



ASHLEY IC

MTW

MOVING TO WORK

ANNUAL REPORT

FY 2024

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HUD Acceptance: TBA

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

Moving-to-Work Since 2003

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I. INTRODUCTION

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A. Overview

About Atlanta Housing

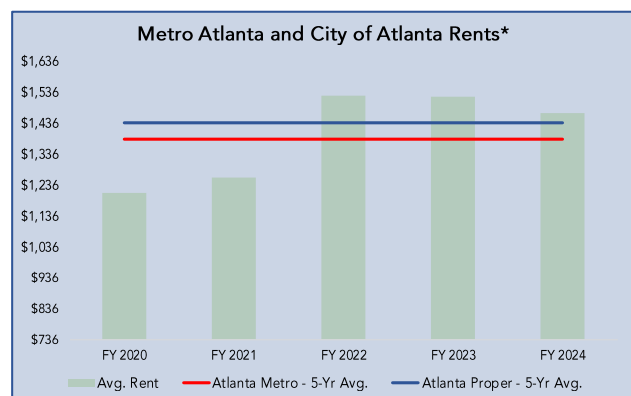
The Housing Authority of the City of Atlanta, Georgia (“Atlanta Housing” or “AH”) is considered the oldest public housing authority (PHA) with the construction of the first federal public housing community, Techwood Homes, in 1935. In addition, the first federally subsidized housing community for African American residents, University Homes, was also built in Atlanta near Atlanta University. AH is the largest public housing authority in Georgia serving nearly 43,000 people across the City of Atlanta. AH provides rental assistance to low-income families, and its portfolio includes the following properties and programs:

- **AH-Owned Communities:** 7 public housing sites: 5 for elderly and disabled and 2 family sites.
- **Down-Payment Assistance:** a forgivable subsidy loan to help eligible first-time homebuyers.
- **HomeFlex:** AH’s MTW unit-based assistance program, where the assistance remains with the unit.
 - **Standard HomeFlex:**
 - For multi-family units in AH-owned, mixed, or stand-alone privately owned multi-family communities.
 - For buildings or communities that house older persons (near elderly [55+] and elderly [62+] residents).
 - **Supportive Housing (HAVEN):**
 - For properties housing vulnerable and targeted population groups, where the property owner agrees to provide wrap-around services and housing for targeted population groups.
- **Housing Choice Vouchers:** HUD’s tenant-based rental assistance program administered by AH that includes HUD’s Special Purpose Vouchers (SPVs) and AH’s HAVEN Vouchers Program (HVPs) AH SPVs are program created via deployment of MTW flexibility.
- **Mixed Communities:** communities that are ground-leased on AH-owned land and mixed developments in which AH has an ownership interest, investment, or subsidy agreement.
- **RAD PBV Communities:** former public housing communities converted to project-based voucher (PBV) assistance under HUD’s Rental Assistance Demonstration (RAD) Program.

The Need for Affordable Housing in Atlanta

Atlanta, the “capital of the south”, continues to remain 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, which attract companies eager to tap into the talents of diverse and highly skilled employees.

However, Atlanta’s rapid growth, combined with a variety of broader economic factors has resulted in significantly higher housing costs. Rents in Atlanta have grown 19 percent since January 2021 through June 2024¹. The average overall monthly rent in Atlanta in January 2021 was \$1,316 per month. As of June 30, 2024, the average overall monthly rent in Atlanta was \$1,560¹. In the meantime, the poverty wage for Atlanta is between \$12.41 and \$15.00 an hour² or \$25,812 and \$31,200 annually³ for a fulltime position, which falls well below the standard monthly rent ratio of 30% or 2.5 times the monthly rent.



Source: [apartmentlist.com/research](https://www.apartmentlist.com/research); *As of June 30, 2024

¹ Source: *Apartment List* Metro-Level Historic Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>, shows \$1,316 January 2021 and \$1,560 for June 2023.

² Source: <https://livingwage.mit.edu/metros/12060>

³ <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

Similarly, the average homeownership costs for the Atlanta area have increased and are 1% higher than the national average. However, the average homeownership costs for Atlanta hovers around \$447,000⁴, which is higher than the average metro area housing cost of \$301,110⁵. Freddie Mac’s data continues to support a high demand for housing and the increased housing costs does not seem to slow down the demand for homes⁶.

AH’s Strategic Plan (2023 - 2027)

In January 2023, AH released its five-year Strategic Plan (“Plan”), covering Fiscal Years 2023 through 2027. AH’s Strategic Plan provides a blueprint in reaching a key goal for the production and preservation of affordable housing that is in alignment with the vision and goals set forth by Atlanta Mayor Andre Dickens. The Plan has been informed by market realities, insights from AH’s key partners, current commitments and capacities, and anticipated challenges and opportunities.

Further, 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 significant impact. The result is a Strategic 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 to support AH’s development strategy
- 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 at least \$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

⁴ <https://www.atlantafed.org/center-for-housing-and-policy/data-and-tools/home-ownership-affordability-monitor>

⁵ <https://realwealth.com/?markets=atlanta-georgia>

⁶ Source: <https://www.freddie.mac.com/research/forecast/20240418-economic-growth-moderated-labor-market-robust>.

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 other organizations 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 in 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 Work in Atlanta

Key Targets

- 6.A Increase efficiency, improve access to programs and services, and foster staff interactions with AH families
- 6.B Create economic opportunity for AH residents and minority businesses by achieving 35% participation in eligible AH contracts for minority-, women-, and resident-owned small businesses
- 6.C In support of the 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

Moving-to-Work (MTW) Program

As a Moving-to-Work (“MTW”) Public Housing Authority (“PHA”)⁷, AH can combine program funds and deploy its MTW Authorizations (a.k.a. flexibilities) to create a Single-Fund Budget with Full Flexibility, as well as waive certain HUD rules and regulations⁸ to create policy in pursuit of innovative solutions to local housing challenges. AH is required to meet MTW Statutory Requirements in the administration of its programs. AH certifies compliance with all **MTW Statutory Requirements** (see page 107 of Appendix A), which are as follows:

- 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’s participation in the MTW Demonstration Program⁹ has been critical in AH’s ability to meet low-income individual’s housing needs or to respond effectively to the twin challenges of rapid growth and increasing market rents and home costs. Whenever AH deploys its MTW Authorizations to waive certain program rules and regulations, it creates an MTW Activity. MTW Activities must **align with at least one of the three** following **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 requirements and statutory objectives, AH supports the MTW Demonstration Program by “mentoring” expansion MTW PHAs and the MTW Collaborative. Furthermore, AH asks three basic questions when proposing or reviewing or 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 requires an affirmative answer to all three questions before moving forward or continuing with an initiative.

⁷ There were 39 MTW PHAs prior to 2016 legislation that adds 100 MTW cohorts. AH received its MTW designation in 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 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.

Ia. INTRODUCTION: FY 2024 HIGHLIGHTS

928 New Households Assisted



48 New HomeFlex Units

4 New Agreements Established

204 DPA* Awards

New, First-Time Homebuyers

521 Home Again Awards

Short-Term Assistance

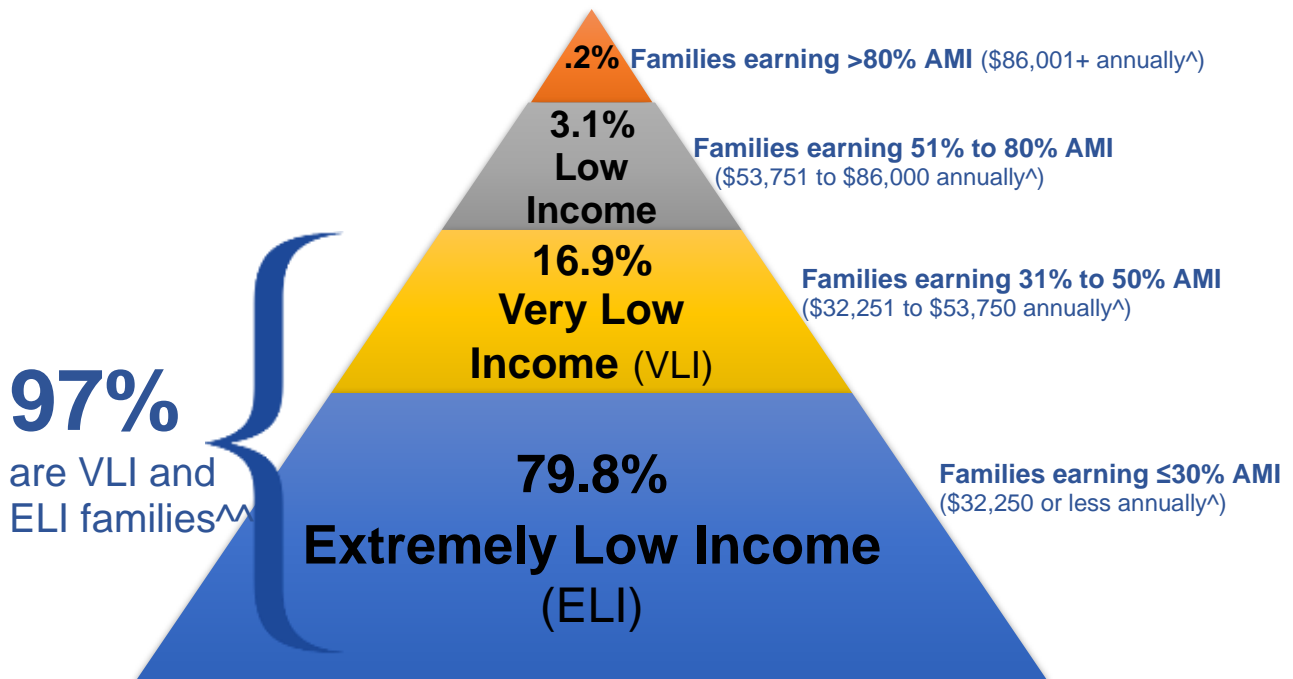
155 New Families

Net HCV* and PH* Admissions

26,629 Households Served in FY 2024

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

Assisted Households Breakdown by Area Median Income (AMI)^



^ HUD publishes the Area Median Income (AMI) annually that lists 3 income categories. Income ranges shown are effective as of April 2024 and based on a family of four. ^SOURCE: AH's Data Reporting and Analysis.

FY 2024 Priority Highlights

FY 2024 closes out the second year of AH's Strategic Plan. The information below highlights AH's FY 2024 priorities, including goals and objectives in alignment with AH's Strategic Plan:

Strategic Priority 1: Create and Preserve Affordable Housing Units

- **Created 812 new affordable housing units** through financial closings including new construction, acquisition projects, homeownership assistance, the issuance and lease-ups of tenant-based vouchers (TBVs), and the execution of new HomeFlex Agreements.
- **Preserved 1,912 existing affordable housing units** through the conversion of substantially rehabbed and significantly modernized units under the Rental Assistance Demonstration (RAD) Program and the renewal of existing HomeFlex Agreements.

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

- **Awarded 204 forgivable subsidy loans** to eligible, first-time homebuyers to help low-income families build intergenerational wealth.
- **Provided 521 families** at risk of housing instability with short-term assistance.

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

- **Achieved a 68% work/program compliance rate** by helping target households to meet or exceed the minimum work requirement¹⁰ by assisting compliant families in maintaining employment and assisting non-compliant families returning to the workforce.
- **Continued to narrow the digital divide and create a pathway to higher income** by continuing to sponsor its Achieving Connectivity to Create Equity and Self-Sufficiency (ACCESS) Program by providing computer hardware and computer software training to assisted families.
- **Created opportunities to thrive** for assisted families through sponsorship of ACCESS, by supporting local agencies that specialize in providing education and workforce training, by investing in AH-assisted youth and marketing college scholarship opportunities, and by expanding training and job opportunities in established and emerging employment sectors.

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

- **Leveraged AH resources and investment capital** to complete, advance, or plan healthy, thriving neighborhoods and provide the opportunity to access essential services for AH residents and participants.

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

- **Created and published agency dashboard** to clearly show our programs, the communities we impact, and our progress against our goals.

Strategic Priority 6: Strengthen Atlanta Housing Operations

- **Exceeded Housing Choice Voucher Budget Authority utilization rate** by issuing and leasing up tenant-based vouchers (TBVs), special purpose vouchers (SPVs), AH-created haven voucher program (HVPs), execution of HomeFlex Agreements, new and renewals.
- **Improved operations** by reducing our carbon footprint and advancing operations to meet Section 3¹¹ requirements.
- **Implemented various guidance tools** focused on delivering housing units and housing services more efficiently. Examples include:
 - Utilizing elements under Notice PIH 2011-45 to develop affordable housing units.
 - Deploying tools under Notice PIH 2016-05 to streamline/improve current operations.
 - Exercising options under the Housing Opportunity Through Modernization Act (HOTMA) to operate more effectively and efficiently.

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

¹¹ Pursuant to HUD Regulation 24 CFR part 75.

- Helped stabilize **2,275** families and individuals experiencing or recently recovering from homelessness with various programs aimed at providing housing stability to target groups.
- Assisted **521** households at-risk of eviction by providing short-term, temporary¹² housing assistance of \$2,111 on average for a total investment of **\$939,732** to keep families housed.
- Invested **\$4.5 million** in homeownership opportunities for **204** new families to help build wealth and combat displacement.
- **AH created opportunities for target families to thrive:**
 - **1,094** young people (under 17) received support, including tutoring, after-school and summer camps, literacy initiatives and special events, with **15,820** visits to afterschool, holiday, and summer camps.
 - AH facilitated the award of **9** scholarships totaling **\$21,500** for college-bound youth.
 - **409** residents received training and support, including 27 assisted households through AH's Resident Entrepreneurial Program.
 - Assisted **5,523** target families¹³ in maintaining compliance with AH's work/program requirement¹⁴, which exceeded AH's FY 2024 benchmark.
 - **1,689** seniors were supported with **1,532** hours of home care, **2,357** senior center visits, and **10,983** meals delivered.
- **AH built or expanded partnerships to pool resources and maximize impact:**
 - Secured **\$42.4 million** in new funding to support AH's mission.
- **AH increased visibility with and communication to its stakeholders:**
 - Published a **dashboard** to its external site outlining AH's affordable housing programs.
 - Expanded the agency's **digital presence** across various social media platforms and live streaming board meetings to Facebook and YouTube. Launched AH's podcast.
- **AH strengthened its operations:**
 - Introduced and modified MTW Activities to increase agency efficiency and productivity.
 - Exceeded **30%** Minority/Women/Small Business Enterprise and Section 3 expenditures.
 - In support of the City of Atlanta's 2019 Clean Energy Resolution, AH reduced its carbon footprint by **1.62%** in FY 2024.

¹² Not to exceed six months

¹³ Work-able families (18 to 61 years old)

¹⁴ AH requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

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1b. INTRODUCTION: FY 2024 ACCOMPLISHMENTS

This section summarizes existing MTW-related activities that AH administered, implemented, or accomplished during FY 2024.

A. Short-Term MTW Goals and Objectives

Activities and objectives listed here involve MTW flexibility to administer. AH's MTW Activities are listed in Section IV.A.: Implemented Activities of this document. AH categorizes and lists activity details in alignment with its Strategic Plan priorities:

Create and Preserve Affordable Housing Units

Create New Affordable Units

- Financially closed 2 multifamily projects under its **Revitalization Program**. AH deployed MTW flexibilities to streamline new construction, rehabilitation, and modernization activities for former public housing sites and other projects sitting on AH-owned land. AH was able to advance its Englewood Senior Phase IB project to deliver 160 affordable housing units to Atlanta's housing stock. A summary of financially closed multifamily projects is shown below:

Project Name	Project Details	Financial Closing Date	Construction Dates*	Unit Count	AH Assisted	Other Assisted	Planned Affordable Unit Count
Englewood Senior Phase IB	2.29 acres at 505 Englewood Avenue	April 2024 (FY 2024)	Start: Q1 FY 2025 (Jul – Sep) End: TBA	160	100	60	160 (100%)
Herndon Square Phase II	3.42 acres at 510 Cameron Alexander Boulevard	December 2023 (FY 2024)	Start: January 2024 (FY 2024) End: March 2026 (FY 2026)	201	80	90	170 (85%)
Multifamily Totals				361	180	150	330 (91%)

*SOURCE: Construction Update Briefing (CUB). Construction starts and end dates are fluid and may change without notice.

In addition, AH financially closed 1 homeownership project under its **Revitalization Program**. A summary of financially closed homeownership projects is shown below:

Project Name	Project Details	Financial Closing Date	Construction Dates*	Unit Count	AH Assisted	Other Assisted	Planned Affordable Unit Count
West Highlands WACs**	7.62 acres at 2000 Perry Boulevard	August 2023 (FY 2024)	Start: TBA End: TBD	55	18	0	18 (33%)
Multifamily and Homeownership Totals				416	198	150	348 (84%)

*SOURCE: Construction Update Briefing (CUB). Construction starts and end dates are fluid and may change without notice.

