Other capital expenditures, such as buying furniture, fixtures, and other equipment, consistent with AH's established priorities, may also occur during the plan year. Listed below are the estimated capital expenditures per site:

- \$3,118,500 @ Cheshire Bridge Road Highrise
- \$1,488,940 @ Cosby Spear Highrise
- \$ 357,500 @ Georgia Avenue Highrise
- \$1,373,900 @ Marian Road Highrise
- \$ 114,400 @ Westminster
- \$6,453,240 Planned Capital Expenditure Total*

***Note:** Estimated expenditures may increase due to materials, labor, or other construction and/or market increases.

B. Leasing Information

i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED**
MTW Public Housing Units Leased	22,992	1,916
MTW Housing Choice Vouchers (HCV) Utilized	236,976	19,748
Local, Non-Traditional: Tenant-Based^	4,860	405
Local, Non-Traditional: Property-Based^	30,144	2,512
Local, Non-Traditional: Homeownership^	23,580	1,965
Planned Total Households Served:	318,552	26,546

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "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.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	Developing Alternative and Supportive Housing Resources/SH.2005.09	4,860	405
Property-Based	Gap Financing/RE.2005.11	13,524	1,127
Property-Based	HomeFlex Site-Based Administration/RE.2006.02	16,620	1,385
Homeownership	Comprehensive Homeownership Program/RE.2007.03	23,580	1,965

* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

Note: AH's Comprehensive Homeownership Program provides eligible, first-time homebuyers with down payment assistance (DPA) to make homeownership attainable for low-income families. AH's DPA is a subordinate lien on the property that AH records in the county public records. The loan is forgivable at maturity. AH will reconcile mature or paid off loans annually and record a "cancellation of lien" in the public records. The net effect of adding and removing loans from the DPA roll may reduce AH's overall households served number, which will be reflected in AH's MTW Annual Report as reconciled maturity dates and lien releases become recorded.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	<p>AH continues to face multiple barriers/challenges that impact leasing up activity for families under its housing programs. Barriers/challenges include:</p> <ul style="list-style-type: none"> Continued unit attrition and reduction of unit turnover due to the active Eviction Moratorium for the City of Atlanta. Lack of available affordable units for targeted populations. Lack of temporary units to relocate residents at properties undergoing RAD conversion. Reduction/lack of available financial resources from third-party partners to contribute to the development of supportive housing units. Increase cost in materials delays construction to develop new Supportive Housing units. Locating available units to relocate AH-assisted families. <p>Possible Solutions include:</p> <ul style="list-style-type: none"> Serving as an active partner with the City of Atlanta's Eviction Diversion Program. Continuing efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive housing for an at-risk segment of the population. A deliberate approach in property management activities for AH to initiate Notice of Funding Awards under Faircloth to RAD initiatives and other contractual agreements with property managers as AH moves through the fiscal year.
MTW Housing Choice Voucher	<p>AH will continue efforts to recruit and retain landlords, especially those with one- and two-bedroom units. As a solution, AH will take a deliberate and purposeful approach in voucher management activities while working with its property owner/manager partners and may continue to deploy revised payment standards and incentive strategies as solutions to leasing and inspection challenges.</p>
Local, Non-Traditional	<p>AH continues to face multiple barriers/challenges that impact leasing up activity for families under its housing programs. Barriers/challenges include:</p> <ul style="list-style-type: none"> Lack of available affordable units for targeted populations Reduction/Lack of available financial resources from third-party Partners to contribute to the development of supportive housing units. Delayed Construction and increase cost in materials to develop new Supportive Housing units. <p>Possible Solutions include:</p> <ul style="list-style-type: none"> AH will continue efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive housing for an at-risk segment of the population. AH's will continue to create "fast-track," housing solutions that are both short term and long term by expanding it's current local, non-tradition housing programs. Seeking innovative strategies to increase the number of affordable housing units through the purchase of existing commercial assets that can be quickly converted into affordable residential housing units (i.e., Hotels, Office Space, Warehouse Facilities, etc.)

C. Waiting List Information

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning 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
MTW Housing Choice Voucher Program	Community-wide voucher WL for all populations.	20,874	Closed	No
Choice Mobility Vouchers (RAD PBV Program)	Specific voucher WL for eligible residents living at converted PH sites.	0	Partially Open	Yes
MTW Public Housing Program	Community-wide unit WL for all populations managed by a third party at the property level for 854 units at 6 AH-Owned sites.	892	Partially Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 3,129 units at 31 sites.	16,525	Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for nearly 6,801 units at 82 sites.	34,921	Closed	No

Please describe any duplication of applicants across waiting lists:

AH does not discourage families from applying to multiple sites. Therefore, there may be situations in which families appear on multiple waitlists. For example, a family may appear on the MTW HCV waitlist as well as site-based waitlists managed by property owners or property management agents. AH, however, does monitor subsidy assistance to avoid and correct duplicative subsidy issuances. In the meantime, AH employs a date and time stamp process to receive applications and then administers a "lottery" that randomly selects families. AH's local residency/employment preference ensures local families are issued an AH voucher before non-Atlanta residents or residents not employed within the City of Atlanta.

Note: AH's Choice Mobility Vouchers waiting list shows zero families because AH assigns turnover TBVs to RAD PBV families as those families express an interest. In addition, AH shows 116 communities instead of 119 communities because there are three new communities whose waiting lists are too new.

ii. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated 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 PLANNED CHANGES TO WAITING LIST
MTW Housing Choice Voucher	AH does not plan to make any changes to the waiting list.
Choice Mobility Voucher (RAD Project-Based Vouchers)	AH does not plan to make any changes to the waiting list.
Site-Based – Assorted Properties	AH contracts property managers that maintain waiting lists at the property level. No changes are planned.

III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

"AH is not proposing any new MTW activities for this fiscal year.

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IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

A. Implemented Activities

AH's MTW Activities				
Activity ID		Activity Name	Page	MTW Authorization(s) AH's Attachment D
AW	2005.01	\$125 Minimum Rent	51	Section I.O: General Conditions; setting rents and term limits
AW	2005.02	Earned Income Disregard	52	Sections I.O: General Conditions. AH may adopt and implement any reasonable policies for setting rents, subsidy levels, and term limits for rental assistance programs.
AW	2005.03	Work / Program Requirement	53	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC	2005.04	Enhanced Inspection Standards	54	Section VII: Establishment of HCV Program
HD	2005.06	Good Neighbor Program II	54	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
HD	2005.06	Human Development Services	55	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
PH	2005.07	4-to-1 Elderly Admissions	56	Section III: Occupancy Policies Section IV: Self-Sufficiency/Supportive Services
SH	2005.09	Developing Alternate and Supportive Housing Resources	56	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2005.10	Revitalization Program	57	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2005.11	Gap Financing	57	Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol

AH's MTW Activities				
Activity ID		Activity Name	Page	MTW Authorization(s) AH's Attachment D
HC	2006.01	AH Submarket Payment Standards	58	Section VII: Establishment of HCV Program
RE	2006.02	HomeFlex Site-Based Onsite Administration	59	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
HC	2007.01	Re-Engineering the Housing Choice Voucher Program	60	Section V: Single-Fund Budget with Full Flexibility Section VII: Establishment of HCV Program Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2007.03	Comprehensive Homeownership Program	61	Section V: Single-Fund Budget with Full Flexibility
RE	2007.04	HomeFlex as a Strategic Tool	62	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
AW	2008.01	Rent Simplification / AH Standard Deductions	63	Section I.O: General Conditions
HC	2008.02	Leasing Incentive Fee	63	Section VII: Establishment of HCV Program
PH	2008.03	Energy Performance Contracting	64	Section IX: Energy Performance Contracting
RE	2022.01	Choice Neighborhoods Down Payment Assistance Program		Section V: Single-Fund Budget with Full Flexibility

AW.2005.01 - \$125 MINIMUM RENT

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

In response to budget constraints and identifying opportunities for program participants to contribute toward sustaining subsidized housing assistance and paying their "fair share," AH utilized MTW Authorizations Section I.O under Attachment D of its Amended and Restated MTW Agreement to increase the minimum rent to \$125 per month.

The rent increase was effective October 1, 2004 (FY 2005) and applicable to all rental assistance programs. Exempt households, defined as all members of the household that meet the definition of elderly or disabled and have a fixed, stable income source, such as Social Security, Social Security Disability Insurance (SSDI/SSI), employment pension, Veterans Affairs Benefits, or similar fixed income source(s). Rent calculations exclude annual income identified under 24 CFR § 5.609(c), such as income by minors, lump sum additions, special military pay, temporary, non-recurring or sporadic income, and other income types. Households meeting exclusionary definitions are exempt from the application of the minimum rent and continue to pay income-based rent or 30% of their adjusted gross income.

AH's housing policies extend to all properties under AH's portfolio, including public housing, Mixed (mixed-finance, mixed-income), and HomeFlex rental communities achieved through public-private partnerships, managed by professional property management agents. Management agents at those sites are responsible for implementing AH housing policies at their respective properties. AH conducts periodic site visits and consultations with management representatives, as well as requests and reviews management reports for compliance while offering training opportunities with respect to property operations, compliance, and financial oversight.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

AW.2005.02 – EARNED INCOME DISREGARD

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

AH introduced this activity to encourage older person households to maintain engagement in their community, increase self-sufficiency levels of program participants on fixed, stable sources of income, and improve the quality of life of its program participants. Therefore, AH utilizes MTW Authorizations Section I.G and I.O: General Conditions under Attachment D of its Amended and Restated MTW Agreement to disregard earned income from employment earned by elderly persons or disabled persons.