**Westside Atlanta Charter School

Although other projects planned for financial closing in FY 2024 were pushed to FY 2025 for various reasons including Special Applications Center (SAC) approval, zoning challenges, and financing complications, AH continued to work closely with HUD’s Office of Urban Revitalization Division (“OUR” or “URD”) and external housing partners to advance its pipeline of real estate development and redevelopment projects. Several postponed projects have received tax credits, which should help expedite financial closings under AH’s **Revitalization Program** in FY 2025.

- AH did not consummate any financial closings under its **Gap Financing** MTW Activity in FY 2024. Under this activity, AH utilizes its MTW flexibilities to actively participate in various housing projects through the provision of financial assistance, such as construction lending, bridge loans, and other assistance that incentivizes adding or retaining affordable housing units in Atlanta. Such activities include AH’s Co-Investment Program, which is administered under this MTW Activity.

Understanding that AH cannot do it alone, AH’s Co-Investment Program focuses on collaboration to create and preserve affordable housing units. Furthermore, AH blends elements found in Notice PIH 2011-45. This Notice outlines local, non-traditional (LNT) activities, which are activities that do not fit the assistance description of Housing Choice Vouchers nor Public Housing Programs.

AH planned to financially close several collaborative projects during FY 2024, however, these projects encountered various challenges, including financing complications. As a result, AH continued to work closely with the URD Office and external partners to close out its initial \$60 million co-investment commitment while beginning to evaluate projects for its new co-investment commitment of \$50 million. The table below shows the details of an initial co-investment project that has transitioned to the lease-up phase:

Project Name	Project Details	Construction Dates*	Unit Count	AH Assisted	Other Assisted	Affordable Unit Count
Madison Reynoldstown	Location: 890 Memorial Drive	Start: December 2021 (FY 2022) End: Bldg. A March 2024 (FY 2024) End: Bldg. B July 2024 (FY 2025)	116	40	70	110 (95%)

*SOURCE: Construction Update Briefing. Construction dates are fluid and change without notice.

- Both Buildings, A and B, have transitioned to the lease up phase. Building A has occupancy with Building B occupancy expected to occur in early FY 2025 (July – September).

AH continued to advance its remaining real estate projects under its initial co-investment commitment.

- The financial closing for the Flats at Stone Hogan, a one-time \$7 million co-investment construction loan with Invest Atlanta, is projected to occur for quarter 1 (July – September) with construction commencing in quarter 2 (October – December) of FY 2025. AH’s investment is projected to add 256 units (100% affordable) to Atlanta’s housing stock.
- The financial closing for the Villas at Stone Hogan, a one-time \$9 million co-investment construction loan with Invest Atlanta, is projected to occur in quarter 1 (July – September) with construction commencing in quarter 2 (October – December) of FY 2025. AH’s investment is projected to add 192 units (100% affordable) to Atlanta’s housing stock.

- AH executed 2 new agreements under its **HomeFlex as a Strategic Tool** MTW Activity. Under this activity, AH deployed MTW flexibilities to project-base assistance with housing partners at privately-owned communities through HomeFlex Agreements. AH's HomeFlex assistance helps to create affordable housing choices for low-income families throughout the city. Without this assistance many HomeFlex communities would otherwise be unaffordable to low-income families. Under AH's HomeFlex Program the assistance remains with the unit for the next eligible family, which creates more certainty of affordable choices in the city versus tenant-based assistance, which allow families to move. A summary of new HomeFlex projects is shown below:

Project Name	Project Details	Agreement Execution Date*	Unit Count	AH Assisted	Other Assisted	Affordable Unit Count
Intrada Westside	HomeFlex HAVEN Agreement at 2176 Donald Lee Hollowell Parkway, NW	Start: October 2023 (FY 2024) Renewal: July 2026 (FY 2027)	143	25	118	143 (100%)
Thrive Sweet Auburn	HomeFlex HAVEN Agreement at 302 Decatur Street, SE	Start: May 2024 (FY 2024) Renewal: July 2026 (FY 2027)	117	23	94	117 (100%)
New HomeFlex Totals:			260	48	212	260 (100%)

*SOURCE: AH Strategic Plan Tracker. Renewal dates are projected and may change without notice.

In addition to executing new HomeFlex Agreements under its **HomeFlex as a Strategic Tool** MTW Activity, AH continued to advance in-progress HomeFlex projects. A summary of these HomeFlex projects is shown below:

Project Name	Project Details	Construction Dates*	Unit Count	AH Assisted	Other Assisted	Affordable Unit Count
588 Paines Avenue	Partnership with Westside Future Funds	Start: February 2023 (FY 2023)	10	10	0	10 (100%)
592 Paines Avenue		End: May 2024 (FY 2024)	12	12	0	12 (100%)

*SOURCE: Construction Update Briefing. Construction dates are fluid and change without notice.

- 588 and 592 Paines Avenue projects transitioned to the lease up phase and occupancy is expected to begin in early FY 2025 (July – September).

Project Name	Project Details	Construction Dates*	Unit Count	AH Assisted	Other Assisted	Affordable Unit Count
Juanita H. Gardner Village	Location: 3650 Bakers Ferry Road	Start: August 2022 (FY 2023) End: June 2024 (FY 2024)	108	18	90	18 (17%)
Stanton Park Apartments	Location: 1056 Hank Aaron Drive, SE	Start: April 2021 (FY 2021) End: January 2024 (FY 2024)	56	10	46	10 (18%)
The Mallory	Location: 251 Anderson Avenue, NW	Start: November 2021 (FY 2022) End: October 2023 (FY 2024)	116	14	102	116 (100%)
HomeFlex Totals			302	64	238	166 (55%)

*SOURCE: Construction Update Briefing. Construction dates are fluid and change without notice.

- Juanita H. Gardner Village project is scheduled to transition to the lease up phase in the first quarter of FY 2025 (July – September) with occupancy expected to begin shortly thereafter.
- Stanton Park Apartments received its Certificate of Occupancy and AH expects 100% occupancy during the first quarter of FY 2025 (July – September).
- The Mallory project transitioned to the lease up phase and occupancy is expected to begin in early FY 2025 (July – September).

Preserve and Improve Existing Affordable Units

- AH renewed 18 expiring agreements with housing partners under its **HomeFlex as a Strategic Tool** MTW Activity. Under this activity, AH deployed MTW flexibilities to project-base assistance with housing partners at privately-owned communities through HomeFlex Agreements. Renewing HomeFlex assistance helps to retain affordable housing choices for low-income families throughout the city. These renewed agreements ensure that 1,609 affordable units remain in Atlanta’s affordable housing stock. A summary of renewed HomeFlex Agreements is below:

Community Name	Execution Date*	Standard HomeFlex	HomeFlex for Older Persons	HomeFlex Permanent Supportive Housing	Assisted Unit Count
Heritage Green Apartments	July 2023	10	0	0	10
Capitol Gateway II	August 2023	16	0	0	16

Community Name	Execution Date*	Standard HomeFlex	HomeFlex for Older Persons	HomeFlex Permanent Supportive Housing	Assisted Unit Count
Columbia Sylvan Hills	August 2023	37	0	39	76
Manor at Scotts Crossing	August 2023	100	0	0	100
Park Commons HFOP	August 2023	130	0	22	152
Park Commons HFS	August 2023	110	0	19	129
The Peaks at MLK	September 2023	73	0	0	73
Odyssey Villas	October 2023	0	0	32	32
Veranda At Auburn Pointe	October 2023	86	0	0	86
Ashton Browns Mill	November 2023	89	0	0	89
East Village Apartments	November 2023	74	0	5	79
GE Tower	December 2023	201	0	0	201
Adamsville Green Senior Apts.	January 2024	0	0	46	46
Atrium at Collegetown	January 2024	114	0	0	114
Imperial Hotel	January 2024	0	0	90	90
O'Hern House	January 2024	0	0	76	76
Welcome House	January 2024	0	0	41	41
Lakewood Christian Manor	March 2024	199	0	0	199
Renewed HomeFlex Totals		1,239	0	370	1,609

*SOURCE: AH Strategic Plan Tracker. Execution dates and subsidy effective dates are separate dates and may not align.



Enhance Housing Assistance Resources

Provide Stable Housing and Emergency Assistance for At-Risk Families

- AH provided short-term and long-term rental assistance under its **Develop Alternate and Supportive Housing Resources** MTW Activity. Under this activity, AH deployed its MTW flexibilities to create Haven Voucher Programs (HVPs) for specific population groups, primarily low-income Atlantans at risk of or experiencing homelessness. In addition, AH worked closely with housing advocates and organizations to locate and identify individuals and families falling into one of the four homeless categories: *Transitional, Chronic, Episodic, and Hidden Homelessness*. Through deployment of its MTW flexibilities, AH assisted 1,985 households each month. A summary of AH-created/MTW modified special voucher programs showing the households served is shown below:

Supportive Housing Program	Households Assisted* (utilization rate)	Comments*	MTW Flexibility?
Emergency Housing Vouchers (EHVs)	172/202 (86%)	AH received 202 EHVs and deployed MTW flexibilities ¹⁵ to administer this HUD program ¹⁶ consistent with its Housing Choice Voucher Program and MTW guidelines.	Limited
Georgia Housing Voucher Program (GA HVP)	21/23 (88%)	AH absorbed Department of Community Affairs (DCA) vouchers to its portfolio and administers them in accordance with its Housing Choice Voucher Program and MTW guidelines.	Yes
HAVEN Continuum of Care Vouchers (HCoCVs)	475/525 (90%)	AH deployed its MTW flexibilities to create various special voucher programs ¹⁷ . During FY 2023 AH made a 525-voucher commitment focused on people at heightened risk for housing instability. AH centralized this voucher opportunity by repurposing these similar vouchers. This effort is led by Partners for Home (PFH) and includes collaborations with City of Atlanta, Mercy Care, Grady Health Systems, and the United Way of Atlanta.	Yes
Housing First Vouchers (HFVs)	62/85 (73%)	AH created this voucher program in response to the closing of Peachtree and Pine shelters. AH is phasing the HFV Program into its HCoCV Program.	Yes
Special Voucher Program for Homeless Students (SVPHS)	78/75 (97%)	AH deployed MTW flexibilities to create these vouchers also known as Atlanta Public Schools (APS) vouchers. APS vouchers are issued to students identified as homeless as established under McKinney-Vento ¹⁸ .	Yes
<i>Subtotal</i>	<i>808/910 (89%)</i>	<i>Households Assisted through AH's Special Voucher Programs</i>	

*SOURCE: AH Strategic Plan Tracker. Number of households assisted reflects the monthly average during the fiscal year.

¹⁵ As approved by HUD, for AH to treat Emergency Housing Voucher awards as it does Project-Based Vouchers for continuity and consistency.

¹⁶ AH cannot issue any new EHVs after September 30, 2023. All EHV issuances must be "turnover" EHVs beginning October 1, 2023.

¹⁷ Includes: COVID Relief Supportive Housing Program (CRSHP), FLOW, IC Permanent Supportive Housing (ICPSH), and Rise II

¹⁸ Subtitle VII-B of The McKinney-Vento Homeless Assistance Act authorizes the federal [Education for Homeless Children and Youth \(EHCY\) Program](#) and is the primary piece of federal legislation related to the education of children and youth experiencing homelessness.

Supportive Housing Program	Households Assisted* (utilization rate)	Comments*	MTW Flexibility?
Home Again	521/386 (135%)	AH deployed its MTW flexibilities to create a short-term financial assistance program in cooperation with United Way of Atlanta to help low-income families remain in their current housing situation.	Yes
Home First (HAVEN)	656/450 (146%)	AH's Home First Program focuses on serving individuals and families with disabilities. These households are assisted through Supportive Housing Agreements under HomeFlex where property owners agree to provide wrap around services to program participants.	Yes
<i>Subtotal</i>	<i>1,177/836 (141%)</i>	<i>Households Assisted through Alternate Supportive Housing Programs</i>	
Totals	1,985/1,746 (114%)	Households Assisted through AH's Special Voucher Programs and Alternate Supportive Housing Programs	

*SOURCE: AH Strategic Plan Tracker. Number of households assisted reflects the monthly average during the fiscal year.

- In FY 2024, AH renewed the intergovernmental agreement with APS that to build capacity in the program and hold families accountable and creating opportunities for other families in need as current families stabilize.
- AH also assisted 811 households with HUD Special Purpose Vouchers (SPVs). AH provides more detail on these vouchers under element "B. Short-Term Non-MTW Goals and Objectives". An overview of households assisted by HUD SPVs are as follows:
 - 274 households assisted with Family Unification Program (FUP) vouchers.
 - 33 households assisted with Homeless Protection Supportive Vouchers (HPSVs).
 - 154 households assisted with Mainstream 1/Non-Elderly Disabled (NED) vouchers.
 - 47 households assisted with Mainstream 5 (MS5) vouchers.
 - 18 households assisted with Mainstream 5 Partners for Home (MS-PFH) vouchers.
 - 255 households assisted with Veterans Affairs Supportive Housing (VASH) vouchers.
- Collectively, AH **assisted 2,796 households** with AH HVPs, Alternate Supportive Housing Resources, and HUD SPVs, which all focus on assisting specific, defined targeted population groups.

Supportive Housing Program	Households Assisted* (utilization rate)	Comments*	MTW Flexibility?
<i>AH's HVPs</i>	<i>808 (29%)</i>	<i>Assistance through AH's HVPs</i>	Yes
<i>Alternate Supportive Housing</i>	<i>1,177 (42%)</i>	<i>Assistance through Alternate Supportive Housing Programs</i>	Yes
<i>HUD's SPVs</i>	<i>811 (29%)</i>	<i>Assistance through HUD's SPVs</i>	No
Totals	2,796 (100%)	Households Assisted through All Non-Conventional Voucher Programs Administered by AH	

*SOURCE: AH Strategic Plan Tracker. Number of households assisted reflects the monthly average during the fiscal year.

Support High-Quality Units and Units in Amenity-Rich Neighborhoods

- AH inspected new and existing assisted housing units on its rental assistance programs in accordance with its MTW **Enhanced Inspections Standards** Activity. Under this activity, AH deployed its MTW flexibilities to set higher standards for units receiving an ongoing AH-subsidy at mixed-income communities or with private property owners¹⁹, whether coming onto or remaining part of AH's rental assistance programs. AH also incorporated elements of Notice PIH 2016-05 under this activity to administer a biennial housing quality standards inspections schedule and accept alternative inspection methods and results of assisted units under the following programs:
 - AH accepted inspections result for units assisted by AH's HomeFlex, Housing Choice Voucher, and Local, Non-Traditional Programs, including AH's co-investment, homeownership, and single-room occupancy activities as applicable and appropriate.
- AH assisted new admission families and supported choice mobility of existing families in alignment with its **Leasing Incentive Fee (LIF)** MTW Activity. AH deployed MTW flexibilities to remove barriers and obstacles preventing program participants from gaining access to a "better unit". The provision of LIFs on behalf of program participants to property owners reduces anxiety of new admission families and existing families fitting into an area and educates property owners on the misconception of renting to low-income families while building confidence in AH's rental assistance programs. To further build property owners' confidence in renting to program participants and adding their units to AH's rental assistance programs, AH offers the P2 Program. The P2 Program covers up to \$2,000 in property damage when damage is intentionally caused by an AH-assisted family. These two efforts, the LIF and the P2 show AH's support and confidence in its participants.

Provide Homeownership Opportunities

- AH assisted 204 eligible, qualified first-time homebuyers under its **Comprehensive Homeownership Program**. AH deployed MTW flexibilities to create and make homeownership opportunities a reality for low-income Atlantans²⁰. AH works with housing professionals, primarily housing counselors and loan officers to create wealth building opportunities through education and a stackable downpayment assistance (DPA) subsidy loan for low-income families that is forgivable over time. Family interest and external factors, such as market conditions, housing inventory, housing prices, and interest rates, contribute to the success of this program.
- AH did not consummate any financial closings under its **Choice Neighborhood Downpayment Assistance (DPA) Program**. AH deployed MTW flexibilities to create and make homeownership opportunities a reality for low-income Atlantans that choose to live within the University Choice Neighborhood (UCN) footprint. The UCN homeownership projects comprises 16 affordable condominiums and townhomes and AH will assist eligible, qualified first-time homebuyers with a stackable downpayment assistance subsidy loan that is forgivable over time. External factors not controlled by AH have contributed to delayed implementation of this program.



¹⁹ This includes homebuyers. An inspection occurs prior to delivery of a down payment assistance award.

²⁰ Families at or below 80% of AMI

Create Opportunities to Thrive

Youth Achievement

- AH offered training to AH-assisted youth (13 to 17 years of age) under its **Good Neighbor Program (GNP) II** MTW activity. AH deployed MTW flexibilities to create a separate mandatory training program that engages assisted youth in training that focuses on the youth’s role in helping their families succeed and five core training areas.
- AH supported AH-assisted young people (under age 17) through sponsorship of its Atlanta Achievers Program. AH deployed its **Single-Fund Budget with Full Flexibility MTW Authority** to offer a collection of activities, such as tutoring, after-school and summer camps, life skills, youth leadership activities among HCV families and other activities to prepare young people for adulthood.