Incentivizing older persons whose primary source of income meets the definition of fixed, stable income to return to the workforce accomplishes the priorities of this activity. Fixed, stable income includes income from a verifiable plan such as Social Security, Social Security Disability Insurance (SSDI/SSI), employment pension, military retirement, Veterans Affairs (VA) disability benefits and similar fixed, stable income sources. Fixed income does not include incomes identified under 24 CFR § 5.609(c), such as income by minors, lump sum additions, special military pay, temporary, non-recurring or sporadic income, and other income types identified by HUD or AH policy.

In instances where the Annual Fixed Income is not the primary source of income, AH, at its discretion, may establish a limit on the amount of disregarded earned income; therefore, earned income from employment not treated as disregarded income is include in the annual household income calculation for the Total Tenant Payment amount. In addition, this activity complements AH's Aging Well strategy.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

AW.2005.03 – WORK/PROGRAM REQUIREMENT

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

AH believes that the primary paths to self-sufficiency are work and education – a perspective supported by evidence-based studies. As such, and in line with AH's goal of positioning families for success, AH designed a work/program requirement by utilizing MTW Authorizations Section I.H: General Conditions and Section IV: Self-Sufficiency/Supportive Services under Attachment D of its Amended and Restated MTW Agreement.

Under this activity, AH requires program participants to contribute towards their housing by being actively engaged in education or employment activities. Therefore, work-abled Head of Household (HoH) program participants (ages 18-61) and other adult household members are required to maintain continuous employment and minor household members must maintain fulltime enrollment in primary, secondary, or post-secondary school. Minors not meeting the school enrollment requirement must meet the full-time employment requirement as a condition of the HoH to continue receiving rental assistance. Individuals who meet the workable definition by age but are unable to meet the education or employment requirement because of a disability, must submit relevant documentation.

AH may grant rent relief for program participants for employment terminations beyond the participant's control; otherwise, participants have 60 days to comply with the requirement unless an exemption applies. AH refers non-compliant public housing and housing choice voucher households to community resources that link education, employment, training, and related services to help individuals become and remain compliant with AH's requirement.

In general terms, AH realizes that a sizable number of program participants work in the service industry – food service, hospitality, personal care, retail, and similar typed jobs. These jobs usually base staffing on algorithms that factor in prior year data and season, and the employer uses this data to plan current year schedules. Realizing this employment practice, AH aligned the required hours of employment to emulate scheduling practices of many employers by modifying its work requirement from 30 hours per week to an average of 20 hours per week. AH, will continue to monitor employment practice and compliant families and adjust the requirement over time as appropriate.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

AW.2005.04 – ENHANCED INSPECTION STANDARDS

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

In response to AH's competitive service area, AH regularly reviews inspection processes and procedures to improve the delivery of affordable housing to all program participants. AH utilized MTW Authorizations Section VII: Establishment of Housing Choice Voucher Program under Attachment D of its Amended and Restated MTW Agreement to implement a more aggressive enforcement of higher standards to achieve higher health and safety standards for both housing partners and program participants to receive and maintain rental assistance.

A portion of AH's efforts focuses on considering updated materials and building codes while another portion focuses on aligning standards and timeline expectations that emulate industry best practices and, as appropriate, private rental market practices to reduce administrative burdens. These cited efforts enhance property eligibility criteria for single family, 2 to 4 unit multifamily, and commercial units (5 units or larger) while eliminating the requirement for property owners to provide gas certifications at the initial inspection.

Other enhancements include pre-contract assessments, initial inspections for property inclusion onto the rental assistance program, annual property and unit inspections, special inspections related to health and safety issues as initiated by program participants, property owners/housing partners, or community neighbors, as well as quality control inspections. AH revised the Site and Vicinity standards from a 5-door radius (front-back-left-right) to a 1-door radius (left-right-rear-or immediately adjacent to the property). This standard clearly defines unit eligibility for both property owners/housing partners and program participants, as well as increases the housing stock in AH's tight and extremely competitive affordable rental market.

iii. Planned Non-Significant Changes

AH plans to align NSPIRE Standards with this MTW activity as applicable or incorporate NSPIRE Standards into its policies as appropriate.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

HC.2005.05 – GOOD NEIGHBOR PROGRAM II

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

Because of AH's plans to create mixed-income properties that would require the relocation of existing residents to other communities, AH felt the need to design this activity to help prepare low-income families to succeed in low-poverty neighborhoods. AH utilizes MTW Authorizations Sections IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a referral-based program to educate and prepare affected participants. Program curriculum includes living outside of public housing in market rent, mixed-income, and privately owned housing communities.

Since the program's inception, the Good Neighbor Program (GNP) has evolved its curriculum to include training on the roles and responsibilities of being a good neighbor once families relocate to an amenity-rich neighborhood. The program also highlights three "real life" issues: 1) Conflict Resolution and Problem Solving, 2) Community Expectations, and 3) Placing a High Value on Lifelong Education.

Neighbors, property owners/managers, housing partners, and other community interest groups/individuals can refer AH-assisted families to GNP for training on tenant-landlord relationships, self-reliance and personal responsibility, civic responsibilities and engagement, obligations and responsibilities of assisted families and related topics in being a good neighbor. Further, GNP serves as a voluntary training program for youth and interested stakeholders. Referred families must complete this program for continued assistance and families that exceed the referral-threshold may lose their rental assistance.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

HD.2005.06 – HUMAN DEVELOPMENT SERVICES

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

AH continually searches for community resources to assist program participants. Along this vein, AH utilizes MTW Authorizations Sections IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to leverage agency resources and require full participation of all AH-assisted families referred to Human Development Services (HDS).

Required participation of referred families maximizes outcomes to link self-sufficiency and supportive services programming to its program participants and since inception of this activity, AH expanded its service provider network to more than 125 organizations that address a broad spectrum of training and social services for work-able, senior, and disabled families.

AH's Family Self-Sufficiency (FSS) Program assesses the specific needs of the whole family in support of working-aged adults (ages 18-61) entering or returning to the workforce for the first time or after an extended period (6-months or longer) of unemployment. FSS Coordinators are assigned to HDS

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

PH.2005.07 – 4-TO-1 ELDERLY ADMISSION

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

The intent of this MTW Activity is to create an optimal mix of elderly (62+), near elderly (55-61), and non-elderly, disabled families in AH-Owned communities. Therefore, AH utilizes MTW Authorizations Sections III: Occupancy Policies and IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to create an admission preference for older applicants.

Under this MTW Activity, management agents are required to admit four elderly or near elderly applicants before the community admits one non-elderly, disabled applicant from their respective site-based waiting list to create a healthy diverse population that helps to improve the quality of life for all residents. Moreover, because of the mix, it improves the complex social issues when mixing seniors with younger residents at AH-Owned communities. This preference also creates an assortment of services and resources that are accessible to all residents, regardless of age or ability, to engage in and improve the aging process.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

SH.2005.09 – DEVELOPING ALTERNATE AND SUPPORTIVE HOUSING

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005.

ii. Description/Update

Originally, this activity supported AH allocating vouchers that assist supportive housing communities and worked to support new supportive housing developments for senior and disabled population groups. AH utilizes MTW Authorizations Sections V.A.2.f, Section VII.A, and Section VII.B.1-3 under Attachment D of its Amended and Restated MTW Agreement to earmark resources for alternative housing initiatives.

The intent of this activity continues to focus on targeting and assisting chronically homeless families, especially those with mental disabilities housed in AH-Owned communities that may lack the mental health supportive services on site to meet those residents' unique needs.

Although the last change in this activity merged Developing Alternative Housing Resources and Developing Supportive Housing into this current activity, the original concept and focus remains intact, which is homeless prevention/solution assistance programs and supportive services and non-targeted or mainstream programs. Examples of programs tracked by this activity include Home Again, AH's short-term housing assistance program, HAVEN Continuum of Care Vouchers, Housing First, and other targeted programs designed to help families avoid or combat chronic and extended periods of homelessness through direct, short-term stipends and long-term housing solutions.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

RE.2005.10 – REVITALIZATION PROGRAM

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

AH introduced this activity to reposition its public housing properties into economically sustainable sites and to revitalize amenity poor communities through investment to increase access to quality amenities. Therefore, AH utilizes MTW Authorizations Sections II.A.3 becoming a catalyst for community revitalization, V.A.2.b commercial facilities consistent with the objectives, and Attachment G – Good Cause Justification and other previously identified MTW Authorizations under Attachment D of its Amended and Restated MTW Agreement to explore and enter into agreements aligned with its neighborhood revitalization or affordable housing strategies.

Since this activity's implementation, AH's primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, AH did not feature the revitalization component. However, innovative revitalization ideas and plans continued to generate for future consideration in commercial business ventures that support revitalization initiatives to stabilize local neighborhoods starving for reintegration into the surrounding community. Proposed ideas and plans include offering affordable housing units, retail and commercial ventures, great recreational facilities, and high performing schools to incorporate into AH's Revitalization Program, which may include AH-ownership of retail and commercial facilities to initiate revitalization.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

RE.2005.11 – GAP FINANCING

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity not amended since implementation.

ii. Description/Update

AH introduced this activity to facilitate financial closings in development projects associated with repositioning its public housing properties, which AH presumed to include funding other financial funding vehicles. As a result, AH utilizes MTW Authorizations Sections V.A.2 and V.A.2.b for all MTW eligible activities and all other previously identified MTW Authorizations under Attachment D of its Amended and Restated MTW Agreement to explore and apply gap financing strategies consistent with AH's Real Estate Development Strategy or AH's vision, mission, or current business model.

Real estate projects are about timing and location. Without the ability to fund projects or co-invest with partners leads to delays for real estate development deals and contributes to increased costs. These actions are contradictory to spending Federal dollars effectively and efficiently and prevent AH from increasing housing choices for low-income families.

Since this activity's implementation, AH's primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, AH did not feature many the various financing components beyond facilitating financial closings. However, AH intends to issue construction loans, not to exceed 5-years to development partners as both a revenue stream to AH and to expedite the development of new affordable housing opportunities. As AH continues to acquire and revitalize communities in accordance with its vision, mission, and current business model, such activities require access to short-term funding for the innovative revitalization ideas and plans to transform amenity-deficient communities into amenity-rich communities and first choice options, where families can live, work, and play.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

HC.2006.01 – ATLANTA HOUSING SUBMARKET PAYMENT STANDARDS

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2006. Activity amended in FY 2007, FY 2016, and FY 2022.

ii. Description/Update

AH utilizes MTW Authorizations Sections VII.A.14 and 19 and VII.B.4.6 under Attachment D of its Amended and Restated MTW Agreement to adjust and determine Fair Market Rents (FMRs) or structure such for Housing Choice Voucher assistance or initiatives.

Originally, AH identified seven submarkets within its service jurisdiction after consulting with an independent entity to develop its own Payment Standards. Beginning in 2007, AH implemented separate payment standard schedules for each identified submarket upon the establishment of new Housing Assistance Payment (HAP) contracts during the recertification period.

In FY 2024, AH updated its submarket payment standards based on market studies that expanded the schedules to 24 submarkets from the previous update conducted in FY 2016. The new payment standards and submarket additions were not as dramatic a change as was the change in FY 2016, which expanded the payment schedules from 7 in 2007 to 23 submarkets.

By aligning its payment standards with actual single-family residential rental costs at the census tract level, AH does not skew market rents for a neighborhood by the subsidy paid. In addition, the realignment of the rents allows AH better management of its subsidy allocation, which permits AH to provide more housing opportunities in low-poverty and less impacted areas.

iii. Planned Non-Significant Changes

AH plans to update the payment standard schedule based on program evaluation results, including the number of submarkets within its payment standards.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

RE.2006.02 – HOMEFLEX SITE-BASED ON-SITE ADMINISTRATION

i. Plan Year Approved, Implemented, Amended

Activity approved in FY 2006 and implemented in FY 2007. Activity not amended since implementation.

ii. Description/Update

Originally, AH introduced this activity to eliminate duplicated administrative processes, eligibility determinations, and resident screening at AH's Project-Based Rental Assistance (rebranded as "HomeFlex") communities. By utilizing MTW Authorizations Sections V: Single-Fund Budget with Full Flexibility, VII.A: AH is Authorized to Create its own Housing Choice Voucher Program, VII.B: Simplification of the Process to Project-Base Section 8 Vouchers and VII.C: Demonstration Program on Project-Based Financing under Attachment D of its Amended and Restated MTW Agreement to streamline project-basing activities.

In addition, AH initially used this activity to launch a homeless demonstration program and a supportive housing program for persons with developmental disabilities and chronic mental illness at seven privately owned communities. By agreement, AH entered seven two-year renewable HomeFlex contracts with property owners, where the property owner engaged a third-party supportive service provider to provide ongoing supportive services for target participants for a minimum of two-years. Since then, agreement terms with private property owners have increased from two to 20 years. The owner entities and their professional management agents have full responsibility for performing all site-based administration tasks for the property, which is subject to AH inspections and reviews, and administrative and programmatic functions conducted in connection with admissions and occupancy procedures relating to HomeFlex assisted units.

The changes and updates make the HomeFlex Program more attractive to prospective housing partners and it increases the affordable housing stock and increases housing choices for the targeted population.

iii. Planned Non-Significant Changes

AH plans to align HOTMA requirements with this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

HC.2007.01 – RE-ENGINEERING THE HOUSING CHOICE VOUCHER PROGRAM

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2007. Activity not amended since implementation.

ii. Description/Update

AH introduced this activity to take advantage of cost efficiencies that effectively streamline AH's Housing Choice Voucher (HCV) Program processes. Therefore, AH utilizes MTW Authorization Section VII.A: Authorized to Create its own Housing Choice Voucher (HCV) Program under Attachment D of its Amended and Restated MTW Agreement to develop new policies and procedures in the administration of its HCV Program.

Originally, AH sought to move closer to a paperless, state-of-the-art, client-focused, self-servicing program, where the key areas focused on and continue to include Organizational Structure, Systems and Processes, Training and Capacity Building, Customer Service Delivery, and State-of-the-Art Technology. Since implementation of this activity, AH replaced paper files with electronic files and e-copied all permanent documents, created an online portal for property owners, and created a call center to improve customer service response times. Other re-engineering innovations implemented under this activity include measures designed to enhance and streamline core-business processes and related policies, procedures, and business documents.

AH reviews its core business processes and operating policies annually to keep them aligned with industry best practices and, as appropriate, to emulate them to private sector business practices. Through these reviews and alignments, AH can eliminate or reduce administrative steps that delay or elongate lease-ups, which burdens the process times while outlining family obligations for program participants. In FY 2016, AH created a Landlord Advisory Group to examine processes and procedures with the goal of ensuring that privately owned housing options remain available and affordable to low-income families.

iii. Planned Non-Significant Changes

AH plans to align HOTMA requirements with this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2007. Activity not amended since implementation.

ii. Description/Update

AH introduced this activity through utilization of MTW Authorization Section V.A: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a Down Payment Assistance (DPA) Program to increase homeownership opportunities for low to moderate-income families. The activity also promotes homeownership opportunities in healthy, mixed-income communities through the provision of subordinated mortgage loans to qualified households that earn up to 80 percent of the area median income (AMI), are first-time homebuyers and purchase within the City of Atlanta. The subordinated mortgage loans are a one-time assistance product for a 10-year period, and forgivable at 20% annually (in years 6 through 10) AH may assist households greater than 80 percent of AMI, up to 115 percent of AMI by utilizing non-MTW funding sources. In these cases, assisting households greater than 80 percent AMI, AH will review various factors, such as HA priorities, household composition, and the availability of non-MTW funds before approving assistance for families greater than 80 percent of the AMI.

Originally, AH sponsored a conventional Housing Choice Voucher (HCV) Homeownership Program (circa 2002 – 2009) that provided mortgage payment assistance to qualified, AH-assisted program participants purchasing a home under the terms of the HCV Homeownership Program. Primarily because AH was unable to get solid lender participation in this program, AH suspended its HCV Homeownership Program. During the active period of AH's HCV Homeownership Program, AH assisted 88 voucher participants in becoming homeowners and continues to support the last families (14) matriculating through the HCV Homeownership Program under the original terms.

As developed, AH's DPA Homeownership Program assists more families. The program works with HUD-approved Home Buyer Education Counseling Providers to prepare low to moderate-income families in becoming successful and sustainable homeowners, maximizes the number of families AH can help by limiting the assistance to a one-time dollar amount that can combine with other down payment assistance programs. The latter feature really helps families defray the initial and overall costs of homeownership.

Under this activity, the DPA maximum eligible sales price is \$335,000, which aligns with the actual number of homes available to purchase in the city up to the higher price point (formerly \$275,000). AH continues to refer all prospective homebuyers to its DPA Program developed under this MTW Activity.

iii. Planned Non-Significant Changes

AH will continue to review DPA awards for maturity, payoff, and other scenarios associated with filing "cancellation of liens."

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

RE.2007.04 – HOMEFLEX AS A STRATEGIC TOOL

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2007. Activity not amended since implementation.

ii. Description/Update

Several years ago, AH innovatively reserved a portion of its Housing Choice Voucher funds to project based them at properties that might otherwise not provide affordable units. Doing so has increased housing choices for low-income families. AH's program Project-Based Rental Assistance (PBRA) was an original concept and rebranded as HomeFlex in the last 5 years.

Nonetheless, AH utilizes MTW Authorizations Section V.A: Single-Fund Budget with Full Flexibility, Section VII.B: Simplification of the Process to Project-Base Section 8 assistance, Section VII.C: Demonstration Program on Project-Based Financing under Attachment D of its Amended and Restated MTW Agreement to design its HomeFlex Program through competitive and non-competitive processes.

Project-basing assistance at AH-Owned or privately owned properties continues to be an innovative idea that pays substantial dividends to AH, the property owner, and eligible families. Under the premise, AH provides a subsidy for the rental unit on behalf of the eligible family and property owners and accepts the subsidy payment for the unit pursuant to the HomeFlex Agreement. Further, the assistance remains with the project or unit for the next eligible family to use.