Support Residents to Succeed in Jobs and Careers

- AH exceeded its compliance benchmark set for its **Work/Program Requirement**. Under this MTW Activity, AH deployed MTW flexibilities to require that target families²¹ be employed for admission and continued participation in its rental assistance programs. In response to employer practices, particularly those in the service industry, where many AH-assisted families work, AH reduced its 30-hour per week work requirement to a requirement of an average of 20-hours per week.

In response to Coronavirus pandemic protocols, AH reduced its program compliance benchmark from 75%. Once the world transitioned to pandemic recovery, AH initiated a 5-year plan to return its **Work/Program Requirement** benchmark to its pre-pandemic level. The table below outlines AH’s work/program compliance benchmark return to its pre-pandemic level:

Compliance Benchmark Work/Program Requirement						
Fiscal Year	2023	Plan to Return to 75%				
		2024	2025	2026	2027	2028
Benchmark	65%	67%	69%	71%	73%	75%

During FY 2024 AH worked closely with program participants and self-sufficiency advocates to achieve a 68% program compliance rate, where 5,523 of 8,136 target households reported earned income. AH continued to evaluate a plan that increases the average work hours to ensure that program participants pay their aliquot part and avoid over subsidizing assisted households.

- AH collaborated with the Martin Luther King, Sr. Community Resources Collaborative under its **Good Neighbor Program (GNP) II** MTW activity. AH deployed MTW flexibilities to require new HCV families to attend and complete a curriculum focused on assisting newly admitted HCV families on residing in areas of opportunity and life after rental assistance. AH achieved an attendance and completion rate of 85% by new HCV Program admissions.
- AH oversaw the “graduation” of HCV families through its **Human Development Services**²² MTW activity. Under this activity, AH deployed its MTW flexibilities to prepare existing HCV families for housing self-sufficiency and economic independence through coaching, referrals, and other strategies. Furthermore, AH deployed its MTW flexibilities to modify its Family Self-Sufficiency (FSS) Program under this activity. AH worked with 136 FSS Program enrollees during FY 2024.

²¹ Defined as HUD’s work-able families, aged 18 to 61 years old and not disabled. HUD’s elderly age begins at 62.

²² AH’s Family Self-Sufficiency (FSS) Program.

- AH focused on all activities involved in the provision of affordable housing to program participants and not a specific activity or program. AH deployed its **Single-Fund Budget with Full Flexibility MTW Authority** to facilitate assistance to program participants through contracted service providers that includes referrals to service providers, oversight of service provider performance, and the review of activities to move program participants closer to economic independence and housing self-sufficiency. Utilizing its MTW designation and various housing assistance platforms, AH offered the following assistance to AH-assisted households:
 - 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.
 - HomeFlex Supportive Housing (HAVEN) focused on creating opportunities for vulnerable AH-assisted population groups and providing supportive services through the **utilization of service agreements in supportive housing communities** within AH's service area.
 - Human Development Services focuses on upward mobility of new and existing voucher households residing throughout AH's service area and the administration of its FSS Program. Economic mobility **activities also included the improvement of soft skills for employment, coordination of life skills training**, including the facilitation of healthcare services, financial literacy, and similar life skill workshops focused on understanding lease agreements and other housing-related topics.
 - Through referrals, the HDS team assisted HCV families in meeting AH's Work/Program Compliance requirements by providing employment related supportive services, such as employment referrals (ongoing), job and support coaching to navigate job-related challenges.
 - HDS coordinated life skills training, support groups that generate referrals for partner agencies, such as Mercy Care, Fulton County Board of Health, and youth services providers.
 - Innovation Station/Hub, an initiative designed to cultivate and embrace creativity in the delivery of housing units and services both internally and externally.
 - AH considered opportunities to assist non-HCV families with learning opportunities through workshops, after-school programming, and summer camps for children in AH-assisted households as funding and space permits.
 - Resident Initiatives focused on activities, coordinated by AH Resident Services Coordinators, designed to assist resident councils, facilitate reasonable accommodation requests, and liaison between residents and Property-Manager Developers (PMDs) at AH-owned and AH-assisted communities.
 - AH reviewed referral-based management and performance outcomes by service providers to ensure AH offers the best programs to HCV families.

Provide a Continuum of Care for AH-Assisted Seniors

- AH facilitated and hosted various events and activities to assist its senior (62+ years old) population. AH deployed its **Single-Fund Budget with Full Flexibility MTW Authority** to engage in activities focused on assisting seniors to remain independent and age-well in place. Senior services included intensive case management for 1,689 seniors, coordinating adult day-programming, and supporting other activities that created opportunities for seniors to thrive.



Leverage Resources and Align Efforts

- AH continued the administration of property management policies under its **HomeFlex On-Site Site-Based Administration** MTW Activity, where AH works closely with existing and new housing partners. AH deployed its MTW flexibilities to align AH policies to private property management best practices and housing partners' property management activities with AH requirements.
 - AH provided administration and compliance oversight of site-based waiting lists and unit assignments, including the assurance of placing RAD PBV families expressing an interest of Choice Mobility on the RAD PBV waiting list.
 - AH ensured that eligible, RAD PBV families placed on the RAD PBV waiting list received priority of turnover²³ tenant-based vouchers (TBVs) before those TBVs are issued to new applicants on the HCV waiting list.
 - AH provided compliance oversight, fiscal management, monitoring activities, and routine and specialized training to its partners under its HomeFlex Agreements. Examples of routine and recurring training, as well as specialized training included:
 - New Hire Onboarding; Back-to-Basics for AH-Owned and AH-Assisted units; Upload and update resident demographics via HUD Form 50058; Utilization of HUD EIV/IVT Tool; AH HomeFlex/HAVEN Program dynamics; Strategies and techniques to reduce subsidy delays or subsidy losses.
 - Although AH can provide up to 100% of housing assistance at communities that it owns wholly or in part without a competitive procurement process, AH continued administration of its Deconcentration Policy, which limits subsidy in a community to 50% of the units.
 - Designated service coordinators served decentralized households residing in mixed-income communities. These coordinators do not provide core services, but general assistance to assisted HomeFlex families.
 - Additionally, AH served households residing in supportive housing communities within AH's service jurisdiction through service agreements. These supportive agreements are designed to provide services based on the unique need of the household.

MTW Administration

AH evaluated data collection methods to ensure the accurate measurement of the performance of MTW activities as AH continues to focus on creating and preserving housing units, as well as opportunities for AH-assisted households. Assessments included the evaluation of software, establishing metrics, and analyzing data.

AH reviewed its MTW activities to ensure MTW Program compliance, as well as alignment with HUD published guidance as applicable. Details of current activities are listed under Section IV.A. Implemented Activities and obsolete activities are listed under Section IV.D. Closed Out Activities.

²³ 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.

B. Short-Term Non-MTW Goals and Objectives

Goals and objectives listed here do not require MTW flexibility to administer.

Create and Preserve Affordable Housing

Create New Affordable Units

- AH continued to advance its Ashley Scholars Landing (ASL) Phase II project. This project is the product of its Choice Neighborhoods Implementation Grant (CNIG) for the former University Homes public housing site. AH's ASL Phase II project is a 212-unit multifamily community that will deliver 114 new affordable housing units (90 HomeFlex 24 workforce units) and 98 market units upon its completion. AH continued to expend funds in accordance with CNIG guidelines.
- AH advanced the redevelopment plans for the former Bowen Homes public housing site. AH received a CNIG to implement its Bowen Housing Plan that proposes to include 756 units of rental housing and will deliver 557 affordable units.
- AH submitted disposition and demolition applications to the Special Applications Center (SAC). AH worked closely with HUD, SAC, and external partners to advance projects that require approval for disposition or demolition of structures on AH-owned land. In addition, activities in FY 2024 also included executing, renewing, or updating ground leases while continuing to consider the acquisition of parcels in alignment with AH's development and redevelopment strategies. The table below shows **6 application approvals** during FY 2024:



Development Name	Application Number	Received by SAC	Application Type	Approval Date*
University Homes (No ACC)	DDA0012309	3/24/2023	Disposition	7/25/2023
Englewood Manor (No ACC)	DDA0012388	9/18/2023	Disposition	11/16/2023
Herndon Homes	DDA0012485	7/26/2023	Disposition	11/17/2023
Quarry Park	DDA0012667	10/30/2023	Demolition	3/4/2024
Bowen Homes	DDA0012910	5/20/2024	Choice Neighborhood Disposition	6/21/2024
Perry Boulevard	DDA0012712	12/13/2023	Disposition	6/26/2024
Herndon Homes	DDA0012861	3/29/2024	Disposition	6/27/2024

*SOURCE: HUD IMS/PIC data as of June 30, 2024.

- AH continued to prioritize the creation of affordable housing units in amenity-rich communities, or in proximity to quality schools or transit-connected neighborhoods in its development strategy.
 - AH incorporated green development criteria and standards into new development plans by increasing the percentage of new AH units that achieve green certification, and by promoting or installing green infrastructure within new development.

Preserve and Improve Existing Affordable Units

- AH converted 2 public housing communities as it advanced its affordable housing preservation strategy during FY 2024. AH collaborated with external partners and contractors to substantially rehabilitate or significantly modernize its remaining public housing communities to meet requirements established under the Rental Assistance Demonstration (RAD) Program. Under RAD, AH continued to preserve the affordability of existing units in Atlanta’s housing stock through subsidy change from Public Housing (Section 9) assistance to Housing Choice Voucher (Section 8) assistance. Details of AH’s FY 2024 conversions are shown below:

Community Name	Total Unit Count*	RAD PBV Unit Count	Non-RAD PBV (Section 18)	Other Affordable (LIHTC [^])	Market	Total Affordable Units
East Lake Highrise	149	149	0	0	0	149
Villages at Carver I	220	66	44	44	66	154
Unit Counts	369	215	44	44	66	303

*SOURCE: AH Strategic Plan Tracker and AH’s Asset & Property Management Office.
[^]LIHTC: Low-Income Housing Tax Credit

- AH continued to administer the RAD²⁴ alternative mobility option. Under this option, AH capped the number of turnover tenant-based vouchers (TBVs)²⁵ committed to RAD PBV families expressing an interest in receiving a turnover TBV. This cap allows AH to continue assisting HCV families on the HCV waiting list with turnover TBVs as well as RAD PBV families, instead of just RAD PBV families.
 - AH ensured that eligible, RAD PBV families placed on the RAD PBV waiting list received priority of turnover²⁶ TBVs before those TBVs are issued to new applicants on the HCV waiting list.
 - AH received 20 requests from RAD PBV families to receive a turnover TBV. 20% of the RAD PBV families issued a turnover TBV found housing in Atlanta. The remaining RAD PBV families were in separate phases of the RAD PBV to TBV leasing process.
- AH sought to support Low-Income Housing Tax Credit (LIHTC) applications submitted by development partners for planned projects and other new developments with 4% and 9% tax credit applications and requirements. AH also continued activities to update AH’s underwriting model to factor income averaging, and “twinning”²⁷ of 4% and 9% tax credits.

²⁴ Notice PIH-2019-23: Rental Assistance Demonstration – Final Implementation, Rev. 4; 1.6 Special Provisions Affecting Conversion to PBVs (D)(8)

²⁵ AH’s turnover cap is 75% of its turnover TBVs. The remaining turnover TBVs is used for AH’s HCV Waiting List.

²⁶ 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.

²⁷ “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 Neighborhoods (CN)

- Successfully expended Choice Neighborhoods Implementation Grant (“CNIG”) funding of \$30 million by the expenditure deadline of September 30, 2023.
- Advanced construction on the 212-unit Ashley II multifamily phase at Scholars Landing, expending \$5.5 million in CNIG funding to support the \$64 million residential project.
- Continued to oversee the final rehabilitation efforts of Roosevelt Hall, a historic landmark in Atlanta and within the Atlanta University Center (AUC), to ensure that this historical structure will remain as a community-serving hub with a focus on supporting former University Homes residents, new residents calling Scholars Landing home, and former Bowen Homes residents in connection with the Bowen Choice Neighborhood transformation. AH continued to plan and prepare the first-floor retail space for occupancy.
- Completed implementation of the HUD-approved Critical Community Improvements (CCI) Plan. AH expended over \$2.3 million in Choice funding to support acquisition of vacant properties, providing rehabilitation assistance for low-income homeowners, and contributing to place-making enhancements throughout the University Choice Neighborhood (UCN). The following are completed CCI activities and expenditures:

- Closed 13 Owner-Occupied Rehabilitation (OOR) deferred loans to eligible homeowners for façade improvements. Façade improvements were completed expending \$500,000 in CCI funds. The deferred loans burn off annually, up to a 10-year period based on the loan amount, with no repayment provided that the homeowner remains in their home during the “burn-off period.
- Acquired 7 vacant parcels for future affordable housing development. These transactions expended \$689,430 in CCI funds. AH’s Facilities and Operations Department is maintaining the properties until development begins and AH’s Real Estate Planning and Development Department is in the design stage exploring affordable housing options for the acquired parcels.
- Completed Roosevelt Hall exterior placemaking enhancements, expending \$890,570 in CCI funds earmarked for this activity. This project also leveraged \$1.1 million in Community Development Block Grant funds provided by the City of Atlanta for improved utilities and exterior site improvements.
- Installed decorative banners on 49 light posts throughout the Scholars Landing site and at Roosevelt Hall to further enhance the area expending \$58,000 in CCI funding.
- Supported public safety in the UCN through the installation of 23 video surveillance cameras and 7 license plate readers expending \$462,000 in CCI funds. The City of Atlanta, Invest Atlanta, and the AUC Consortium colleges also contributed to ensure cameras and tag readers were installed throughout the entire UCN and connected to the Atlanta Police Department’s centralized monitoring center.



Choice staff preparing for community family event.

Enhance Housing Assistance Resources

Provide Stable Housing and Emergency Assistance for At-Risk Families

- AH continued the administration of 6 HUD Special Purpose Voucher (SPV) Programs. These SPV Programs are designated for specific population groups and cannot be modified with MTW flexibilities. These SPV Programs helped to stabilize unhoused Atlantans and directly assisted families at-risk of homelessness. A summary of households assisted by SPVs is shown below:

Supportive Housing Program	Households Assisted* (utilization rate)	Comments*	MTW Flexibility?
Family Unification Program (FUP)	282/300 (94%)	Voucher program focuses on keeping homeless families together and safe, as well as prevent homelessness among young adults aging out of foster care.	No
Homeless Protection Supportive Vouchers (HPSV)	48/46 (1.04%)	Voucher program focuses on assisting individuals and families that are homeless, at-risk of homelessness, or have an elevated risk of housing instability.	No
Mainstream 1/Non-Elderly Disabled (NED)	156/175 (89%)	Voucher program focuses on assisting non-elderly persons with disabilities.	No
Mainstream 5 (MS5)	53/100 (53%)	Voucher program focuses on assisting non-elderly persons with disabilities and their families.	No
Mainstream 5 (Partners for Home)	18/25 (72%)		No
Veterans Affairs Supportive Housing (VASH)	254/270 (94%)	Voucher program designed to help homeless veterans and their families find and maintain permanent housing.	No
<i>Subtotal</i>	<i>811/916 (89%)</i>	<i>Households Assisted through HUD's Special Purpose Voucher Programs</i>	

*SOURCE: AH Strategic Plan Tracker. Number of households assisted reflects the monthly average during the fiscal year.

In addition to the administration of HUD SPV Programs and through deployment of its MTW flexibilities that created Haven Voucher Programs (HVPs), AH assisted **2,726 households** through various voucher programs that are shown below:

Supportive Housing Program	Households Assisted* (utilization rate)	Comments*	MTW Flexibility?
AH's HVPs	808 (29%)	<i>Subtotal of Households Assisted through AH's Haven Voucher Programs</i>	Yes
Alternate Supportive Housing	1,177 (42%)	<i>Alternate Supportive Housing Programs</i>	Yes
HUD SPVs	811 (29%)	<i>HUD's Special Purpose Voucher Programs</i>	No
Totals	2,796 (100%)	Households Assisted through All Non-Conventional Voucher Programs Administered by AH	

*SOURCE: AH Strategic Plan Tracker. Number of households assisted reflects the monthly average during the fiscal year.

Support High-Quality Units and Units in Amenity-Rich Neighborhoods

- AH initiated inspection procedures on units receiving subsidy in accordance with HUD’s Uniform Physical Condition Standards (UPCS) guidelines, preliminary guidelines established under the National Standards for the Physical Inspection of Real Estate (NSPIRE) Demonstration Program under the Real Estate Assessment Center (REAC), or alternative guidelines outlined in Notice PIH 2016-45. Implementation of **NSPIRE standards have been delayed until October 1, 2025** (FY 2026)
- AH advanced its AHGreen initiative, which aims to reduce utility costs, improve energy efficiency, and introduce AH-assisted households to green sector jobs. AH monitored investments in local non-profits to ensure program performance, and to measure the success of programs designed to assist AH participants.

Create Opportunities to Thrive

Youth Achievement

- AH facilitated scholarship awards for AH-assisted youths through its James Allen Scholarship and the UCN Scholarship. Through these opportunities, AH awarded a total of \$21,500 to 9 college bound youth.
- AH provided opportunities to rising high school seniors, recent high school graduates, and college students to gain professional exposure and development through its Summer Internship Program. AH sponsored 9 interns.