Through this activity, the project-basing theme remains intact, and AH can project base rental assistance at communities owned directly or indirectly by AH with or without competition. Therefore, AH may project base up to 100% assistance at communities owned by AH, which exceeds HUD project caps of 25% and 50% in the case of RAD and program cap limits, percent increase, project cap limits, and similar limitations outlined under the Housing Opportunities through Modernization Act (HOTMA). Further AH may exercise two options under HOTMA to bring units under HAP contract more quickly. These options include utilization of the non-life-threatening (NLT) provision and the Alternative Inspection provision. The NLT provision permits AH to approve tenancy of a unit when a unit fails HQS provided the unit only has NLT deficiencies. The Alternative Inspection provision allows AH to approve tenancy of a unit when a property, prior to HQS inspection, has passed an inspection in the past 24 months.

In addition, this activity permits AH to solicit private developers and owners interested in reserving a percentage of their multifamily rental units for eligible low-income families and accepting project-based assistance (subsidy) monthly in return and permits AH to receive and approve solicited and unsolicited proposals from developers and owners of multifamily rental properties outside of AH's service jurisdiction. Such examples may include negotiating intergovernmental agreements with PHAs, local government entities, or non-profit/for-profit organizations interested in reserving a percentage of their multifamily rental units in the Atlanta Metropolitan Statistical Area for eligible, low-income families.

iii. Planned Non-Significant Changes

AH plans to align HOTMA requirements with this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

AW.2008.01 – RENT SIMPLIFICATION / AH STANDARD DEDUCTIONS

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2008. Activity not amended since implementation.

ii. Description/Update

AH streamlines the rental calculation operations and increases calculation accuracy by utilizing MTW Authorizations Section I.G and I.H: General Conditions under Attachment D of its Amended and Restated MTW Agreement to simplify the rent calculation and standardized deductions for all rental assistance programs.

Originally, AH employed HUD standard deductions for dependent households, elderly, and disabled households. Through this activity, AH changes the deduction amount used to adjust household income in the rent calculation formula. The table below illustrates deduction changes at both HUD and AH levels:

Deduction Category	AH Standard Deduction
Dependents	\$750
Medical	\$1,000

AH submits that its standard deduction amounts add value to the integrity, because they provide an equitable approach for all assisted families and reduces the 'interrogation-like' verification of unreimbursed out-of-pocket expenses. The standard deduction amounts also improve productivity because it eliminates the burden of "chasing" receipts and potentially performing multiple calculations once eligible households produce out-of-pocket expenses. Finally, the standard deductions improve the accuracy of the rental calculation process.

iii. Planned Non-Significant Changes

AH plans to align HOTMA requirements with this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

AW.2008.02 – LEASING INCENTIVE FEES

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2008. Activity not amended since implementation.

ii. Description/Update

Living within AH's service area is an expensive proposition, even for those households with incomes 20 percent above the Area Median Income (AMI)¹⁹. With this knowledge and understanding that AH was planning long-term revitalization of its housing stock, AH sought to recruit property owners through incentives to lease their units to families affected by relocation efforts because of HUD-approved demolition of AH-Owned communities.

Since implementation, this activity has evolved to create a faster program move process. AH utilizes MTW Authorizations Section VII.A: Authorized to Create its Own HCV Program under Attachment D of its Amended and Restated MTW Agreement to provide leasing incentive fees (LIFs). In FY 2016, AH provided incentives for both prospective program participants and property owners to work together to find units and submit the Request for Tenancy (RTA) within 30 days of voucher issuance.

The Leasing Incentive Fees serve to remove or reduce obstacles and barriers preventing low-income families from leasing quality housing in areas of opportunity. Overall, LIFs defray the cost of application fees, security deposits, and similar out-of-pocket expenses not readily accessible to voucher-holding families, especially first-time renters. Further, LIFs help to attract property owners with units in areas of opportunity, which increases both the affordable housing stock and number of housing partners accepting vouchers. Finally, AH offers LIFs to property owners with single-family homes to help increase the housing choices for voucher-holding families. Single-family property owners receive a New Contract Incentive or one-time unit incentive payment each time the single-family unit passes HQS Inspections on the initial visit and then subsequently leases that unit to a voucher-holding family under a new HAP Contract.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

¹⁹ Set by HUD annually.

PH.2008.03 – ENERGY PERFORMANCE CONTRACTING

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2008. Activity not amended since implementation.

ii. Description/Update

Under this activity, AH has leveraged a \$9.1 million Energy Performance Contracting (EPC) loan with MTW funds to modernize its communities by replacing older equipment, fixtures, and systems with newer, energy-efficient, earth craft equipment, fixtures, and systems to enhance the quality of living environments for public housing residents.

AH utilizes MTW Authorization Section IX: Energy Performance Contracting (EPC) under Attachment D of its Amended and Restated MTW Agreement to employ energy conservation and efficiency standards, practices, and improvements to its properties. Through this activity, AH works closely with Johnson Controls in administering its second EPC (FY 2011) to facilitate upgrades at its residential communities and pursue green initiatives with and without MTW funds. Examples include new heating ventilation and air conditioning (HVAC) systems, upgraded bathrooms with low-flow faucets, showers, and toilets, and modern light fixtures with compact florescent, LED, or other upgraded lighting sources.

These capital improvements complement and supplement the American Recovery and Reinvestment Act (ARRA) renovations begun in FY 2010 and AH will continue to implement energy conservation measures as necessary when recapitalizing AH-Owned properties converted to project-based voucher units under the Rental Assistance Demonstration (RAD) Program. Since implementation, the cost savings have been higher than projected and through utilization of this activity, AH retains up to 50 percent of the costs savings under the EPC, which exceeds the 25 percent threshold allowed for non-MTW PHAs.

iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

SH.2021.01 – CHOICE NEIGHBORHOODS DOWN PAYMENT ASSISTANCE PROGRAM

i. Plan Year Approved, Implemented, Amended

Activity approved in FY 2022 and implemented in FY 2025. Activity not amended since approval.

ii. Description/Update

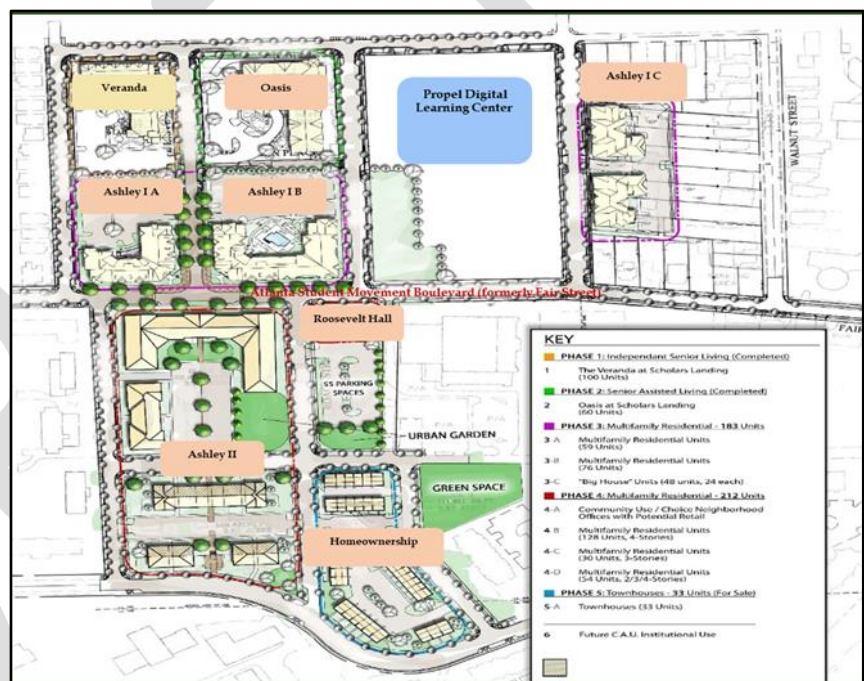
AH deploys its MTW Authorization under Section V.A: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a Choice Neighborhoods (CN) Down Payment Assistance (DPA) Program to increase homeownership opportunities.

AH utilized a \$30 million Choice Neighborhoods Implementation Grant (CNIG) to transform the former University Homes public housing site (renamed Scholars Landing) and its surrounding neighborhoods comprising Ashview Heights, Atlanta University Center, and Vine City into a healthy, mixed-income community known as the University Choice Neighborhood (UCN).

Under HUD's transformation mantra of Housing, People, and Neighborhoods, AH has implemented its five phase transformation plan for Scholars Landing that includes scores of rental units in Phases I through IV and a combination of homeownership opportunities under Phase V of the plan

This activity focuses on the homeownership component to offer an exclusive one-time DPA award of up to \$60,000 to eligible, qualified, first-time homebuyers at or below 80% of the AMI²⁰ to purchase and live in townhomes, flats, or condominiums in the UCN (proposed location).

The CN DPA award is provided in the form of a 20-year deferred mortgage that is forgiven at 10% annually. AH will review various factors, such as AH's priorities, housing cost and composition, and available funding levels before approving full assistance.



iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

v. Planned Significant Changes

AH does not plan any significant changes to this activity during the plan year.

²⁰ area median income, which is published by HUD annually.