Support Residents to Succeed in Jobs and Careers

- AH offered an ACCESS (Achieving Connectivity to Create Equity, and Self-Sufficiency) cohort during FY 2024 but had limited interest. After completion of ACCESS, AH assists graduates in job-placement in technology related positions. In the meantime, AH continued to secure external partners in support of closing the digital divide under ACCESS.
- AH facilitated the selection of six AH-assisted families to participate in the Women in Technology (WIT) Single-Mother’s Program. The six AH-assisted selectees are scheduled to begin the program in the fall and spring of FY 2024, where the program is equivalent to an Emory University-level education. This program leverages more than \$23,000 per selectee.
- AH continued recruitment efforts from AH’s assisted population; including its outreach efforts to Atlanta’s Hispanic and Latino populations to support participant training and employment.
- AH facilitated entrepreneur trainings and business development workshops for AH-assisted households, low-income Atlantans, and local business owners to incentivize our families and strengthen our vendors doing business with AH.
- AH designed an incentive program based on data and research that promotes a culture of work and education throughout AH-assisted communities.

Build or Expand Partnerships

Secure New Funding Annually and Improve Energy Efficiency

- AH pursued federal, philanthropic, and state opportunities to secure bond funds, grant awards, tax credits, and other assistance consistent with AH goals to incentivize working families with children while increasing housing choices for low-income Atlantans.
- AH sought new sources of funding and partners to support neighborhood revitalization. AH raised \$1 million in CDBG allocation for green infrastructure for the redevelopment of Bowen Homes.
- AH worked to offer green jobs training to program participants and coordinate training AH inspectors on energy and utility audits to help AH-assisted households reduce their energy costs.
- AH incorporated AHGreen recommendations in the scope of new construction requests to meet environmental sustainability goals. AH continued to evaluate the inclusion of AHGreen requirements in substantial rehabilitation and significant modernization contracts.
- AH continued its partnership with the Lifecycle Building Center (LBC) and ReBuildATL's Coalition, which trains and refers or hires AH-assisted residents in deconstruction trades.
- As part of its Bowen Choice Neighborhood (BCN) Plan, AH established a partnership with the Center for Hard to Recycle Materials (CHaRM). Under this partnership, CHaRM will assist in the beautification and remediation of brownfields abutting and adjacent to the BCN.

Leverage Resources and Align Efforts

- AH continued its partnership between HJ Russell and the John Hope Community Center in the administration of HUD's EnVision Program to households located in West Atlanta. The John Hope EnVision Center provides year-round programming to the residents of Villages of Castleberry and the surrounding community. AH coordinated or facilitated the following programs in FY 2024:
 - Access to literary resources in collaboration with Atlanta Book Rich Environments (BRE) Program, which is a product of the National Book Foundation and Santa for A Day. BRE is supported nationally and locally by HUD, the US Department of Education, National Libraries Council, National Center for Families Learning, Atlanta BRE, and the Fulton County Library System.
 - AH supported the Mayor's Summer Reading Program with multiple book distribution events.
 - Santa for a Day (SFAD) is a literacy program focused on AH assisted youth ages 5-12, beginning with AH-youth writing letters by hand to Santa. AH hosted letter writing events in December that resulted in multiple gift distribution sessions. Amazon was a major SFAD sponsor and helped AH to assist 656 children in 327 households.

Communicate the Impact of Atlanta Housing's Work

Increase Visibility and Targeted Communication

- AH continued the publication and improvement of its external dashboard that shows AH's performance and the status of its priority metrics.
- AH continued its significant steps to expand the agency's digital presence through strategic content development and targeted engagement designed to keep program participants, current and potential partners, and stakeholders informed. FY 2024 efforts included:
 - Departmental staff training to empower members with the necessary skills and knowledge to enhance usage of digital platforms, including the completion of a Digital Marketing Professional Certification course for the agency's marketing director and attendance at a marketing & public policy conference.
 - Heightening brand presence across various social media platforms, such as Facebook, Twitter, Instagram, and LinkedIn.
 - Shared timely updates on available housing programs, agency news, success stories, and community events, and strategically enhancing the usage of video, stories, and "reels" in posts.
 - Social Media followers increased from 20,633 to 22,343, a more than 8% growth across all platforms.
 - Impressions and engagement metrics demonstrated growth of the same magnitude.
 - AH continues to support its YouTube channel with new and historical content.
 - AH started a podcast focusing on housing delivery and resident service topics.
 - Live streaming board meetings to Facebook, YouTube and the corporate website to further expand our digital footprint, connect with the community and increase accessibility to the public.



Strengthen Operations

Improve Access to Programs

- AH continued to administer both the Housing Choice Voucher and the Public Housing rental assistance programs during FY 2024. AH continues to improve access to these programs by delegating public housing waiting list management to multifamily sites with public housing units. In addition, AH ended its local preference focused on families living or working in Atlanta.

AH continued to offer a decentralized waiting list, which allows families to place their name on multiple lists at communities that align with their preferred interest rather than receiving the first available unit in an area that the family has little to no interest in calling home. Site-based waiting lists also increase a family's chances of being offered an assisted unit sooner when compared to placement on one waiting list with thousands of names.

- AH's **project-based rental assistance programs** include programs where assisted dollars remain with the unit, including public housing, project-based voucher (PBV) units at AH-Owned and Mixed-Income Communities, and local, non-traditional (LNT) units:
 - AH's Public Housing (PH) Program includes 2,162 units: 854 at AH-owned communities and 1,308 at mixed-income communities.
 - AH's HomeFlex Program includes 6,621 PBV units located in various communities throughout AH's service area.
 - AH's RAD PBV Program includes 2,001 units formerly subsidized under the Section 9 Program (or PH): 1,088 in former PH and 913 in mixed income communities.
 - AH's LNT Program includes 2,835 units created through investment in communities utilizing Low-Income Housing Tax Credit (LIHTC) throughout AH's service area.
- AH's **tenant-based rental assistance programs** include programs where assisted dollars remain with the family, including special housing programs created through AH MTW flexibility or issued through HUD located inside and outside of the City of Atlanta:
 - AH's Housing Choice Voucher (HCV) Program includes 10,801 tenant-based vouchers (TBVs): 9,525 inside and 1,266 outside of Atlanta.
 - AH administered Special Purpose Vouchers (SPVs), which cannot be modified with MTW flexibility. 811 SPVs for specific population groups included:
 - 282 households assisted with Family Unification Program (FUP) vouchers.
 - 48 households assisted with Homeless Protection and Stability Vouchers (HPSVs).
 - 18 households assisted with Mainstream Five (M5) vouchers in collaboration with Atlanta's Continuum of Care (CoC).
 - 53 households assisted with Mainstream Five (M5) vouchers.
 - 156 households assisted with Mainstream/Non-Elderly, Disabled (NED) vouchers.
 - 254 households assisted with Veterans Affairs Supportive Housing vouchers.
 - AH administered its Haven Voucher Program (HVP) that was created through MTW flexibilities. 808 HVPs for specific population groups included:
 - 172 households assisted with Emergency Housing Vouchers (EHVs).
 - 21 households assisted by Georgia Housing Vouchers (GA HVP).
 - 475 households assisted with Haven Continuum of Care Vouchers.
 - 62 households assisted with Housing First Vouchers (HFVs).
 - 78 households assisted with Special Vouchers Program for Homeless Students (SVPHS).
 - AH continues to sponsor 10 HCV Homeownership Vouchers through organic attrition. AH refers families interested in homeownership to its downpayment assistance program.
- AH continued pursuing its Single-Room Occupancy (SRO) Program.

Create Economic Opportunity

- AH continued to research efforts to increase sources of funding and revenue-generating opportunities, including the leasing of vacant parcels and air space for community events and communication towers.

Reduce Carbon Footprint

- AH held its first AH Green Day at its corporate headquarters. The day involved various education segments on how AH is making a concerted effort to reduce its carbon footprint and increase the number of green certified units in its rental portfolio.
- AH reduced its carbon footprint by 1.2% in FY 2025 when compared to FY 2024.
- 12% of AH's rental portfolio has a green certification²⁸, which totals 1,438 units. AH continues to review additional units receiving energy efficient upgrades.



One segment of AH's Green Day: Home Gardening.

²⁸ Units using materials that have EarthCraft or LEED certifications.

C. Long-Term MTW Goals and Objectives

Overall, AH's MTW Program focus includes reviewing recent HUD guidance, such as HOTMA, NSPIRE, and others and blending those final rules into several AH long-term MTW Activities while closing out some MTW Activities made obsolete by efficiencies brought about under HUD guidance. Therefore, in these instances, deployment of MTW flexibilities may no longer be required. In the meantime, AH lists future innovations and initiatives that AH is vetting and may propose in the future.

Create and Preserve Affordable Housing

- AH expresses an interest in pursuing a modular housing initiative and associated construction methods and techniques under its **Revitalization Program**. This initiative is consistent with AH's development strategy to create more affordable housing units and may include the creation of a long-term investment vehicle to develop affordable residential communities. This initiative may also include manufacturing homes, selling lots, and servicing mortgages.

AH continues to explore development strategies that create or add to amenity-rich communities under its **Revitalization Program**. Additionally, AH continues to advance its Homeownership Initiative Plan at AH-owned sites. **Homeownership sites** include Englewood, Herndon, Magnolia Perimeter, Mechanicsville, Scholar's Landing, and West Highlands. AH's Homeownership Initiative Plan assists in creating affordable housing units in transitioning communities.

- AH collaborates with various agencies, organizations, or developers to advance public-private development projects under AH's **Gap Financing** MTW Activity. Additionally, AH's Board of Commissioners made a \$50 million commitment to continue its Co-Investment Program, where AH will continue to advance its Local, Non-Traditional Housing Program.

AH continues to explore opportunities for short-term construction loans and similar funding products that align with AH's development strategy to create affordable housing under AH's **Gap Financing** MTW Activity

- AH remains interested in developing and proposing a **Total Development Cost (TDC) /Housing Construction Cost (HCC) Schedule** MTW Activity. As projects are completed, AH collects information that illustrates AH's need to contribute to development projects at a higher level based local urban development factors. This MTW activity would not be across the board, but applicable to specific development projects not addressed by HUD's TDC/HCC Schedule.
- AH seeks to advance its **Choice Neighborhoods Down Payment Assistance (Choice DPA) Program** MTW activity from the "Not Yet Implemented" category. Ashley Scholars Landing, Phase V, the Towns at Scholars Landing, received a HUD-approved disposition. As a result, AH can financially close this homeownership component and move it to the development stage.

HUD approved both the land disposition application and development proposal in FY 2024. AH expects the project to deliver 40 townhomes and 36 condominiums, where 20% of the units are affordable to families less than 80% of the Area Median Income. AH also expects 8 of the projected affordable for-sale units to be part of the townhome phase, which is to be constructed first.

Enhance Housing Assistance Resources

- AH anticipates that future housing program changes under its **Develop Alternate and Supportive Housing Resources** MTW Activity will focus on housing stability for households in need. AH will continue to monitor local housing demand and specific population groups to design such housing programs.
- AH expects investments under its **Human Development Services** MTW Activity to generate a greater return on investment. AH will continue to review local non-profits' performance of services offered to referred individuals and households and outcome of provided services.

Create Opportunities to Thrive

- AH collects various data metrics, such as household earned income changes, changes to the per unit costs (subsidy share) or rent-roll (tenant share), program compliance rates, household counts, and job stabilization to assess whether changes to its **Work/Program Requirement** MTW Activity are required.

In addition, AH will review incentives and “rewards” for working families with children. Incentives for analysis include the following examples:

- Disregarding child support income or other unearned income from the rent calculation formula.
- Use of fixed calculation percentage (less than 30%) or creation of a tiered rent schedule to help stabilize families.
- Evaluate opportunities to increase housing choices including the increase of the rent burden from 30% to 40% (not to exceed 50%) to allow program participants to elect to contribute a larger amount towards their rent to increase housing choices.

AH wants program incentives to assist foment a culture of learning and stable employment among assisted households, where incentives increase employment and wage earnings. Preliminary incentives include assistance for training-related expenses, education, and employment. Incentive concepts may include childcare and transportation assistance, GED testing reimbursement, purchase of work uniforms and tools, and other incentives that lead to or promote economic independence or housing self-sufficiency.

- AH explores opportunities to develop and expand current programming focused on successfully transitioning AH-assisted youth into adulthood, while also exploring incentives that increase its Family Self-Sufficiency (FSS) Program enrollment and complement its Summer Internship Program.

Strengthen Operations





- AH collects data to support a simplified **Utility Allowance (UA) Schedule** to serve participants and AH more efficiently and effectively. Potential areas for improvement include the following areas:
 - Reduction of the AH per unit cost.
 - Elimination or reduction of utility reimbursement payments (URPs).
 - Elimination or reduction of families showing zero-income or negative rent scenarios.
- AH continues to focus on ways to streamline the delivery of affordable housing units and housing services resulting from changes in AH's strategic priorities or HUD guidance, potentially making MTW Activities obsolete. AH also includes underperforming activities that do not align with MTW Statutory Objectives, as well as **activities that no longer benefit assisted families, AH, or the community** as part of its activity obsolescence review.

D. Long-Term Non-MTW Goals and Objectives

Activities listed below do not require deployment of MTW Authorizations to administer or implement. AH will continue to vet potential activities for inclusion in future MTW Plans. In the meantime, AH's long-term non-MTW Vision includes the following:

Create and Preserve Affordable Housing

- AH will continue to advance development and redevelopment projects from concept to completion.




Project Image	Project Name	Project Description	Unit Count	AH-Assisted Units
	Ashley Scholars Landing II 668 Student Movement Blvd	New Construction 41% complete	212 (54% Affordable)	90 (42% AH-Assisted)
	Englewood IB Infrastructure 505 Englewood Ave., SE	New Construction 72% complete	N/A	N/A
	Englewood Senior Infrastructure 413 Englewood Ave., SE	New Construction 2% complete	N/A	N/A
	Herndon Infrastructure 510 Cameron Alexander Blvd.	New Construction 100% complete	N/A	N/A

*SOURCE: Construction Update Briefing (CUB). Assisted unit counts are fluid and may change without notice.

Project Image	Project Name	Project Description	Unit Count	AH-Assisted Units
	Herndon Square Phase II 510 Cameron Alexander Blvd.	New Construction 5% complete	201 (85% Affordable)	80 (40% AH-Assisted)
	Juanita H. Gardner Village 3650 Bakers Ferry Road	New Construction 100% complete	108	108
	McAuley Park 375 Gartrell Street, SE	New Construction 96% complete	170	30 (18% AH-Assisted)
	One Eleven Moreland 111 Moreland Ave	New Construction 2% complete	42	42
	Quarry Park - Westside Future Funds 1125/1175 Johnson Road	Building Demolition 90% complete	N/A	N/A
Totals	10 projects	9 New Construction 1 Demolition	691 units	350 (51% Assisted)

*SOURCE: Construction Update Briefing (CUB). Assisted unit counts are fluid and may change without notice.

- AH will continue to advance its Bowen Homes Transformation Plan. AH has selected a development partner for this former public housing site that includes 756 units of rental housing and will deliver 557 affordable (251 AH-assisted, 256 LIHTC, and 50 workforce) units.
- AH will continue to assess the feasibility of self-development and activating a new Annual Contributions Contract for Public Housing (ACC/PH) units under its Faircloth Limit²⁹. AH can add up to 9,205³⁰ public housing units to its rental assistance portfolio. AH's plans include an immediate conversion of completed public housing units to long-term Section 8 assistance.
- AH will continue to advance in-progress preservation projects to completion. These projects also include the renewal of HomeFlex Agreements and conversion of public housing communities and units to long-term Section 8 project-based voucher units under the RAD Program.

Project Image	Project Name	Project Description	Unit Count	AH-Assisted Units
	Abbington @ Ormewood 525 Moreland Ave.	Building Renovation 66% complete	42 (100% Affordable)	8 (19% Assisted)
	Barge Road Senior Tower 2440 Barge Road SW	Unit Rehabilitation to meet RAD 100% complete	129 (100% Affordable)	129 (100% Assisted)
	Columbia Villages 2001 Jessica Ave.	Unit Rehabilitation to meet RAD 100% complete	100 (30% Affordable)	30 (30% Assisted)

*SOURCE: Construction Update Briefing (CUB). Assisted unit counts and percentages may change without notice.

²⁹ Section 9(g)(3) of the United States Housing Act of 1937 ("Faircloth Amendment") limits the construction of new public housing units. The Faircloth Amendment states that the Department cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a net increase in the number of units the PHA owned, assisted or operated as of October 1, 1999 (the "Faircloth Limit").

³⁰ As of December 31, 2023.

Project Image	Project Name	Project Description	Unit Count	AH-Assisted Units
	East Lake Highrise 840 Eva Davis Way, SE	Unit Rehabilitation to meet RAD 41% complete	149 (100% Affordable)	149 (100% Assisted)
	Motel Conversion 277 Moreland Avenue	Building Renovation 51% complete	54 (100% Affordable)	8 (19% Assisted)
	Villages at Carver I 201 Moury Avenue	Building Renovation 43% complete	220 (100% Affordable)	149 (100% Assisted)
	Villages of Castleberry 369 McDaniel St.	Unit Rehabilitation to meet RAD 100% complete	180 (100% Affordable)	180 (100% Assisted)
	Villages of East Lake 460 Eva Davis Way, SE	Unit Rehabilitation to meet RAD 100% complete	542 (50% Affordable)	271 (50% Assisted)
Totals	8 Rehabilitation Projects	5 RAD 3 Bldg. Renovations	1,416 units	680 (48% Assisted)

*SOURCE: Construction Update Briefing (CUB). Assisted unit counts and percentages may change without notice.

- AH continues to review, revise, and advance its public housing portfolio conversion schedule under the RAD Program. AH's conversion schedule includes supportive project management functions involving substantial rehabilitation or significant modernization activities to ensure that its public housing conversions meet RAD requirements. Additional functions include submitting applications to the Special Applications Center (SAC) and applications to secure Commitments to enter a Housing Assistance Payments (CHAPs) contract as appropriate and applicable to AH's public housing portfolio, including such units in mixed-income communities.
- AH remains interested in the acquisition of properties on its HomeFlex Program from those HomeFlex partners that desire to sell their property and no longer participate in the HomeFlex Program. AH's acquisition interest complements its goal to preserve affordable housing within the city. Furthermore, AH remains interested in working closely with property owners with expiring tax credits to position AH to gain a significant ownership role to preserve unit affordability.
- AH will continue to advance its strategy to preserve affordable units not currently in AH's rental assistance portfolio. Such units include naturally affordable units and units with expiring contracts. In these cases, AH may consider issuing bond instruments to fund new construction, substantially rehabilitated, or significant modernization activities and projects that align with AH's preservation goals to retain affordable units in Atlanta's housing stock.

Enhance Housing Assistance Resources

- AH continues to review and assess the feasibility of pursuing Choice Neighborhoods Planning Grants and other funding sources to transform former public housing sites in alignment with AH's goals and objectives.
- AH continues to review and assess the viability of advancing its plans to develop affordable homeownership opportunities on AH-owned land. Current plans include 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 downpayment assistance to support affordability. Other activities to support long-term affordability, include, land dispositions, collaboration with land trusts, and similar activities.

Build or Expand Partnerships to Pool Resources and Maximize Impact

- AH continues to search for and analyze new and renewed sources of funding and partnerships to complement its neighborhood revitalization projects and executing master developer agreements.

Strengthen Atlanta Operations

- AH actively pursues activities that will increase the percentage of units assisted by AH units that achieve green certification. Currently, AH seeks for AH-assisted units to achieve a 35% or higher level of green certification.
- AH evaluates 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 improve the energy efficiency of units to reduce utility costs for assisted households.
 - Developing strategies to achieve net zero carbon emissions, over time at AH's Corporate Headquarters and satellite offices (230 John Wesley Dobbs, Roosevelt Hall, and Zell Miller).
 - Long-term financial feasibility of attaching solar panels to AH-owned buildings.
 - Exploring urban solar farms on "undevelopable" AH-owned parcels.
 - Moving AH towards a "Green Certified Workplace"
- Meeting or exceeding HUD's Section 3³¹ requirements.
- Continue to investigate revenue generating opportunities that increase non-federal funding. Examples may include leasing vacant land or air space for community events and cell towers.
- Elevate its authorization to issue bonds to fund new construction and substantial rehabilitation projects that add affordable housing units within Atlanta.

³¹ Pursuant to HUD Regulation 24 CFR part 75.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*)	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
277 Moreland Avenue	54	0	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
588 Paines Avenue	8	0	Committed	No	PBV unit creation under AH's Standard HomeFlex Program.
Abbingdon at Ormewood	8	0	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Intrada Westside	0	25	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
McAuley Park Phase I	30	0	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Thrive Sweet Auburn	0	23	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Cosby Spear Highrise / GA06000241	282	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Village at Carver (Phase II) / GA006000850	33	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Total: Planned and Actual New Project-Based Vouchers	415	48			

* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

The difference between the Planned and Actual number of vouchers newly project-based is 367. AH attributes the differences between the planned and actual counts to projects "rolling forward" from FY 2024 and being executed in FY 2025. Similarly, activities planned for FY 2024 were "carried forward" because of market conditions and will be executed in FY 2025.

ii. Actual 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 was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

Note: AH does not include non-ACC³² units in the PBV tables that follow. AH does, however, assist negotiated units in a community via a HomeFlex Agreement under its HomeFlex Program³³. Three communities have a designated housing plan (DHP) and comprise both public housing units and units receiving assistance. AH includes their development number and a note under the “Description of Project” column for easier identification while including a table at the end of this list to detail the unit breakdown.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Academy Lofts at Adair Park	5	5	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.
Adamsville Green	35	35	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Adamsville Green	46	46	Leased/Issued	No	Supportive housing for seniors (62+) - HAVEN HomeFlex.
Arcadia at Parkway Village	116	116	Leased/Issued	No	Housing for families - Standard HomeFlex.
Ashley Auburn Pointe I	8	8	Leased/Issued	No	Housing for families - Standard HomeFlex.
Ashley Scholars Landing IA & IB	54	54	Leased/Issued	No	Housing for families - Standard HomeFlex.
Ashley Scholars Landing IC	25	25	Leased/Issued	No	Housing for families - Standard HomeFlex.
Ashton at Browns Mill	74	74	Leased/Issued	No	Near-elderly (55+) housing - HomeFlex for Older Persons.
Ashton at Browns Mill	5	5	Leased/Issued	No	Supportive housing for near-elderly (55+) - HAVEN HomeFlex.
Atrium at College Town GA006001030	114	114	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex. This community has a designated housing plan: 76 PH units for elderly only.
Avalon Park Family	53	53	Leased/Issued	No	Housing for families - Standard HomeFlex.
Avalon Park Senior	136	136	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Avalon Ridge Family	89	89	Leased/Issued	No	Housing for families - Standard HomeFlex.

³² Annual Contributions Contract. AH utilizes a portion of its Housing Choice Voucher Program funds to project-base assistance at market properties to create affordable units for low-income families.

³³ AH's project-based rental assistance program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Brightstone at DeKalb Medical Parkway	175	175	Leased/Issued	No	Senior housing for near-elderly (55+) - HomeFlex for Older Persons.
Campbell Stone	236	236	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Capitol Gateway II	16	16	Leased/Issued	No	Housing for families - Standard HomeFlex.
Capital View	43	43	Leased/Issued	No	Housing for families - Standard HomeFlex.
Capital View	24	24	Leased/Issued	No	Supportive housing for families – HAVEN HomeFlex.
Centennial Place I	74	74	Leased/Issued	No	Housing for families - Standard HomeFlex.
Centennial Place II	70	70	Leased/Issued	No	Housing for families - Standard HomeFlex.
Centennial Place III	74	74	Leased/Issued	No	Housing for families - Standard HomeFlex.
Centennial Place IV	83	83	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Colony Senior	62	62	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Columbia Commons	15	15	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Heritage	124	124	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Columbia High Point (Senior)	94	94	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Columbia Mechanicsville Apartments	35	35	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Mechanicsville Parkside Apartments	32	32	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Senior Residences at Blackshear	78	78	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Columbia Senior Residences at Edgewood	135	135	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Columbia Senior Residences at Martin Luther King, Jr.	122	122	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Columbia Senior Residences at Mechanicsville	81	81	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Columbia South River Gardens	51	51	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Sylvan Hills	37	37	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Sylvan Hills	39	39	Leased/Issued	No	Supportive housing for elderly (62+) - HAVEN HomeFlex.
Columbia Tower at Martin Luther King, Jr. Village	56	56	Leased/Issued	No	Housing for families - Standard HomeFlex.
Columbia Tower at Martin Luther King, Jr. Village	39	39	Leased/Issued	No	Supportive housing for elderly (62+) - HAVEN HomeFlex.
Commons at Imperial Hotel	90	90	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.
Constitution Avenue Apartments	67	67	Leased/Issued	No	Housing for families - Standard HomeFlex.
Covenant House Georgia	30	30	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.
Dwell at Alcove	9	9	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.
Gateway at Capitol View	162	162	Leased/Issued	No	Housing for near-elderly (55+) - HomeFlex for Older Persons.
Gateway at East Point	100	100	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
GE Tower	189	201	Leased/Issued	No	Housing for families - Standard HomeFlex.
Heritage Greene Apartments	44	54	Leased/Issued	No	Housing for families - Standard HomeFlex.
Heritage Station I	88	88	Leased/Issued	No	Housing for families - Standard HomeFlex.
Heritage Station II	150	150	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Herndon Square Senior	97	97	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Lakewood at Christian Manor	199	199	Leased/Issued	No	Housing for near-elderly (55+) - HomeFlex for Older Persons.
Legacy at Vine City	105	105	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Lillie R. Campbell House	64	86	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
London Townhomes	94	150	Leased/Issued	No	Housing for families - Standard HomeFlex.
Manor at Indian Creek II	75	75	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Manor at Scott's Crossing	100	100	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex.
Martin House at Adamsville	113	121	Leased/Issued	No	Senior housing for near-elderly (55+) - HomeFlex for Older Persons.
Mechanicsville Crossing	30	30	Leased/Issued	No	Housing for families in mixed community - Standard HomeFlex Program.
Mechanicsville Station	35	35	Leased/Issued	No	Housing for families - Standard HomeFlex.
Oasis at Scholars Landing	60	60	Leased/Issued	No	Housing for elderly (62+) – Standard HomeFlex.
Odyssey at Villas	32	32	Leased/Issued	No	Supportive housing families - HAVEN HomeFlex.
O'Hern House	76	76	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.
Park Commons / Gates Park HFOP	130	130	Leased/Issued	No	Senior housing for near-elderly (55+) - HomeFlex for Older Persons.
Park Commons / Gates Park HFOP	22	22	Leased/Issued	No	Supportive housing for near-elderly (55+) - HAVEN HomeFlex.
Park Commons / Gates Park	110	110	Leased/Issued	No	Senior housing (62+) families – HomeFlex for Older Persons.
Park Commons / Gates Park HFS	19	19	Leased/Issued	No	Supportive housing for near-elderly (55+) - HAVEN HomeFlex.
Phoenix House	44	44	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Providence Parkway Village	50	50	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Quest Village III	10	10	Leased/Issued	No	Supportive housing for families - HAVEN HomeFlex.
Renaissance at Park South – Senior	100	100	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Retreat at Edgewood	40	40	Leased/Issued	No	Housing for families - Standard HomeFlex.
Reynoldstown Senior Residences	26	26	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Seven Courts	30	30	Leased/Issued	No	Supportive housing for families - HAVEN HomeFlex.
Spring View Apartments	24	24	Leased/Issued	No	Housing for families - Standard HomeFlex.
Sterling at Candler Village	170	170	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Summerdale Commons	50	50	Leased/Issued	No	Housing for families - Standard HomeFlex.
Summit Trail	40	40	Leased/Issued	No	Supportive housing for families - HAVEN HomeFlex.
The Legacy at Walton Lakes	24	24	Leased/Issued	No	Housing for near-elderly (55+) - HomeFlex for Older Persons.
The Peaks at Martin Luther King, Jr.	73	73	Leased/Issued	No	Housing for families - Standard HomeFlex.
The Remington Apartments	160	160	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Veranda at Auburn Pointe GA006001040	86	86	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex. This community has 38 PH units with elderly only designation.
Veranda at Auburn Pointe II	93	93	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Veranda at Auburn Pointe II	5	5	Leased/Issued	No	Supportive housing for near-elderly (55+) - HAVEN HomeFlex.
Veranda at Auburn Pointe III	96	96	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Veranda at Auburn Pointe III	6	6	Leased/Issued	No	Supportive housing for near-elderly (55+) - HAVEN HomeFlex.
Veranda at Carver	90	90	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Veranda at CollegeTown	100	100	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Veranda at Groveway	74	74	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Veranda at Scholars Landing	100	100	Leased/Issued	No	Senior housing for near-elderly (55+) - HomeFlex for Older Persons.
Welcome House	41	41	Leased/Issued	No	Supportive housing for adults only - HAVEN HomeFlex.
Woodbridge at Parkway Village	98	98	Leased/Issued	No	Senior housing (62+) – Standard HomeFlex.
Non-RAD Total: Planned and Actual Existing Project-Based Vouchers	6,475	6,583			

Note: The table below outlines communities with a Designated Housing Plan (DHP)³⁴. The table shows the number of units for each program, the bedroom counts for public housing units³⁵, and the DHP type.

PROPERTY NAME and CODE	TOTAL UNIT COUNT	TOTAL PBV UNIT COUNT	TOTAL PH UNIT COUNT	PH UNIT COUNT BY BEDROOM (BR) SIZE				HOUSING PLAN DESIGNATION
				0 BR	1 BR	2 BR	3+ BR	
Atrium at CollegeTown GA006001030	190	114	76	0	61	15	0	Elderly Only
Gardens at CollegeTown GA006001070	26	0	26	1	25	0	0	Disabled Only
Veranda at Auburn Pointe I GA 006001040	124	86	38	0	33	5	0	Elderly Only
TOTALS	340	200	140	1	119	20	0	

³⁴ Designated Housing Plan applicable to public housing (PH) communities/units only.

³⁵ Units at market rate properties that receive a negotiated subsidy under AH's HomeFlex Program. The subsidy helps to make the community affordable for eligible low-income families. The project-based assistance remains with the unit for the next eligible low-income family.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Columbia Commons	48	48	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	50	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Apartments	62	62	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Parkside Apartments VI	47	47	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Park Citi Residences at West Highlands	61	61	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Senior Residences at Mechanicsville	54	54	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Village	30	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
James Allen, Jr. Place	129	129	Leased	Yes	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Marietta Road Senior Tower	129	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Peachtree Road Senior Tower	196	196	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	207	207	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Tenth & Juniper Highrise	149	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Villages at Castleberry Hill I	66	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at East Lake Redevelopment I & II	271	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
RAD Total: Planned and Actual Existing Project-Based Vouchers	1,499	1,499			
Non-RAD + RAD Total: Planned and Actual Existing Project-Based Vouchers	7,974	8,082			

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

The net difference between the planned and actual existing number of vouchers project-based is 108. AH attributes the difference to inclusion of HUD PBVs at Campbell Stone, expiring agreements that were not renewed, and agreements moving from the committed status to a leased/issued status during FY 2024.

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR

AH continued to hold units at its remaining communities off-line to start, advance, or complete substantial rehabilitation and significant modernization to units directly associated with its conversion plans to meet the requirements of the Rental Assistance Demonstration (RAD) Program.

iv. General Description of All Actual Capital Expenditures During the Plan Year

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

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR

Facilities and Operations oversees most of the capital expenditures for the agency. Its cost centers include distribution, fleet, commercial properties, and vacant lots. Facilities oversees operation of AH's headquarters building, the newly renovated Roosevelt Hall, and the Zell Miller building. AH's fleet program goal is to align with Executive Order 14057 and introduce electric vehicles into the inventory.

AH expended \$13.1M in capital expenditures for site and building improvements at six AH-Owned communities. Expenditures included replacing 346 exterior light fixtures, demolition/replacement of 282 balconies, 20 PTAC units. Because the East Lake Highrise conversion closing was longer than anticipated, AH repurposed the following items to other AH-owned properties: replacement of 4 dumpsters, 2 trash compactors, 20 toilet tank upgrades, 25 refrigerators, and 25 stoves. This action reduced our total expenditures.

Large scale expenditure projects included the previously mentioned balcony repairs, a 162-unit plus common area window replacement for energy efficiency, elevator upgrades, interior stairwell painting, interior lighting upgrades, and upgraded lighting protection systems were completed.

In addition, capital expenditures for sitework included roof replacement, exterior signage, exterior lighting upgrades, patio redesign, dog park fencing and amenities, bio retention upgrades, seal, stripe parking lots, irrigation system, greenspace, landscape/hardscape, and driveway access. AH responded to several executive designated priority projects during the fiscal year that included necessary upgrades to lighting protection system (surge protection), Chiller MCC panels, and bathroom grab bar projects were completed in lieu of planned projects. AH will rollover projects to upgrade 100 community room chairs, replace 10 exterior doors, upgrade security cameras, improve or provide patio sitework, and replace laundry room flooring to FY 2025.

AH added another electric vehicle (EV) to the fleet inventory and continued to explore the benefits of purchasing EVs that align with AH's Strategic Plan to reduce its Carbon Footprint while improving the experience and safety of its drivers and replacing aging vehicles.