B. Not Yet Implemented Activities

i. Brief Description of the Approved MTW Activity, Proposed in an Annual MTW Plan, Approved by HUD, and Not Yet Implemented

AH proposed **AW.2023.01 – Eliminate/Reduce Interim Examinations** to limit family-initiated interims to one interim request per recertification period and prohibit interim examination requests 90 days before and 90 days after the family's effective date.

ii. Provide an Update on the Implementation Plan for the MTW Activity

AH is closely reviewing the final rule of the Housing Opportunities Through Modernization Act (HOTMA) of 2016 and implementation guidance under Notices PIH 2023-03 and 2023-27 before implementing MTW Activity: **AW.2023.01 – Eliminate/Reduce Interim Examinations** since AH may elect to follow HUD's guidance rather than implement a policy similarly covered by HOTMA legislation. Once AH identifies clarity in which path provides a reduction in the administrative burden of accomplishing duplicative workloads, AH will implement this MTW Activity or elect to close it out.

iii. Provide an Explanation of any Non-Significant Changes or Modifications to the MTW Activity

N/A

C. Activities On Hold

i. Describe the Approved MTW Activity that was Approved, Implemented, and MTW PHA Stopped Implementing (but has plans to reactivate in the future)

N/A

ii. Provide an Update on the Plan for Reactivating the MTW Activity

N/A

iii. Provide an Explanation of any Non-Significant Changes or Modifications to the MTW Activity since it was Approved by HUD

N/A

D. Closed Out Activities

i. List the Closed out MTW Activities. Specify Plan Year(s) in which the MTW Activity was Approved, Implemented (as applicable), and Closed out Activities listed on close-out table (see page 81).

ii. Explanation of why the MTW Activity was Closed out

Explanation details listed on close-out table (see page 81).

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
N/A	American Recovery and Reinvestment Act (ARRA) of 2009	N/A	2009 ²¹	2012	AH did not need an MTW waiver to conduct this activity.
N/A	Voluntary Compliance Agreement (VCA)	N/A	2009 ²²	2011	AH did not need an MTW waiver to conduct this activity.
PH. 2003.01	Affordable Fixed Rent / Affordable Flat Rent	2003	N/A	2017	AH combined this activity with PH.2017.01 – Elimination of Flat Rent.
SH. 2005.08	Independent Living Demonstration	2005	2005	2020	AH has not been able to move forward with this activity because of various local and state requirements. In addition, it is unclear if an MTW waiver(s) is required.
RE. 2005.09	Reformulating Subsidy Arrangement in AH-Sponsored Mixed-Use Communities, including Centennial Place and AH's Affordable Communities	2005	2005	2023	AH elected to close out this activity because of HUD's introduction of the Rental Assistance Demonstration (RAD) Program.
HD. 2005.14	Individual Development Accounts (IDAs)	2005	N/A	2019	AH elected not to implement this MTW Activity.
HC. 2006.03	Housing Choice Inspection Fees	2006	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
HD. 2006.04	Standards for Residency in Single-Family Homes	2006	N/A	2008	AH did not need an MTW waiver to conduct this activity.
HC. 2006.05	Port Administration Re-engineering	2006	N/A	2019	Activity not supported under MTW Authorizations.
HC. 2007.02	Rent Reasonableness	2007	2007	2023	AH did not need an MTW waiver to conduct this activity. This policy is an MTW requirement.

²¹ AH's estimated implementation year of Federal grant award.

²² AH made enhancements and improvements to facilities, programs, policies, and procedures in response to accessibility requirements.

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
HD. 2007.05	Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering	2007	N/A	2008	AH combined this activity with RE.2007.03 – Comprehensive Homeownership Program.
RE. 2007.06	Quality of Life Initiative (QLI)	2007	2007	2010	AH did not need an MTW waiver to conduct this activity.
PH. 2007.07	Utility Allowance Waiver	2007	2007	2010	AH elected to close out this activity based on AH analysis (admin costs outweighed estimated revenue).
SH. 2008.04	John O. Chiles Annex Supportive Housing Pilot	2008	2008	2014	AH did not need an MTW waiver to conduct this activity.
HD. 2008.05	Pre-Relocation Client Education (part of QLI)	2008	2008	2010	AH did not need an MTW waiver to conduct this activity.
AW. 2010.01	Business Transformation Initiative (ERP solution)	2010	2010	2016	AH did not need an MTW waiver to conduct this activity.
AW. 2011.01	Non-Elderly Disabled Income Disregard	2011	2011	2020	AH combines this activity with AW.2005.02 – Elderly Income Disregard and may be able to close both activities in accordance with Notice PIH 2016-05 (HA) – Streamlining Admin. Regs for Programs Administered by PHAs.
AW. 2011.02	HCV Program Housing Assistance Payment Abatement Policy	2011	2011	2022	AH did not need an MTW waiver to conduct this activity.
AW. 2011.03	Aging Well Program	2011	2011	2022	AH did not need an MTW waiver to conduct this activity.
RE 2012.01	Single Family Home Rental Demonstration	2012	2012	2021	AH met its obligation to deliver 26 homes under this format. Until homebuyers completed home purchase, AH will manage a long-term ground lease.

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
HC. 2012.02	Comprehensive Graduation Program	2012	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
SH 2013.01	Veterans Supportive Housing	2013	2013	2022	AH no longer needs an MTW waiver to conduct this activity.
HD. 2013.02	Endowment Fund for Human Development Services	2013	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	AH has converted all the Flat Rent paying families to income-based rent. AH only offers the income-based rent option for current and future program participants.
SH 2017.01	Next Step Youth Self-Sufficiency Program	2017	N/A	2021	AH never implemented this activity because the activity relied on receiving Foster Youth referrals aging out of foster care from the State of GA. Although an MOU was in place, AH did not receive any referrals from the state to date and AH reallocated those vouchers to create other homelessness prevention programs.

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V. PLANNED APPLICATION OF MTW FUNDS

A. Planned Application of MTW Funds

i. Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS)

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$4,458,288
70600	HUD PHA Operating Grants	\$438,042,863
70610	Capital Grants	\$20,000,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$0
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$391,584
70000	Total Revenue	\$462,892,735

ii. **Estimated Application of MTW Funds**

The MTW PHA shall provide the estimated application of MTW funding in the plan year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year **should not be** included in this section.

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS)

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$62,746,707
91300+91310+92000	Management Fee Expense	\$623,796
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$4,174,183
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$2,502,119
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$6,608,847
95000 (95100+95200+95300+95500)	Total Protective Services	\$2,394,691
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$1,955,663
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$12,013,065
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$208,098
97100+97200	Total Extraordinary Maintenance	\$18,634,280
97300+97350	HAP + HAP Portability-In	\$255,369,915
97400	Depreciation Expense	\$5,500,000
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expenses	\$372,731,364

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

AH shows a variance of \$90,161,371 between its estimated revenues and estimated expenditures. AH attributes this variance to received HUD operating grants that will be used for Development Loans, Capitalized Purchases, and the Energy Performance Contracting (EPC) Loan Principle. When these expenses are realized, AH projects a balanced budget.

iii. Description of Planned Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of planned 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 (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use 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).

PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY

AH will spend its MTW Funds, defined as its Public Housing Operating Subsidy, Housing Choice Voucher funds, and certain capital funds combined into a single fund pursuant to the authority outlined in AH's MTW Agreement, on MTW eligible activities.

AH does not identify a singular activity nor multiple activities in which AH utilizes the MTW Single Fund Flexibility that do not require MTW Authorization(s) under Attachment C or D of AH's Standard and Restated MTW Agreement. Rather, unless non-MTW funds are specifically used, AH considers all activities involved in providing affordable housing to residents of Atlanta as utilizing MTW Single Fund Flexibility, as AH does not focus on specific programmatic requirements, but makes business decisions based on sound business intelligence and analysis.

AH continues to direct funding towards specific housing and service delivery programs that respond to local needs or as set forth in AH's business plan and which AH determines the best use of funds for the purposes of fulfilling its mission to deliver innovative, affordable housing.

iv. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY: Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$0	\$0
HCV Admin Fee	\$0	\$0
PH Operating Subsidy	\$0	\$0
TOTAL:	\$0	\$0

Description of Planned Expenditures of Unspent Operating Fund and HCV Funding

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA's appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30th and end-of-year at December 31st. For the public housing operating fund unspent balance, the MTW PHA may derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111, 114, 115, 120, 131, 135, 142, 144, and 145. Current liabilities are the sums of FDS line 310 and 343. Table XX below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate public housing operating fund unspent funds. More information on FDS line-items can be found at: https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide_vJuly2020.pdf

Table XX: FDS Line Items Used to Calculate Public Housing Operating Fund Unspent Funds

FDS Line Number	FDS Line Item	Definition
Current Assets		
111	Cash-Unrestricted	This FDS line represents cash and cash equivalents in any form available for use to support any activity of the program or project.
114	Cash-Tenant Security Deposits	This FDS line represents cash in the Security Deposit Fund.
115	Cash-Restricted for Payment of Current Liabilities	This line represents restricted cash and cash equivalents that are only to be expended for specified purposes.
120	Total Receivables	This line represents the total of all receivables less the amounts established as allowances for estimated uncollectible amounts.
131	Investments-Unrestricted	This line represents the fair market value of all investments which can be used to support any activity of a program, project, activity, COCC, or entities.
135	Investments-Restricted for Payment of Current Liability	This line represents the fair market value of all investments designated for specific purposes that will be used to liquidate a current liability in the next fiscal year or offset unearned revenue.
142	Prepaid Expenses and Other Assets	This line represents all prepaid expenses. These are not expected to be converted.
144	Inter-program-Due From	This line represents amounts due from other PHA projects, programs, and activities of a temporary nature.
145	Assets Held for Sale	This line item represents assets that the entity expects to sell to qualified applicants. This line item is typically used as part of the homeownership program.
Current Liabilities		
310	Total Current Liabilities	This FDS line is the sum of lines 311 through 348 and represents the total of all current liabilities.
343	Current Portion of Long-Term Debt (Capital Projects/Bonds)	This line includes the current portion of debts acquired and debts issued for capital purposes of the PHA/entity.

For HCV funding, the biannual cash management reconciliation for HUD-held reserves includes both HCV and SPV reserves. MTW PHA(s)' accounting records should include sufficient detail to report on the amount that are HCV versus SPV reserves. Where possible, please identify the planned use, the estimated amount, to which funding source the planned use(s) is attributable, as well as the projected timeline or timeline update.

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule.

Regardless of the balance identified as Unspent Operating Fund and HCV Funding, AH spends all the funds disbursed by HUD for Operating Fund within 30 days of receipt; and spends all HCV funds within 30 days of disbursement. Due to HUD's Cash Management program, HUD only provides HCV funds equal to prior month HAP spending each month. AH then requests additional cash from HUD to cover prior month MTW-authorized operations and activities and additional cash to support no more than the remaining month of estimated operations and activities.

*Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

** HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

B. Local Asset Management Plan

i. Is the MTW PHA allocating costs within statute?

Yes

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

Yes

iii. Has the MTW PHA provided a LAMP in the appendix?

Yes, page 106 of Appendix E

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

AH does not propose any changes to the LAMP for FY 2025.

C. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

AH received a portfolio award to convert 3,741 PH units to long-term Section 8 assistance under the RAD Program. AH elected to convert its PH units to PBV assisted units. AH submitted a RAD Significant Amendment to HUD that HUD approved on November 15, 2016. AH has converted 2,001 units and plans to convert 516 units during FY 2025. AH received multiple Commitment to Enter into Housing Assistance Payments (CHAPs) in 2018, and various new CHAPs through FY 2024. AH is working to convert its remaining approved public housing portfolio of units by FY 2027.

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.

No

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

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VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

Please see page 95 of Appendix A to review the Board Resolution and Certifications of Compliance.

B. Documentation of Public Process

AH's FY 2025 MTW Annual Plan is available for public review and comment on its website and through AH's social media platforms from February 5 through March 8. In addition, AH holds a series of public meetings and a public hearing during this time to receive comments on planned activities. Further, AH permits public discussion of agenda items prior to their adoption. Please see page 97 of Appendix B to review AH's public process.

C. Planned and Ongoing Evaluations

There is no AH directed, nor HUD required evaluations included in this Plan. AH may conduct internal evaluations on its MTW Demonstration Program, MTW Activities, or other areas of performance, which AH will include in its Annual MTW Report as applicable and appropriate.

D. Lobbying Disclosure

AH does not engage in lobbying activities. Therefore, AH only includes the Certification of Payments form (HUD-50071). Please see page 109 of Appendix D to review applicable document.

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APPENDIX A: HUD Form 50900 Attachments

Board Secretary Certificate
Board Resolution
Certifications of Compliance

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APPENDIX B: Public Process Documentation

Summary Documentation

Overview of Stakeholders Briefings and Public Hearing

Public Comments

DOCUMENTATION OF PUBLIC PROCESS

AH has committed to conducting hybrid meetings at its corporate and satellite offices to provide flexibility and increased opportunity for public and stakeholder participation.

AH’s MTW Annual Plan process will include in-person and online meeting options involving consultation with AH-assisted families across all programs, strategic partners, service providers, local community members and housing advocacy organizations, state, and local agencies, elected and appointed officials, AH staff, executive leadership, members of the public, and AH’s Board of Commissioners.

The table below summarizes AH’s [public comment period: February 5, 2024 through March 8, 2024](#) that includes a series of Stakeholders Briefings (public meetings) and its public hearing that focuses on planned AH activities and proposed policy changes for AH’s FY 2025 MTW Annual Plan.

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APPENDIX C: AH's MTW Agreement

Elements of Legacy Attachment B
AH's MTW Program Benchmarking Data

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Appendix C: Elements of Legacy Attachment B

ELEMENT I. HOUSEHOLDS SERVED

Planned Households - By Unit Size

Community & Program Type	FY 2025 Households by Unit Size					
	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total
AH-Owned	192	608	45	20	27	891
MIXED	10	1,275	1,059	357	21	2,720
RAD PBV Conversions	83	865	402	195	24	1,568
HomeFlex	267	2,754	1,446	281	10	4,757
Housing Choice: Tenant-Based	87	2,460	3,379	2,737	897	9,559
Housing Choice: Ports	1,281	0	0	0	0	1,281
Totals:	1,919	7,960	6,329	3,589	978	20,775

Note: The data above reflects specific demographics captured by AH sponsored programs and excludes local, non-traditional demographics in which AH is unable to access.

Appendix C: Elements of Legacy Attachment B

Planned Households - By Family Size

Community & Program Type	FY 2025 Households by Family Size					
	1 Member	2 Member	3 Member	4 Member	5+ Member	Total
AH-Owned	768	70	19	11	24	891
MIXED	1,634	492	314	174	108	2,720
RAD PBV Conversions	1,010	270	160	81	48	1,568
HomeFlex	3,476	843	253	119	67	4,757
Housing Choice: Tenant-Based	3,172	2,333	1,725	1,177	1,153	9,559
Housing Choice: Ports	265	236	231	269	281	1,281
Totals:	10,324	4,242	2,701	1,830	1,679	20,775

Note: The data above reflects specific demographics captured by AH sponsored programs and excludes local, non-traditional demographics in which AH is unable to access.

Appendix C: Elements of Legacy Attachment B

Planned Households - By Income Group

Community & Program Type	FY 2025 Households by Income Group				
	≤ 30% AMI	31 - 50% AMI	51 - 80% AMI	≥ 81% AMI	Total
AH-Owned	821	62	7	2	891
MIXED	2,030	548	127	16	2,720
RAD PBV Conversions	1,260	258	46	5	1,568
HomeFlex	3,924	749	80	5	4,757
Housing Choice: Tenant-Based	6,999	1,991	522	47	9,559
Housing Choice: Ports	1,109	133	35	3	1,281
Totals:	16,142	3,740	817	76	20,775

	Total ≤ 50% AMI (VLI & ELI Families)	Total > 50% AMI
Number of HHs by Income	19,882	893
% of HHs Served	96%	4%

Note: The data above reflects specific demographics captured by AH sponsored programs and excludes local, non-traditional demographics in which AH is unable to access.

Appendix C: Elements of Legacy Attachment B

Planned Households - By Program/Housing Type and End-of-Year (EOY)

Household Served Totals						
Community & Program Type	Assistance Type^	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 EOY Projection	FY 2025 EOY Projection
AH-Owned	PH	1,261	1,132	1,003	854	608
MIXED	PH	1,562	1,532	1,418	1,308	1,308
	RAD PBV	1,340	1,370	1,742	2,001	2,247
	HF	1,521	1,521	1,521	1,521	1,521
	LIHTC	1,081	1,078	1,127	1,132	1,127
HomeFlex	HF	4,841	5,045	5,008	5,133	5,137
	LIHTC	1,588	1,668	1,385	1,482	1,385
Housing Choice: Tenant-Based	HCV	9,597	9,628	9,513	9,732	9,585
Housing Choice: Ports	HCV	1,745	1,481	1,314	1,369	1,248
Housing Choice: Homeownership	HCV	17	14	11	12	10
Homeownership - Other	DPA	1,498	1,714	1,528	1,927	1,965
Short-Term Housing Assistance	MTW	295	270	264	295	400
Totals:		26,346	26,453	25,834	26,766	26,541

^Assistance Type: PH = Public Housing, RAD PBV = Rental Assistance Demonstration Project-Based Voucher, HF = HomeFlex, LIHTC = Low-Income Housing Tax Credit, HCV = Housing Choice Voucher, DPA = Down Payment Assistance, MTW = Moving-to-Work

Note: AH's Comprehensive Homeownership Program provides eligible, first-time homebuyers with down payment assistance (DPA) to make homeownership attainable for low-income families. AH's DPA is a subordinate lien on the property that AH records in the county public records. The loan is forgivable at maturity and AH will reconcile mature or paid off loans to record a "cancellation of lien" in the public records. This action will reduce AH's overall DPA roll and affect AH's household served numbers. AH will reflect changes in its MTW Annual Report as confirmation of reconciled maturity dates and lien releases become recorded.

Appendix C: Elements of Legacy Attachment B

ELEMENT II. OCCUPANCY POLICIES

In general terms, AH codifies this information in its Statement of Corporate Policies (SCP), which is located on our website at <https://www.atlantahousing.org/about-us/plans-reports/>. You may contact our Policy Research Director at lenny.koltochnik@atlantahousing.org with specific questions.