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

- \$6,784,741 @ Cheshire Bridge Road Highrise
- \$5,319,119 @ Cosby Spear Highrise
- \$459,043 @ Georgia Avenue Highrise
- \$416,172 @ Marian Road Highrise
- \$36,850 @ Martin Street
- \$114,400 @ Westminster
- \$13,133,325 Capital Expenditure Total*

***Note:** Final expenditures reflect fees and incentives, not just construction costs.

B. Leasing Information

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Actual	NUMBER OF HOUSEHOLDS SERVED** Planned^^	NUMBER OF HOUSEHOLDS SERVED** Actual
MTW Public Housing Units Leased	19,584	25,944	1,632	2,162
MTW Housing Choice Vouchers (HCV) Utilized	243,576	233,076	20,298	19,423
Local, Non-Traditional: Tenant-Based	3,540	6,252	295	521
Local, Non-Traditional: Property-Based	31,368	34,020	2,614	2,835
Local, Non-Traditional: Homeownership	23,496	20,256	1,958	1,688
Planned and Actual Totals:	321,564	319,548	26,797	26,629

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

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

AH attributes the differences between the planned and actual households served to the following factors:

- Delay in the conversion of PH units to long-term Section 8 assisted PBV units under RAD;
- Delays in the execution of HomeFlex (AH's project-based rental program) Agreements
- Organic ebbs and flows of LIHTC units; and
- Maturity or repayment of DPA subsidy loans.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY (NAME and NUMBER)	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual	NUMBER OF HOUSEHOLDS SERVED Planned^^	NUMBER OF HOUSEHOLDS SERVED Actual
Tenant-Based	Developing Alternative and Supportive Housing Resources/SH.2005.09	3,540	6,252	295	521
Property-Based	Gap Financing/RE.2005.11	13,584	13,668	1,132	1,139
Property-Based	Gap Financing/RE.2005.11	17,784	20,352	1,482	1,696
Homeownership	Comprehensive Homeownership Program/RE.2007.03	23,496	20,256	1,958	1,688
Planned and Actual Totals		58,404	60,528	4,867	5,044

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

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	N/A	N/A

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	<p>AH continued strategic leasing moratoriums connected to “checker-boarding” resident movement to complete planned rehabilitation projects and continued to deal with leasing issues remaining from the nationwide eviction moratorium, which limited property management activities, including lease-ups and evictions for FY 2024.</p> <p>Leasing issue solutions included assisting contracted property managers in overcoming some issues and satisfying arrear accounts for assisted program participants.</p>
MTW Housing Choice Voucher	<p>AH continued efforts to recruit and retain property owner partners, especially those with one and two-bedroom units. In addition, AH dealt with issues connected to the nationwide eviction moratorium, which limited voucher management activities such as lease-ups, terminations, and HQS inspections.</p> <p>Leasing solutions included utilizing HUD-approved guidance to assist property owners and manager partners in overcoming some issues, while satisfying arrear accounts for assisted program participants.</p>
Local, Non-Traditional	<p>While AH continued its efforts to recruit and retain property owner partners for its voucher program, AH also sought property owner partners willing to provide temporary housing to prevent households from becoming homeless. Other challenges under the LNT Program includes expiring tax credits, which if not renewed by the owner causes those units to become market rate units.</p> <p>AH actively marketed its Home Again and HAVEN Programs to address short-term and long-term housing solutions while seeking strategies to continue support of tax credit units those families living in those units while adding affordable units to Atlanta’s affordable housing stock.</p>

C. Waiting List Information

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
MTW Housing Choice Voucher Program	Community-wide voucher WL for all populations.	20,875	Closed	No
Choice Mobility Vouchers Program	Specific voucher WL for eligible residents living at converted PH sites.	20	Partially Open	Yes
MTW Public Housing Program	Community-wide WL for all populations managed by a third party at the property level for 1,003 units at 7 AH-Owned sites.	1,239	Open	Yes
Site-Based Administration – HomeFlex and Mixed Communities	Community-wide WL for all populations managed by property owners at the property level for 6,323 units at 77 sites.	28,190	Closed	No
Site-Based Administration – HomeFlex and Mixed Communities	Community-wide unit WL for all population managed by property owners at the property level for 3,451 units at 33 sites.	12,513	Open	Yes

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 waiting list as well as a site-based waiting list or multiple site-based waiting lists that are managed by property owners or property management agents. Although AH does not prohibit applicant duplication across waiting lists, AH does monitor subsidy assistance between rental assistance programs to prevent duplicative subsidy awards. AH employs a date and time stamp process to receive applications and then administers a “lottery” selection process that randomly draws applicant names. Furthermore, AH employs a local residency/employment preference to ensure local families are assisted before non-local families not residing in nor employed within the city of Atlanta.

ii. Actual Changes to Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
MTW Housing Choice Voucher	AH did not make any changes to this waiting list.
RAD Project-Based Voucher (Choice Mobility Vouchers)	N/A
Site-Based – Assorted Properties	AH did not make any changes to this waiting list.

D. Information on Statutory Objectives and Requirements

i. 75% of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-Based"; "Local, Non-Traditional: Property-Based"; and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	164
49%-30% Area Median Income	240
Below 30% Area Median Income	321
Total Local, Non-Traditional Households Admitted	725

ii. Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)

FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	2,564	2,209	0	4,773	36%
2 Person	466	1,939	0	2,405	18%
3 Person	354	2,014	0	2,368	18%
4 Person	284	1,629	0	1,913	14%
5 Person	350	1,591	0	1,941	14%
6+ Person	0	0	0	0	0%
TOTAL	4,018	9,382	0	13,400	100%

* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" given above:

N/A

MIX OF FAMILY SIZES SERVED (in Plan Year)

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	36%	10,390	50%	14%
2 Person	18%	4,245	20%	2%
3 Person	18%	2,678	13%	-5%
4 Person	14%	1,828	9%	-5%
5 Person	14%	943	5%	-9%
6+ Person	0%	723	3%	3%
TOTAL	100%	20,807	100%	0%

- ** The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.
- ^ The "Total" in the "Number of Households Served in Plan Year" column should match the "Actual Total" box in the "Actual Number of Households Served in the Plan Year" table in Section II.B.i of this Annual MTW Report.
- ^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

Variances of more than 5% between the Plan Year and Baseline Year shown in the table above are primarily attributed to past methodology, where HUD approved AH to use bedroom sizes, instead of family sizes, to establish the baseline and subsequent household served counts because AH was unable to collect family size counts because of operating agreements with contracted property managers of its public housing communities. After renewing operating agreements, AH has since collected and reported this information by family size. Nonetheless, AH acknowledges that the alternate methodology, using bedroom sizes for the baseline, establishes an inaccurate representation of AH households served, but it does include reasonable assumptions and projections. Consequently, AH will continue to show an annual variance because the alternate methodology "blends" two data sources.

Unfortunately, any changes to "correct" the methodology would negatively affect AH's comparable mix baseline in such a way that AH would lose households. In addition to the alternate methodology, AH submits that other contributing factors to variances of more than 5% for the following family sizes may include:

- 1-Person Family: AH attributes the change in this category to "right-sizing" over-housed families because of RAD conversions, which required some relocation, "shrinking" families over time, and the availability of these units. This increases AH's ability to house 1-person families.
- 5-Person Family: AH attributes the change in this category to "shrinking" families assisted by AH as well as "right-sizing" efforts of over-housed families.

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of households, across MTW activities, that were transitioned to the MTW PHA's local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY (NAME and NUMBER)	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF- SUFFICIENCY
Earned Income Disregard/AW.2005.02	490	Elderly and Non-Elderly Disabled persons with earned income
Human Development Services/HC.2005.06	81	Housing Choice households paying 100% of their rent or graduated from AH's Housing Choice Voucher Program
	0	<i>(Households Duplicated Across MTW Activities)</i>
	571	Total Households Transitioned to Self- Sufficiency

* Figures should match the outcome reported where metric SS#8 is used in Section IV of this Annual MTW Report.

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III. PROPOSED MTW ACTIVITIES: HUD Approval Requested

“All proposed MTW activities that were granted approval by HUD are reported in Section IV as ‘Approved Activities’.”

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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	65	Section I.O: General Conditions; setting rents and term limits
AW	2005.02	Earned Income Disregard	66	Sections I.O and VII.A.4: General Conditions and . . . Authorized to Create its own HCV Program
AW	2005.03	Work / Program Requirement	68	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC	2005.04	Enhanced Inspection Standards	70	Section VII: Establishment of HCV Program
HD	2005.05	Good Neighbor Program II	72	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
HD	2005.06	Human Development Services	74	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
PH	2005.07	4-to-1 Elderly Admissions	75	Section III: Occupancy Policies Section IV: Self-Sufficiency/Supportive Services
SH	2005.09	Develop Alternate and Supportive Housing Resources	77	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	79	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

AH's MTW Activities			
Activity ID	Activity Name	Page	MTW Authorization(s) AH's Attachment D
RE	2005.11	Gap Financing	81 Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol
HC	2006.01	AH Submarket Payment Standards	82 Section VII: Establishment of HCV Program
RE	2006.02	HomeFlex Site-Based Administration	84 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	85 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	87 Section V: Single-Fund Budget with Full Flexibility
RE	2007.04	HomeFlex as a Strategic Tool	89 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	91 Section I.O: General Conditions
HC	2008.02	Leasing Incentive Fee	93 Section VII: Establishment of HCV Program
PH	2008.03	Energy Performance Contracting	94 Section IX: Energy Performance Contracting

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/Impact/Update

In response to budget constraints, AH deployed MTW Authorization Section I.O under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR § 5.630 – Minimum Rent and identify opportunities for program participants to contribute toward sustaining subsidized housing assistance by paying their “fair share.” Under this activity, AH increased the minimum monthly rent from \$25 to \$125 per month. This policy went into effect October 1, 2004 (FY 2005).

The rent increase is applicable across all AH rental assistance programs, including public housing, Mixed (mixed-finance, mixed-income), and HomeFlex communities offered under public-private partnerships, as well as AH’s Housing Choice Voucher Program. Households meeting the exclusionary definitions are exempt from the application of this activity. These households continue to pay their rent share based on their household income and usually calculates to 30% of their adjusted gross income.

AH defines exempt households as all members of the household meet the definition of elderly, or non-elderly disabled adult and have a fixed, stable income from sources such as Social Security Insurance or Disability Insurance (“SSI” or “SSDI”), pension, Veterans Affairs Benefits, or similar fixed, stable income source.

AH’s housing policies apply to all properties in AH’s rental assistance portfolio, including properties that are managed by professional property management agents. Management agents at those sites are responsible for administering AH housing policies. AH conducts regular site visits and consults with management representatives to review management reports for compliance while offering training opportunities with respect to property operations, compliance, and financial oversight.

CE #5: Increase in Agency Rental Revenue - \$125 Minimum Rent				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household Contributions Towards Housing Assistance (agency revenue increase and HHs paying minimum rent decrease).	Household contributions prior to implementation of the activity (in dollars).	Expected household contributions after implementation of the activity (in dollars).	Actual household contributions after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	Monthly minimum rent = \$25	Expected monthly minimum rent = \$125	Actual monthly minimum rent = \$125	Exceeds Benchmark
	Total Households Paying <i>Only</i> the Minimum Rent = 2,272	Expected Households Paying <i>Only</i> the Minimum Rent = 836	Actual Households Paying <i>Only</i> the Minimum Rent = 1,091	
	Total Annual Agency Rental Revenue prior to implementation of the activity:	Expected Annual Agency Rental Revenue after implementation of the activity:	Actual Annual Agency Rental Revenue after implementation of the activity:	
	\$ 681,600	\$ 1,254,000	\$ 1,636,500	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This activity did not have any challenges.

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/Impact/Update

Seeking to encourage older persons and non-elderly disabled households to maintain engagement in their community, AH deployed MTW Authorizations Section I.G and I.O: General Conditions under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR § 5.609 – Annual Income to increase self-sufficiency levels of program participants on fixed, stable sources of income and improve the quality of life of its program participants. Under this activity, AH disregards earned income from employment earned by elderly or non-elderly disabled adults.

The administration of this activity is applicable across all AH rental assistance programs, including public housing, Mixed (mixed-finance, mixed-income), and HomeFlex communities offered under public-private partnerships and housing choice vouchers. Households meeting the exclusionary definitions are eligible for earned income to be disregarded from the annual household income calculation. These households continue to pay their rent shared based on the remaining, included household income.

AH defines households eligible for Earned Income Disregard are households where all members of the household meet the definition of elderly, or non-elderly disabled adult and have a fixed, stable income from sources such as Social Security Insurance or Disability Insurance (“SSI” or “SSDI”), pension, Veterans Affairs Benefits, or similar fixed, stable income source and report a verified source of earned income.

Incentivizing persons whose primary source of income meets the definition of fixed, stable income to return to and maintain a presence in the workforce accomplishes the priorities of this activity. 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, whether by dollar amount or disregard time.

Therefore, any income sources not being disregard under this policy are included in the annual household income calculation formula to arrive at the Total Tenant Payment amount. This activity complements AH’s Aging Well strategy.

AH’s housing policies apply to all properties in AH’s rental assistance portfolio, including properties that are managed by professional property management agents. Management agents at those sites are responsible for administering AH housing policies. AH conducts regular site visits and consults with management representatives to review management reports for compliance while offering training opportunities with respect to property operations, compliance, and financial oversight.

SS #8: Households Transitioned to Self Sufficiency - Earned Income Disregard				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Households Transitioned to Self-Sufficiency: Non-Elderly Disabled (NED) and Elderly Households (HHs) Reporting Earned Income (increase).	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number of Non-Elderly Disabled (NED) Households = Unk Number of Elderly HHs = Unk	Expected number of NED HHs = 224 Expected number of Elderly HHs = 177	Actual number of NED HHs = 150 Actual number of Elderly HHs = 340	Exceeds Benchmark
	Total Number of NED and Elderly Households with Earned Income prior to implementation of the activity is: Unk	Expected Number of NED and Elderly Households with Earned Income after implementation of the activity is: 401	Actual Number of NED and Elderly Households with Earned Income after implementation of the activity is: 490	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This activity did not have any challenges.

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/Impact/Update

The primary paths to self-sufficiency are work and education – a perspective supported by evidence-based studies. In alignment with its belief and supporting studies, AH deployed MTW Authorizations Section I.H: General Conditions and Section IV: Self-Sufficiency/Supportive Services under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR § 960.206 and 982.207 – Waiting List: Local Preferences in Admission and 24 CFR § 982.551 – Obligations of Participant to position assisted families for success. Under this activity, AH requires new admissions especially target households, to be and remain employed.

This activity aligns with previously stated agency priorities that focus on improving the quality of life of its program participants through encouragement to maintain engagement in the community, increase self-sufficiency levels, and stabilize households receiving rental assistance.

With those priorities in mind, AH designed an activity that requires all program participants to contribute towards their housing self-sufficiency by being actively engaged in education or employment activities. Therefore, work-abled Head of Household (HoH) program participants (18 – 61) and other adult household members are required to maintain continuous employment, and minor household members must maintain full-time enrollment in primary, secondary, or post-secondary school. Dependents (18 to 24) not meeting the school enrollment requirement must meet the current employment requirement as a condition of the household to continue receiving rental assistance. Individuals must be verified when they meet the work-able definition by age but are unable to meet the education or employment requirement because of a disability.

AH realizes that technology, legislation, and product demand influence the workforce. Most companies, regardless of industry, use data science strategies such as algorithms and processes to project time and effort sales and thus base staffing needs. In addition, AH realizes that many of its assisted families work in the Service Industry, where employers use data science results and seasons to plan schedules.

Based on this reality, AH modified its work requirement for target households to an average of 20 hours per week from 30 hours per week. In addition to reducing the number of work hour compliance, AH also reduced its annual benchmark goal in response to pandemic protocols. Since entering pandemic recovery, AH has implemented plans to return its work/program compliance benchmark to 75%.

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 households to community resources that link them to education, employment, training, and related services to help individuals become compliant.

AH's housing policies apply to all properties in AH's rental assistance portfolio, including properties that are managed by professional property management agents. Management agents at those sites are responsible for administering AH housing policies. AH conducts regular site visits and consults with management representatives to review management reports for compliance while offering training opportunities with respect to property operations, compliance, and financial oversight.

SS #8: Households Transitioned to Self Sufficiency - Work/Program Requirement				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Households Meeting or Maintaining Program Compliance including Households Assisted by AH's Human Development Services (HDS) Team	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Target or workforce households (18-61 years old) = Unk Households reporting employment = Unk	Expected Target Households = 8,323 Expected households reporting employment = 5,576	Actual Target Households = 8,104 Actual households reporting employment = 5,480	Exceeds Benchmark
	Total Percent of Target or Workforce Households meeting Work/Program Requirement prior to implementation of the activity is: 0%	Expected Percent of Target or Workforce Households meeting Work/Program Requirement after implementation of the activity is: 67%	Actual Percent of Target or Workforce Households meeting Work/Program Requirement after implementation of the activity is: 68%	
<i>Weighted Compliance Rate</i>	<i>N/A</i>	<i>67%</i>	<i>70%</i>	

iii. Actual Non-Significant Changes

AH continues to monitor employment practices to ensure alignment of the required program employment hours, the scheduling practices of employers, and the compliant family counts. AH plans to return its program compliance benchmark to 75%. The table below outlines AH's benchmark strategy to achieve this mark:

Compliance Benchmark Work/Program Requirement						
Fiscal Year	2023	Plan to Return to 75%				
		2024	2025	2026	2027	2028
Benchmark	65%	67%	69%	71%	73%	75%

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This activity did not have any challenges.