ELEMENT III. CHANGES IN HOUSING STOCK

AH is undergoing a repositioning of its public housing stock by converting public housing units to long-term Section 8 project-based voucher assisted units under the Rental Assistance Demonstration (RAD) Program. AH submits inventory information to HUD each month via the Public and Indian Housing Information Center (PIC).

ELEMENTS IV AND V. SOURCES AND AMOUNTS OF FUNDING AND USES OF FUNDS

AH is required to submit funding information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA) by August 31 annually.

ELEMENT VI. CAPITAL PLANNING

AH includes an overview of actual capital expenditures, please see page 52 of this document. Detailed information is included in our Annual Operating Budget and Comprehensive Annual Financial Report (CAFR).

ELEMENT VII. MANAGEMENT INFORMATION FOR OWNED/MANAGED UNITS

Under this element, AH set a number of guidelines for its rental and housing assistance programs owned or managed by AH. Attachment D of AH's Amended and Restated MTW Agreement lists these guidelines, collectively referred to as MTW Program Benchmarks. AH provides planned performance of its MTW Program Benchmarks, please see page 108 of this document. Further, AH plans to revisit these benchmarks during the fiscal year to update the measurable outcomes as appropriate.

A. Security

AH continues to address crime and safety in its wholly owned communities and in other communities where assisted residents are in third-party owned properties, through collaborative strategies with local law enforcement, neighbors, private development partners, property management developers (PMDs) and residents. Strategies taken to combat criminal elements in and around AH and third-party owner communities may include:

- The provision of a security presence via concierge and staff within AH-Owned properties.
- Video surveillance and a community security channel.
- Best practice and lessons learned with the Atlanta Police Department (APD) to deter crime and enhance safety and security.
- Continued utilization of criminal screening standards and processes joined with stricter lease enforcement.
- Routine preventative maintenance tasks and making repairs and upgrades as necessary to ensure safety equipment remains operational.
- Security protocols advanced by third-party owners

ELEMENT VIII. MANAGEMENT INFORMATION FOR LEASED HOUSING

A. Leasing Information

AH is required to submit funding information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA) by August 31 annually.

B. Inspections Strategy

AH Reviews of AH-Owned Communities

Focused on providing and maintaining quality living environments throughout its real estate portfolio, AH provides an integrated assessment status of each property and works closely with its property management developer (PMD) partners to identify and address concerns at the properties. Elements of AH's quality assurance program are as follows:

- (1) **Uniform Physical Conditions Standards (UPCS):** AH conducts UPCS quality assurance inspections annually at each property. An inspection of all common areas, all building systems, and a random selection of five percent of the units is completed. The inspections contribute to 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. Regular equipment maintenance has led to improved operational up time and a 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 program termination. The findings from RIM help in the design of staff training, which in turn, has reduced the number 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:** AH conducts/requires an annual inspection at each property for administrative, technical, and physical security systems that enable PMDs to identify and mitigate safety concerns at the communities. The inspection also includes items in accordance with AH's Risk/Safety, which complies with the Insurer's Work Plan instituted by AH's liability insurance company. Because of AH's Risk/Safety Program, AH insurance premiums have been reduced.
- (7) **Accessibility:** AH conducts annual and as needed inspections at each AH-owned property to assure community 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 concerns, identify process improvements, and identify topics for staff training.

AH Reviews of Mixed and HomeFlex 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 and HomeFlex Communities:

(1) **Business Process Reviews (BPRs):** AH conducts an annual Business Process Review at all mixed-income and HomeFlex communities, which includes a review of the property operations and a physical review of randomly selected resident files. The primary purpose of the review is to confirm that site-based administration activities comply with legal agreements defining the obligation of the owner entities and professional property management companies, AH policies, and federal requirements with respect to the administration and maintenance of the site-based waiting list, property operations, enforcement of AH's Work Requirement, rent determination findings, and accessibility requirements by agreement. Through BPRs, AH has been able to strengthen internal controls and external oversight of property performance related to defined measures above.

(2) **Financial:** AH reviews audited financial statements of mixed-income communities to identify trends that may affect the long-term financial viability and sustainability of the underlying asset. When there are growing concerns, impairments, audit findings, or material adverse changes that may influence the ability to meet obligations, AH works with the owner to develop a corrective action plan to resolve concerns or deficiencies as necessary.

ELEMENT IX. RESIDENT PROGRAMS

AH offers residents and voucher-holders access to a variety of programs designed to increase program participants' economic independence and housing self-sufficiency through administration of its Human Development Services (HDS) business unit. This AH business unit works to link program participants with appropriate supportive services.

ELEMENT X. OTHER INFORMATION AS REQUIRED

AH is not required to provide any other information during this planning year.

MTW PROGRAM BENCHMARKS

AH captures outcome details of this element in its MTW Annual Report.

Measurable Outcome	MTW Program Benchmarks					
	Baseline	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Public Housing Program						
• % Rents Uncollected	2%	≤ 2%	≤ 2%	≤ 2%	≤ 2%	≤ 2%
• Occupancy Rate	98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%
• Emergency Work Orders Completed or Abated in < 24 hours	99%	≥ 99%	≥ 99%	≥ 99%	≥ 99%	≥ 99%
• Routine Work Orders Completed in < 30 Days	5 Days	100%	100%	100%	100%	100%
• % Planned Inspections Completed	100%	100%	100%	100%	100%	100%
Housing Choice Program (Section 8)						
• Budget Utilization Rate	98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%
• % Planned Annual Inspections Completed	98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%
• Quality Control Inspections	≥ 1.4%	≥ 1.4%	≥ 1.4%	≥ 1.4%	≥ 1.4%	≥ 1.4%
Community and Support Services						
• Resident Homeownership	6	0	0	0	0	0
• Resident Workforce Participation	6,415	6,797	6,933	7,031	7,203	7,315
Finance						
• Project-Based Financing Closings	N/A	3	4	4	5	5

Note: AH updates the benchmark projections for the Resident Homeownership measurable outcomes. The Resident Homeownership benchmark was put in place during HUD's HOPE VI Program. AH deployed MTW flexibilities and developed a homeownership program to serve eligible, first-time homebuyers as the HOPE VI Program expiration date approached. AH "zeroes" out the benchmarks for this measurable outcome since AH's homeownership program focuses on all AH-assisted program participants rather than residents of AH-owned communities.

APPENDIX D: Lobbying Disclosure

Form 50071 or SF-LLL as applicable

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APPENDIX E: Other Information

Local Asset Management Plan (LAMP)
Planned Disposition/Demolition Applications
RAD Unit Conversion Details

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Background and Information

AH'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 AH to design and implement a Local Asset Management Plan (LAMP) 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 LAMP 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 of the MTW Agreement, AH agreed to describe its cost accounting plan as part of its LAMP, including how the indirect cost fee for service rate is determined and applied.

Project-Based Approach for Public Housing Program

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

In addition, each mixed-income, mixed-finance 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. AH maintains a separate budget and accounting for the operating subsidy paid to the owners of these mixed communities but does not maintain the accounting for property operations as AH does not own or operate these properties.

Identification of Cost Allocation Approach

AH approaches its cost allocation plan with consideration to the entire operation of AH, 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 AH operations, as well as the specific information required for the MTW Program

Under the MTW Agreement, the cost accounting options available to AH include either a "fee-for-service" methodology or an "indirect cost rate" methodology. AH can establish multiple cost objectives or a single cost objective for its MTW Program. AH 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 LAMP are utilized for determining direct and indirect costs charged to the cost objectives.

Definitions:

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

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

Indirect Costs – costs that (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 result 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 costs to be allocated to the benefitted costs objectives.

Indirect Cost Fee-for-Service Rates – 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 – 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.

AH Cost Objectives

AH has identified the following cost objectives:

Direct Costs:

MTW Program – 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 AH's MTW Agreement and Annual MTW Plan.

Revitalization Program – includes the development related activity funded from Choice Neighborhoods, other Federal grants, or local funds. Generally, AH 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 – such vouchers include, but are not limited to, Family Unification Program (FUP) vouchers, Veterans Affairs Supportive Housing (VASH) Vouchers, 1-year Mainstream (Non-Elderly Disabled (NED)) Vouchers, Emergency Housing Vouchers, and 5-year Mainstream (Section 811) Vouchers.

Other Federal, State, and Local Awards – Periodically, AH may receive other funding awards, and in these instances, AH will establish a separate cost objective for such awards, as necessary.

Non-Federal Program – this category relates to entrepreneurial activities, some AH Affiliate/Component Units and National Housing Compliance, Inc., which are separate cost objectives, grants, gifts, non-federal awards and/or contracts, and other initiatives that do not derive from the use of federal funds.

AH Direct Costs

AH defines direct costs in conjunction with the cost objectives defined in this Cost Allocation Plan. Under 2 CFR §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 AH HomeFlex (AH's Project-Based Rental Assistance Program) 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. AH costs for administering Housing Choice Tenant-Based Voucher Rental Assistance Program, including inspection activities,
7. Operating costs directly attributable to operating AH-Owned properties,
8. Capital improvement costs at AH-Owned properties,
9. Operating subsidies paid to Mixed Communities,
10. AH costs associated with managing AH-Owned communities, HomeFlex, Housing Choice Homeownership Vouchers, Mixed Communities, and other AH-Owned real estate,
11. AH costs directly attributable to MTW Program activities, including the administration of human development and supportive services programs,
12. AH costs associated with development and revitalization activities with costs as defined in the next section, but paid using MTW Single Fund flexibility, and
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 costs are paid using non-MTW funds:

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

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 AH receives awards.

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

1. Legal expenses,
2. Professional services,
3. Utilities, such as gas, water, electric and similar utility service expenses,
4. Real Estate taxes,
5. Insurance,
6. Bank charges,
7. Staff training,
8. Interest expense, and
9. Other costs required of a specific non-federal program, award, or contract.

Direct Costs – Substitute System for Compensation of Personal Services

In addition to the direct costs identified previously, when required to charge direct staff time to a non-MTW funding source, AH 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 §200.430. The substitute system permits AH to allocate direct costs on measures that are readily determined for each department more efficiently and effectively. Those departments and measures will be re-evaluated periodically and updated as necessary. The Operating Divisions functions and measures are listed below:

Operating Division	Quantifiable Measure
Facilities and Operations Management	<ul style="list-style-type: none"> Square footage of properties managed
Housing Choice Voucher Program	<ul style="list-style-type: none"> Leased vouchers
Inspection Services	<ul style="list-style-type: none"> Number of inspections
Real Estate Group	<ul style="list-style-type: none"> Active revitalizations Number of properties managed Number of properties and developments supported RAD Conversions

AH Fee-For-Service

Corporate Support consists of administrative and support departments that support the Operating Divisions and AH as a whole. AH establishes a Fee-for-Service Rate based on the anticipated indirect costs 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 charged to program not funded by the MTW Single Fund. Based on current budget estimates, AH projects the indirect cost fee to be approximately 11% of total direct costs.

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

Implementation of AH's Local Asset Management Plan

AH began accounting for costs under this LAMP 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 AH's property management systems

AH has the ability to define costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990. AH is required to describe any differences between the LAMP 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 information to HUD:

1. AH 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 AH's comprehensive operation that includes other program and business activities. AH's MTW Program is much broader than Public Housing properties and includes activities not found in traditional HUD Programs. This LAMP addresses the entire AH operation.
2. AH defined its cost objectives at a different level than HUD's asset management system. Specifically, AH defined the MTW Program as a cost objective that is consistent with the issuance of the assistance listings 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 under this LAMP.

Appendix E: Planned Disposition/Demolition Applications

Special Applications Center (SAC) Submissions Pending Approval			
Property/Parcel Name*	Proposed Action	Property/Parcel Name*	Proposed Action
Carver On Site and Off-Site Vacant Parcels	Disposition	Jonesboro North	Disposition
Cosby Spear Highrise	RAD Section 18 Disposition	Magnolia Perimeter ANDP	Disposition
Englewood IA	Disposition	Magnolia Perimeter Quest/Westside Future Fund	Disposition
Johnson Road – Medical Bldg.	Disposition	West Highlands – 3B	Disposition

Planned SAC Submissions: FY 2025			
Ashley Collegetown I	RAD Section 18 Disposition	Jonesboro South	Disposition
Bowen Homes Phase I & II (CNI)	Disposition	Leila Valley	Disposition
Capital Gateway I	RAD Section 18 Disposition	Magnolia Perimeter Citiplace	Disposition
Civic Center R1 & P1	Disposition	Mechanicsville Homeownership	Disposition
Cupola Building at Centennial	Disposition	Scholars Landing Outparcels	Acquisition
Englewood IC & IIC	Disposition	Thomasville	Disposition
Herndon III & Herndon Retail	Disposition	Villages at Carver III	RAD Section 18 Disposition

Future SAC Submissions: FY 2026 – FY 2030			
Bankhead Courts	Disposition	Hollywood Courts	Disposition
Bowen Homes Phase III (CNI)	Disposition	Johnson Road / Quarry Park	Disposition
Bowen Homes Phase IV – VI (CNI)	Disposition	North Avenue (a.k.a. SoNo 301)	Disposition
Englewood IIB	Disposition	Palmer House	Disposition

**Listed alphabetically, not by priority or timeline.*

Appendix E: RAD Unit Conversion Details

PLANNED RAD CONVERSIONS: 2025

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Ashley CollegeTown I	GA006000930	PBV	No/Yes
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
78	Mixed Income Family	Mixed Income Family	\$148,521
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	16	16	No change
Two Bedroom	46	46	No change
Three Bedroom	16	16	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Capitol Gateway III	GA006000970	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
89	Mixed Income Family	Mixed Income Family	\$168,070
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	29	29	No change
Two Bedroom	52	52	No change
Three Bedroom	6	6	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Cheshire Bridge Road Highrise	GA006000470	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
162	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$528,455
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	161	161	No change
Two Bedroom	1	1	No change

Appendix E: RAD Unit Conversion Details

PLANNED RAD CONVERSIONS: 2025

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Georgia Avenue Highrise	GA006000250	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
81	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$265,983
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom*	80	80	No change
Two Bedroom	1	1	No change

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

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Villages at Carver III	GA006000910	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
108	Mixed Income Family	Mixed Income Family	\$216,182
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	23	23	No change
Two Bedroom	45	45	No change
Three Bedroom	35	35	No change
Four Bedroom	5	5	No change

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2026 - 2030

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Auburn Pointe	GA006001080	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
54	Mixed Income Family	Mixed Income Family	\$106,435
Bedroom Type:	Number of Units Pre- Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	8	8	No change
Two Bedroom	35	35	No change
Three Bedroom	11	11	No change
Four Bedroom	0	0	No change

Ashley Auburn Pointe II	GA006001110	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
51	Mixed Income Family	Mixed Income Family	\$93,395
Bedroom Type:	Number of Units Pre- Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	24	24	No change
Two Bedroom	24	24	No change
Three Bedroom	3	3	No change
Four Bedroom	0	0	No change

Ashley Cascade I	GA006000830	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
46	Mixed Income Family	Mixed Income Family	\$94,960
Bedroom Type:	Number of Units Pre- Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	7	7	No change
Two Bedroom	18	18	No change
Three Bedroom	17	17	No change
Four Bedroom	4	4	No change

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2026 - 2030 continued

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Ashley Cascade II	GA006000870	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
41	Mixed Income Family	Mixed Income Family	\$86,156
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	4	4	No change
Two Bedroom	18	18	No change
Three Bedroom	15	15	No change
Four Bedroom	4	4	No change

Ashley Cascade III	GA006000900	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
29	Mixed Income Family	Mixed Income Family	\$58,442
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	8	8	No change
Two Bedroom	11	11	No change
Three Bedroom	7	7	No change
Four Bedroom	3	3	No change

Ashley CollegeTown II	GA006001090	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
70	Mixed Income Family	Mixed Income Family	\$130,109
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	24	24	No change
Two Bedroom	40	40	No change
Three Bedroom	6	6	No change
Four Bedroom	0	0	No change

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2026 - 2030 continued

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Ashley Terrace at West End	GA006000840	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
34	Mixed Income Family	Mixed Income Family	\$62,089
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	9	9	No change
Two Bedroom	25	25	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Atrium at CollegeTown	GA006001030	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
76	Mixed Income Senior	Mixed Income Senior	\$120,838
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	61	61	No change
Two Bedroom	15	15	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Capitol Gateway II	GA006000990	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
49	Mixed Income Family	Mixed Income Family	\$86,424
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	29	29	No change
Two Bedroom	15	15	No change
Three Bedroom	5	5	No change
Four Bedroom	0	0	No change

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2026 - 2030 continued

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Cosby Spear	GA006000241	PBV	No/Yes
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
282	Near Elderly, Elderly and Non-Elderly Disabled	Near Elderly, Elderly and Non-Elderly Disabled	\$ 851,638
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
Studio	166	166	No change
One Bedroom	114	114	No change
Two Bedroom	2	2	No change
Magnolia Park I	GA006000820	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
87	Mixed Income Family	Mixed Income Family	\$164,983
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	26	26	No change
Two Bedroom	40	40	No change
Three Bedroom	21	21	No change
Four Bedroom	0	0	No change
Magnolia Park II	GA006000860	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
73	Mixed Income Family	Mixed Income Family	\$140,516
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	22	22	No change
Two Bedroom	27	27	No change
Three Bedroom	24	24	No change
Four Bedroom	0	0	No change

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2026 - 2030 continued

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Marian Road Highrise	GA006000520	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
240	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$790,859
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom*	239	239	No change
Two Bedroom	1	1	No change

Martin Street Plaza	GA006000560	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
59	Family	Family	\$249,783
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
Two Bedroom	10	10	No change
Three Bedroom	20	20	No change
Four Bedroom	29	29	No change

The Gardens at CollegeTown	GA006001070	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
26	Mixed Income Family	Mixed Income Family	\$36,700
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	11	11	No change
Two Bedroom	15	15	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2026 - 2030 continued

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18
Veranda at Auburn Pointe	GA006001040	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
38	Mixed Income Family	Mixed Income Family	\$60,466
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	33	33	No change
Two Bedroom	5	5	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Villages at Carver V	GA006001020	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
78	Mixed Income Family	Mixed Income Family	\$147,638
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	16	16	No change
Two Bedroom	57	57	No change
Three Bedroom	5	5	No change
Four Bedroom	0	0	No change

Westminster	GA006000440	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
32	Family	Family	\$114,837
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	2	2	No change
Two Bedroom	30	30	No change

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