HC.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/Impact/Update

Securing housing in AH's service area is highly competitive. Several factors contribute to this competition, including a comfortable climate, a business-friendly environment across many industries, and its 57 colleges and universities, which attract companies. In response to AH's competitive service jurisdiction, AH deployed MTW Authorizations in Section VII: Establishment of Housing Choice Voucher Program under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR Subpart G – Physical Inspection of Real Estate and 24 CFR Subpart I – Dwelling Unit: Housing Quality Standards, Subsidy Standards, Inspection and Maintenance to achieve higher health and safety standards. Under this activity, AH administers a more aggressive enforcement of higher standards for both housing partners and program participants to receive and maintain rental assistance.

AH regularly reviews inspection processes and procedures to improve the delivery of affordable housing to all program participants. A portion of AH's inspection efforts focuses on considering updated materials and building codes. 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.

Under this activity, the efforts cited above, enhance property eligibility criteria for single family, multiplexes (2 to 4 units), 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, and quality control inspections. AH may also conduct special inspections related to health and safety issues as initiated by program participants, property owners/housing partners, or community neighbors.

This activity includes revision to the Site and Vicinity standards from a 6-door radius (front-back-left-right) to a 1-door radius. This standard clearly defines unit eligibility for both property owners/housing partners and program participants, as well as increases the housing stock for AH's tight and extremely competitive affordable rental market.

**HC #1: Additional Units of Housing Made Available -
Enhanced Inspection Standards**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of New Housing Units Made Available for Households at or below 80% Area Median Income (AMI) as a Result of Enhanced Inspection Policy (increase)	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Total number of quality Housing Choice Voucher (HCV) units = Unk	Expected number of quality HCV units = 9,264	Actual number of quality HCV units = 9,525	Exceeds Benchmark
	Percent of quality Housing Choice Voucher (HCV) units inspected = Unk	Expected percent of quality HCV units inspected = 98%	Actual percent of quality HCV units inspected = 98%	
	Total Number of Quality Subsidized Units for Households ≤80% AMI prior to implementation of the activity is:	Expected Number of Quality Subsidized Units for Households ≤80% AMI after implementation of the activity is:	Actual Number of Quality Subsidized Units for Households ≤80% AMI after implementation of the activity is:	
N/A	9,079	9,290		

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Challenges in achieving this benchmark continue to center around dispelling rumors and myths regarding voucher holding families as AH continues its outreach efforts to attract new property owners and retain existing ones on its HCV Program. Ongoing strategies include the continuation of administering outreach efforts and innovative strategies such as AH’s Leasing Incentive Fees (LIFs) and Property Protection (P2) Program to promote confidence among current and future housing partners while participating on AH’s HCV Program.

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/Impact/Update

In response to its de-concentration activities, AH embarked on its journey to create mixed-income communities at its former public housing sites. To complement its de-concentration efforts, AH deployed MTW Authorizations Sections VII: Establishment of Housing Choice Voucher Program and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR Part 982.551 – Obligations of Participant to establish a referral-based program. Under this activity, AH seeks to educate and prepare assisted households to successfully live in mixed-income properties and single-family homes in Atlanta.

Originally, the Good Neighbor Program (GNP) was designed to assist former public housing residents that required relocation to other communities. AH designed this activity to help prepare low-income families to succeed in low-poverty neighborhoods. The program curriculum focused on living outside of public housing in market rent, mixed-income, and privately owned housing communities.

Since then, GNP's focus has evolved, moving from primarily assisting relocated public housing residents to GNP II and a focus of training new Housing Choice Voucher family admissions on the roles and responsibilities of being a good neighbor while living in market rent, mixed-income communities and at privately-owned single-family properties as an AH program participant.

GNP II curriculum highlights include: 1) Rights and Responsibilities – Tenants and Landlords, 2) Maintaining Your Home and Community Contributions, 3) Life Skills and Self-Sufficiency, 4) Community Resources and AH's Human Development Services Department, 5) Safety, 6) Youth and Young Adults.

Neighbors, property owners/managers, housing partners, and other community interest groups/individuals can refer AH-assisted families. Families receiving multiple referrals for the same or similar "misconduct" may lose their housing choice voucher rental assistance.

SS #5: Households Assisted by Services that Increase Self Sufficiency - Good Neighbor Program II				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of New Housing Choice Voucher (HCV) Program Admissions Completing Good Neighbor Program (GNP) Services through Martin Luther King Sr. Community Resources Collaborative (MLKSCRC)	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Total number of new HCV Program admissions referred for GNP services = 0	Expected number of new HCV Program admissions referred for GNP services = 1,149	Actual number of new HCV Program admissions referred for GNP services = 803	Benchmark Not Achieved
	Percent of new HCV Program admissions completing GNP services = 100%	Expected percent of new HCV Program admissions completing GNP services = 100%	Actual percent of new HCV Program admissions completing GNP services = 75.3%	
	Total Number of New HCV Households Completing GNP Services prior to implementation of the activity is: 0	Expected Number of New HCV Households Completing GNP Services after implementation of the activity is: 1,149	Actual Number of New HCV Households Completing GNP Services after implementation of the activity is: 605*	

*Total may include carryover households from previous fiscal years, as well as referred households not compliant with their tenant obligations.

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Market conditions and residual effects of pandemic protocols continue to influence program admissions and terminations. Therefore, AH did not have as many admissions and subsequent referrals as expected. AH anticipates resuming normal admission processes or adopting new “normal” practices in FY 2025.

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/Impact/Update

To maximize program outcomes AH deployed 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 modify 24 CFR § 982.551 – Obligations of Participant and 24 CFR Part 984 – Section 8 and Public Housing Family Self-Sufficiency Program to link work-able, senior, and disabled families to self-sufficiency and supportive services programming and to administer its own FSS Program. Under this activity, AH leverages agency resources and requires full participation of AH-assisted families referred to Human Development Services (HDS).

Originally, HDS referrals maximized outcomes. AH has since expanded its service provider network to more than 125 organizations that address a broad spectrum of training and social services. Because of AH's program expansion, HDS has modified its focus to specifically serve households participating in AH's Housing Choice Voucher (HCV) Program living in mixed-income communities and privately-owned single-family homes throughout the city.

HCV Program households are referred to HDS for program non-compliance. HDS Case Managers assess the specific needs of the whole family in support of helping the HCV household to achieve a status of program compliance and avoid losing their rental assistance.

AH's Family Self-Sufficiency (FSS) Program is housed under the HDS activity, where AH administers its own FSS Program in support of working-aged adults (18 – 61 years old) entering the workforce for the first time or returning to the workforce after an extended unemployment period (6 consecutive months or longer).

SS #5: Households Assisted by Services that Increase Self Sufficiency - Human Development Services				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Housing Choice Voucher (HCV) Program Households Receiving Services through the Human Development Services (HDS) Program (AH's Family Self-Sufficiency (FSS) Program)	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Total HCV Program household (HH) count = Unk	Expected HCV Program HH count = 9,264	Actual HCV Program HH count = 9,525	Exceeds Benchmark
	Percent of HCV Program HHs receiving services through HDS Program = 0%	Expected percent of HCV Program HHs receiving services through HDS Program = 1%	Actual percent of HCV Program HHs receiving services through HDS Program = 1%	
	Total Number of HCV Program HHs Achieving Self-Sufficiency prior to implementation of the activity is: NR	Expected Number of HCV Program HHs Achieving Self-Sufficiency after implementation of the activity is: 80	Actual Number of HCV Program HHs Achieving Self-Sufficiency after implementation of the activity is: 81	

iii. Actual Non-Significant Changes

AH defines self-sufficiency as the number of HCV households paying 100% of their rent with no assistance and the number of HCV households “graduated” from the HCV Program.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This is a voluntary program. AH resumed in-person case management to improve outcomes.

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/Impact/Update

AH desires to create an optimal mix of elderly (62+), near-elderly (55 – 61), and non-elderly, disabled adults in AH-Owned communities. AH deployed MTW Authorizations Sections III: Occupancy Policies under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR Part 960.206 and 960.401 – Waiting List: Local Preferences in Admission to Public Housing Program to create an admission preference for defined applicants. Under this activity, AH administers a preference to admit four elderly households before admitting one non-elderly household.

AH continues to transform its rental assistance portfolio from one of public housing community dominant to a rental assistance portfolio of voucher assisted dominance. During its ongoing transformation, AH seeks to maintain or reconstruct a healthy diverse population, which helps to improve the quality of life for all residents at communities in AH’s rental assistance portfolio.

AH expects to retain several assisted communities in its rental assistance portfolio as public housing community. AH’s intentional resident mix improves the complex social issues when mixing seniors with younger residents. The preferred admission requirement also creates an assortment of services and resources accessible to all residents, regardless of age or ability, to engage in, which also helps to improve the aging process.

HC #4: Displacement Prevention - 4-to-1 Elderly Admissions				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number).	Expected households losing assistance/moving after implementation of the activity (number).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Placement of 4 Elderly Program Admissions before Placement of 1 Non-Elderly Disabled (NED) Program Admission at AH-Owned Communities	Number of new elderly admissions at AH-Owned Units = Unk Number of new NED admissions at AH-Owned Units = Unk	Expected number of new elderly admissions to AH-Owned Units = 260 Expected number of new NED admissions at AH-Owned Units = 65	Actual new elderly admissions to AH-Owned Units = 52 Actual new NED admissions to AH-Owned Units = 83	Benchmark Not Achieved
	Total Admissions Ratio of New Elderly-to-New NED Households (HHs) at AH-Owned Units prior to implementation of the activity is: NR	Expected Admissions Ratio of New Elderly-to-New NED HHs at AH-Owned Units after implementation of the activity is: 4 : 1	Actual Admissions Ratio of New Elderly-to-New NED HHs at AH-Owned Units after implementation of the activity is: 0.4 : 1	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Challenges under this activity include having enough elderly applicants on the waiting lists. Solutions include reviewing this activity for modification or close out in FY 2024.

SH.2005.09 – DEVELOPING ALTERNATE AND SUPPORTIVE HOUSING

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005.

ii. Description/Impact/Update

To assist more households, AH deployed 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 modify 24 CFR Part 583 – Supportive Housing Program to allocate vouchers to supportive housing communities and supportive housing developments for specific population groups. Under this activity, AH earmarks resources to sponsor and support alternative housing initiatives. that

Originally, AH implemented this activity to support housing communities and new developments for senior and disabled population groups. The activity has expanded since its initial implementation and incorporates various supportive housing initiatives administered by AH under its Haven Vouchers Program (HVP) and its HAVEN Permanent Supportive Housing (PSH) Program under HomeFlex.

Under this activity, the focal point of HVPs and HAVEN PSH is targeting and assisting chronically homeless families, particularly those with mental disabilities, that are inappropriately housed in AH-Owned, public-private, and privately-owned communities that lack the on-site supportive services to meet residents' unique needs. Furthermore, HVPs focuses on identifying and assisting students in the Atlanta Public School (APS) System meeting the McKinney-Vento homeless definition. AH's HVPs also focus on preventing homelessness by providing short-term housing assistance under its Home Again Program to households facing eviction or at risk of eviction.

Finally, under this activity, AH assigns a fixed number of vouchers to Atlanta's Continuum of Care (CoC), which is led by Partners for Home (PFH). Previously AH used flexibilities under this activity to create multiple programs focused on homelessness. Participating agencies received referrals through the Housing Management Information System, which PFH maintained. For efficiency and effectiveness in assisting vulnerable population groups, AH combined its voucher created programs focused on housing instability into the HAVEN CoC, which PFH leads citywide.

HC #1: Additional Units of Housing Made Available - Developing Alternate and Supportive Housing Resources				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of New Supportive Housing Units Made Available for Households (HHs) at or below 80% AMI as a result of the activity (increase). Specific HHs Include Non-Elderly Disabled and Veterans.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Supportive housing units assisted under HomeFlex HAVEN = 0	Expected supportive housing units assisted under HomeFlex HAVEN = 450	Actual supportive housing units assisted under HomeFlex HAVEN = 656	Exceeds Benchmark
	Supportive housing units assisted with AH's Special Vouchers Program (SVP):	Expected supportive housing units assisted with AH's SVPs (<i>Note: AH combined CRSHP, FLOW, ICPSH, and RISE II SVPs to create the HAVEN CoC</i>):	Actual supportive housing units assisted with AH's SVPs:	
	COVID Rapid Support Housing Program (CRSHP) + FLOW + ICPSH + RISE II = 0	HAVEN CoC Vouchers = 473	HAVEN CoC = 475	
	Special Voucher Program for Homeless Students (SVPHS [a.k.a. Atlanta Public Schools or APS Vouchers]) = 0	Expected supportive housing units assisted with SVPHS or APS vouchers = 68	Actual supportive housing units assisted with SVPHS or APS vouchers = 78	
Total Number of New Supportive Housing Units Made Available for HHs at or Below 80% AMI prior to implementation of the activity is:	Expected Number of New Supportive Housing Units Made Available for HHs at or Below 80% AMI after implementation of the activity is:	Actual Number of New Supportive Housing Units Made Available for HHs at or Below 80% AMI after implementation of the activity is:		
0	991	1,209		

iii. Actual Non-Significant Changes

AH combined several of its self-created voucher programs to create the HAVEN Continuum of Care Voucher (HAVEN CoCV) Program and Haven Voucher Program during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The challenges for this activity continue to be the availability of 1- and 2-bedroom units for this population group. As a solution, AH combined several of its self-created voucher programs to alleviate administrative burdens and get this population housed faster.

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/Impact/Update

AH elected to reposition its public housing properties into economically sustainable sites. AH deployed MTW Authorizations Sections III.A.3 Occupancy Policies – General Occupancy Policies, V.A.2.b Funding Issues Single-Fund budget with Full Flexibility, and Attachment G – Good Cause Justification, as well as other previously identified MTW Authorizations under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR Subpart F – Development Requirements and other elements of Part 905 – The Public Housing Capital Fund Program to revitalize former public housing sites and developable land owned by AH into amenity-rich, first choice areas in which to live, work, and play.

Although AH’s priorities focus on adding affordable units to Atlanta’s housing stock, AH continues to explore strategies and techniques to reposition its public housing portfolio, while maintaining a strong interest in becoming a catalyst for community revitalization. As a result, AH pursues philanthropic, Federal, and other funding sources and utilizes use agreements and similar commitments that align with its neighborhood revitalization and affordable housing goals.

Furthermore, AH continues to generate and explore innovative revitalization ideas and plans for consideration in future commercial business ventures that support its revitalization initiatives to stabilize local neighborhoods starving for reintegration into the surrounding and changing community. AH’s commercial facilities are consistent with the objectives and ideas proposed in past plans, which include building affordable housing units and offering retail and commercial ventures in areas with great recreational facilities, high performing schools and close to transportation to incorporate into AH’s Revitalization Program, which may include AH-ownership of retail and commercial facilities to initiate revitalization.

HC #1: Additional Units of Housing Made Available - Revitalization Program					
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?	
Number of new housing units made available for households (HHs) at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.	
	Number of revitalization projects achieving a financial closing = Unk	Expected number of revitalization projects achieving a financial closing = 7	Actual number of revitalization projects achieving a financial closing = 3	Exceeds Benchmark	
	Additional housing units added by revitalization projects = Unk	Expected additional housing units added by revitalization projects = 171	Actual additional housing units added by revitalization projects = 416		
	Percent of affordable housing units included in revitalization projects = Unk	Expected percent of affordable housing units included in revitalization projects = 97%	Actual percent of affordable housing units included in revitalization projects = 84%		
Total Number of Affordable New Housing Units for HHs at or Below 80% AMI prior to implementation of the activity is:	2,720	Expected Number of Affordable New Housing Units for HHs at or Below 80% AMI after implementation of the activity is:	166	Actual Number of Affordable New Housing Units for HHs at or Below 80% AMI after implementation of the activity is:	348

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Although AH exceeded its benchmark for this activity, it was not done without challenges, which continue to include increased construction costs, supply chain issues, and staffing shortages that AH overcame. AH continues to closely monitor project timelines and use that information to improve AH's project pipeline formula. In addition, AH focuses on "controllable" activities such as self-development projects and support "shovel-ready" projects on AH-Owned parcels.

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/Impact/Update

AH introduced this activity to facilitate financial closings in development projects associated with adding affordable units to Atlanta’s housing stock. AH deployed MTW Authorizations Sections V.A.2 and V.A.2.b under its Single Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to explore and apply gap financing strategies consistent with AH’s vision, mission, or current business model and AH’s Real Estate Development Strategy.

Real estate projects are about timing and location. Without the ability to fund or co-invest projects, AH would miss opportunities or encounter delays and extended timelines that both contribute to increased costs. Submitting to these actions are contradictory to the first MTW Statutory Objective, which is to spend federal dollars efficiently (and effectively) and it limits AH’s ability to increase housing choices for targeted families.

In prior years, AH focused on repositioning its public housing portfolio. Because of this intense focus, AH did not feature various financing components beyond facilitating financial closings. However, this activity also includes the provision of construction loans to development partners, especially smaller entities, to serve as both a revenue stream to AH and to expedite the development of new affordable housing opportunities in AH’s service area. Another element under this activity includes the access to short-term funding for the innovative revitalization ideas and plans to transform amenity-poor communities into amenity-rich communities and first choice areas, where families can live, work, and play. AH continues to acquire and revitalize communities in accordance with its vision, mission, and current business model, such activities require.

HC #1: Additional Units of Housing Made Available - Gap Financing				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number of co-investment projects achieving a financial closing = Unk	Expected number of co-investment projects achieving a financial closing = 4	Actual number of co-investment projects achieving a financial closing = 0	Benchmark Not Achieved
	Total number of additional housing units by co-investment projects = Unk	Expected number of additional housing units by co-investment projects = 705	Actual number of additional housing units by co-investment projects = 0	
	Percent of affordable housing units included in co-investment projects = Unk	Expected percent of affordable housing units included in co-investment projects = 100%	Actual percent of affordable housing units included in co-investment projects = 0%	
Total Number of Affordable New Housing Units for households at or Below 80% AMI prior to implementation of the activity is:	Expected Number of Affordable New Housing Units for households at or Below 80% AMI after implementation of the activity is:	Actual Number of Affordable New Housing Units for households at or Below 80% AMI after implementation of the activity is:		
	2,720	705	0	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The primary issues preventing achievement of the benchmark include planned financial closings that experienced various delays. AH anticipates financial closing approvals in FY 2025 expected to deliver more than 400 affordable units. In the meantime, AH continues to refine its project pipeline forecast to predict financial closings with greater accuracy.

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 2016.

ii. Description/Impact/Update

In alignment with its Quality-of-Life Initiative (QLI), AH deployed MTW Authorizations Sections VII.A.14 and 19 and VII.B.4.6 under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR Part 888 Subpart A – Fair Market Rents to adjust and structure Fair Market Rents (FMRs) for Housing Choice Voucher (HCV) assistance or initiatives.

Prior to being designated an MTW agency and continuing early on, AH encountered difficulty in recruiting and retaining units to its HCV Program. To compete in the private market and in alignment with its QLI goals, AH consulted with an independent entity to develop its own Payment Standards and implemented separate payment standard schedules for each identified submarket to attract and keep property owners with modern, quality units to and on its HCV Program upon the establishment of new Housing Assistance Payment (HAP) contracts during the recertification period.

Since implementation of this activity HUD published Notice PIH 2018-01, which mandates AH's participation in the Small Area Fair Market Rent (SAFMR). However, AH elected to continue administering its submarket payment standards activity. 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.

In FY 2022, AH updated its submarket payment standards based on market studies that expanded the schedules to 24 submarkets. These new payment standards and submarket additions build reflect changes in Atlanta's real estate market since 2016 and 2007 before that, when activity originally identified seven submarkets within AH's service area.

HC #5: Increase in Resident Mobility - AH Submarket Payment Standards				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity (by Census Tract [CT]) as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number of Housing Choice Voucher (HCV) Program families = Unk	Expected number of HCV Program families = 9,264	Actual number of HCV Program families = 9,525	Exceeds Benchmark
	Percent of HCV families choosing a low-poverty or area of opportunity = Unk	Expected percent of HCV families choosing a low-poverty or area of opportunity = 20%	Actual percent of HCV families choosing a low-poverty or area of opportunity = 23%	
	Total number of HCV Families Choosing a Low-Poverty or Area of Opportunity (by CT) prior to implementation of the activity is: Unk	Expected number of HCV Families Choosing a Low-Poverty or Area of Opportunity (by CT) after implementation of the activity is: 1,853	Actual number of HCV Families Choosing a Low-Poverty or Area of Opportunity (by CT) after implementation of the activity is: 2,144	

iii. Actual Non-Significant Changes

This activity did not have any significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This activity did not have any challenges.

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/Impact/Update

AH deployed 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 create its HomeFlex Program (AH's Project-Base Rental Assistance Program). Under this activity, AH eliminates duplicated administrative processes, eligibility determinations, and resident screening at communities assisted by HomeFlex.

The original intent of this activity focused on AH launching a homeless demonstration program and a supportive housing program for persons with developmental disabilities and chronic mental illness at seven privately owned communities. At these communities, 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, AH has merged the homeless portion of the activity under RE.2007.04 – HomeFlex as a Strategic Tool.

This activity continues to streamline project-basing activities to owner entities and their professional management agents, who have full responsibility for performing all site-based administration tasks for the property that are subject to AH inspections and reviews, for compliance with administrative and programmatic functions carried out in connection with admissions and occupancy procedures relating to HomeFlex assisted units. In addition, HomeFlex Agreement terms with private property owners have increased from two to 20 years.

CE #6: Reducing Per Unit Subsidy Cost for Participating Households				
HomeFlex Site-Based On-Site Administration				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	Average monthly Housing Choice Voucher (HCV) subsidy payment = Unk	Average monthly HCV subsidy payment = \$786	Average monthly HCV subsidy payment = \$1,056	Exceeds Benchmark
	Average monthly HomeFlex (HFX) subsidy payment = Unk	Average monthly HFX subsidy payment = \$592	Average monthly HFX subsidy payment = \$734	
	Section 8 Subsidy Savings with HomeFlex Compared to Conventional Housing Choice prior to implementation of the activity is	Expected Section 8 Subsidy Savings with HomeFlex Compared to Conventional Housing Choice after implementation of the activity is	Actual Section 8 Subsidy Savings with HomeFlex Compared to Conventional Housing Choice after implementation of the activity is	
	\$0/household	\$194/household	\$322/household	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period; however, AH may consider modifying, re-proposing, or closing out this activity in the future because of its specificity and AH's heavy reliance on its Submarket Payment Standards.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This activity did not have any challenges.

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/Impact/Update

AH deployed MTW Authorization Section VII.A: Establishment of HCV Program – AHA is authorized to create its own HCV Program. under Attachment D of its Amended and Restated MTW Agreement to modify segments of 24 CFR Part 982. Under this activity, AH implements cost efficiencies in the administration of Housing Choice Voucher (HCV) Program processes.

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.

Since implementation of this activity, AH has designed and implemented new policies and procedures in the administration of its HCV Program. 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, AH seeks to eliminate or reduce administrative steps that elongate lease-ups and burdens process times. 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 AH's primary client base – low-income families.

CE #1: Agency Cost Savings - Re-engineering the Housing Choice Voucher Program				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	Number of Atlanta Tenant-Based Voucher (TBV) families = 10,155	Expected number of TBV families = 11,047	Actual number of TBV families = 10,801	Benchmark Not Achieved
	Monthly HCV overhead total = \$12,291,323	Expected HCV overhead total = \$9,456,667	Actual HCV overhead total = \$13,172,199	
	Average Monthly Subsidy per Atlanta TBV Household affected by this policy prior to implementation of the activity is	Expected Average Monthly Subsidy per Atlanta TBV Household affected by this policy after implementation of the activity is	Actual Average Monthly Subsidy per Atlanta TBV Household affected by this policy after implementation of the activity is	
	\$1,210	\$856	\$1,220	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Higher rent and a tighter rental market presented challenges in achieving this benchmark. As a result, AH's assistance subsidy tracked higher for its HCV Program. AH continues to review strategies to lower the per unit cost to assist families under its HCV Program and will need to adjust future benchmarks given these new market realities.

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/Impact/Update

In its quest to increase the number of affordable housing units in the city, AH deployed MTW Authorizations Section V.A: Single-Fund Budget with Full Flexibility and Section VII.A: Establishment of HCV Program – AHA is authorized to create its own HCV Program under Attachment D of its Amended and Restated MTW Agreement to modify segments of 24 CFR Part 982 and § 982.625 – Homeownership Option. Under this activity, AH establishes a Homeownership Program focused on increasing homeownership opportunities for low-to-moderate-income families.

Initially, AH sponsored a conventional Housing Choice Voucher (HCV) Homeownership Program (circa 2002 – 2009) that provided monthly mortgage payment assistance to qualified, AH-assisted program participants purchasing a home under the terms of the HCV Homeownership Program. The lack of regular, stable lender participation prompted AH to suspend the HCV Homeownership Program (circa 2009). At this point, AH supported 88 voucher participants in becoming homeowners and opted to allow the program to closeout organically. AH supports the remaining 10 HCV Homeownership families with monthly support under the original terms.

To and promote homeownership opportunities in healthy, mixed-income communities for its targeted population, AH designed a subordinated mortgage loan for qualified, first-time homebuyers that earn up to 80 percent (may increase up to 115 percent based on funding source[s]) of the area median income (AMI) to purchase an existing or new construction home within the City of Atlanta. The subordinated mortgage loan is a one-time assistance product for a 10-year period, and forgivable at 20% annually (in years 6 through 10).

AH provides a one-time Downpayment Assistance (DPA) award after satisfactory completion of its homeownership curriculum under its Homeownership Program. The program works with HUD-approved Home Buyer Education Counseling Providers to prepare low-to-moderate-income families to become successful and sustainable homeowners. By limiting assistance to a one-time dollar amount that can be used with other down payment assistance programs, AH's DPA homeownership program maximizes the number of families that AH can help annually, particularly, low-income families citywide.

HCV refers prospective homebuyer participants to this Homeownership Program.

**HC #6: Increase in Homeownership Opportunities -
Comprehensive Homeownership Program**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero.	Expected number of households that purchased a home after implementation of the activity (number).	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number of First Time homebuyers assisted that are or were AH program participants = Unk	Expected number of First Time homebuyers assisted that are or were AH program participants = 3	Actual number of First Time homebuyers assisted that are or were AH program participants = 0	Benchmark Not Achieved
	Number of First Time homebuyers assisted that are <= 80% of Area Median Income = Unk	Expected number of First Time homebuyers assisted that are <= 80% of Area Median Income = 210	Actual number of First Time homebuyers assisted that are <= 80% of Area Median Income = 204	
	Number of Households Assisted with Down Payment Assistance (DPA) Award that purchased a home prior to implementation of the activity is	Expected number of Households Assisted with Down Payment Assistance (DPA) Award that purchased a home after implementation of the activity is	Total number of Households Assisted with Down Payment Assistance (DPA) Award that purchased a home after implementation of the activity is	
	0	213	204	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Challenges in achieving this benchmark include working with first-time homebuyers competing with low inventory, increased home values, rising interest rates, and real estate investors. AH continues to evaluate whether an increase the amount of the DPA award or other strategies are appropriate solutions that may help AH achieve its future homeownership goals.

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/Impact/Update

AH innovatively reserves a portion of its Housing Choice Voucher (HCV) funds for units located at market rent properties to increase the number of affordable units available, as well as to increase the housing choices for low-income families. AH's program Project-Based Rental Assistance (PBRA) was an original concept and later rebranded the concept as HomeFlex.

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 eligible families, the property owner, and AH. Under this premise, AH provides a subsidy for the rental unit on behalf of the eligible family and the property owner accepts the subsidy payment for the unit pursuant to the HomeFlex Agreement. The assistance remains at the community for the next eligible family to use.

The project-basing theme remains intact, and AH can project base up to 100% rental assistance at communities owned directly or indirectly by AH with or without competition. Therefore, this activity permits AH to exceed the HUD project caps of 25% and 50%, in the case of RAD, and exceed program cap limits, percent increase, project cap limits, and similar limitations outlined under the Housing Opportunities through Modernization Act (HOTMA).

AH may also solicit private developers and owners interested in reserving a percentage of their multifamily rental units for eligible low-income families and accepting monthly project-based assistance (subsidy) in return. It also permits AH to receive and approve solicited and unsolicited proposals from developers and owners of multifamily rental properties outside of AH's service area. 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.

HC #1: Additional Units of Housing Made Available -

HomeFlex as a Strategic Tool

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number of new HomeFlex (HFX) communities = Unk	Expected number of new HFX communities = 16	Actual number of new HFX communities = 2	Benchmark Not Achieved
	New Standard HomeFlex units = 0		Actual new Standard HomeFlex units = 0	
	New HomeFlex Older Persons units = 0	Expected new Standard HomeFlex units = 276	Actual new HomeFlex Older Persons units = 0	
	New HomeFlex Supportive Housing units = 0		Actual new HomeFlex Supportive Housing units = 48	
Number of Additional Units of Housing Created prior to implementation of the activity is	Expected number of Additional Units of Housing Created after implementation of the activity is	Actual number of Additional Units of Housing Created after implementation of the activity is		
0	276	48		

HC #2: Units of Housing Preserved -

HomeFlex as a Strategic Tool

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number).	Expected housing units preserved after implementation of the activity (number).	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number of renewed HomeFlex (HFX) agreements = Unk	Expected number of renewed HFX communities = 19	Actual number of renewed HFX communities = 18	Exceeds Benchmark
	Renewed Standard HomeFlex units = 0	Expected renewed Standard HomeFlex units = 1,255	Actual renewed Standard HomeFlex units = 1,109	
	Renewed HomeFlex Older Persons units = 0	Expected renewed HomeFlex Older Persons units = 0	Actual renewed HomeFlex Older Persons units = 130	
	Renewed HomeFlex Supportive Housing units = 0	Expected renewed HomeFlex Supportive Housing units = 0	Actual renewed HomeFlex Supportive Housing units = 370	
Number of Preserved Units of Housing Created prior to implementation of the activity is	Expected number of Preserved Units of Housing Created after implementation of the activity is	After number of Preserved Units of Housing Created after implementation of the activity is		
0	1,255	1,609		

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Less than projected partners and delays in final execution of contracts due to proof of compliance contributed to challenges in achieving this benchmark. Nonetheless, AH continues to review strategies to create and preserve housing units for its target populations.

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/Impact/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 utilized HUD standard dependent and medical deductions for eligible households. Through this activity, AH changes requirements to receive the deduction and the deduction amount used to adjust household income in the rent calculation formula.

The table below illustrates the standard deduction and AH’s deduction amounts:

Deduction Category	HUD Standard Deduction	AH Standard Deduction
Dependents	\$480	\$750
Elderly and/or Disabled	\$400	\$1,000

AH submits that its standard deduction amounts provide an equitable approach for all assisted families and reduce the intrusive verification of unreimbursed out-of-pocket expenses. These standard deduction amounts add value to the calculation integrity while improving productivity because the standard deductions eliminate the burden of “chasing” receipts and potentially performing multiple calculations once eligible households produce evidence of out-of-pocket expenses. Finally, the standard deductions improve the accuracy of the rental calculation process.

CE #2: Staff Time Savings - Rent Simplification / AH Standard Deductions				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	Number of Housing Choice Tenant-Based Voucher (TBV) families = 17,338	Expected number of Housing Choice TBV families = 9,173	Actual number of Housing Choice TBV families = 10,801	Benchmark Not Achieved
	Time to process new and annual TBV files = 1.5 hours	Expected time to process new and annual TBV files = 1.0 hours	Actual time to process new and annual TBV files = 1.5 hours	
	Total Staff Time Dedicated to the task prior to implementation of the activity is 26,007.0 hours	Expected total Staff Time Dedicated to the task after implementation of the activity is 9,173.0 hours	Actual total Staff Time Dedicated to the task after implementation of the activity is 16,201.5 hours	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

Although AH fell short of achieving its set benchmark, AH has made a significant reduction in staff time through the initiatives and innovations implemented under this activity. Challenges of this activity continue to include combating residual effects of pandemic protocols and new market realities, as well as an influx of inexperienced staff. Nonetheless, AH anticipates resuming normal and “new normal” operations and achieving benchmarks in FY 2025.

AW.2008.02 – LEASING INCENTIVE FEE

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Impact/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). With this knowledge and understanding that AH was planning long-term revitalization of its housing stock, AH sought to assist program participants and indirectly 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: Establishment of HCV Program – AHA is authorized to create its own HCV Program under Attachment D of its Amended and Restated MTW Agreement to provide a leasing incentive fee (LIF). 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 LIF serves to remove or reduce obstacles and barriers preventing low-income families from leasing quality housing in areas of opportunity. Overall, a LIF defrays the cost of application fees, security deposits, and similar out-of-pocket expenses not readily accessible to many voucher-holding families, especially first-time renters. Further, a LIF helps 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 a LIF to property owners with single-family homes to help increase the housing choices for voucher-holding families. Single-family property owners receive a one-time unit incentive payment each time the single-family unit passes HQS Inspection on the initial visit and then subsequently leases that unit to a voucher-holding family under a new HAP Contract. Single-family property owners may also receive a new contract incentive payment each time the single-family unit passes HQS inspection on the initial visit and then subsequently leases that unit to a voucher-holding family under a new HAP Contract.

HC #5: Increase in Resident Mobility - Leasing Incentive Fee (LIF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Number new Housing Choice Tenant-Based Voucher (TBV) Program admissions = Unk	Expected Leasing Incentive Fee expenditures = \$432,366	Actual Leasing Incentive Fee expenditures = \$682,690	Exceeds Benchmark
	Number of existing Housing Choice TBV Program moves = Unk	Actual average LIF claim for HCV TBV households = \$1,142	Actual average LIF claim for HCV TBV households = \$1,577	
	Total Number of Housing Choice TBV Families able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity is	Expected Number of Housing Choice TBV Families able to move to a better unit and/or neighborhood of opportunity after implementation of the activity is	Actual Number of Housing Choice TBV Families able to move to a better unit and/or neighborhood of opportunity after implementation of the activity is	
	N/A	379	433	

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

A tight rental market and escalating rents slowed recruitment of new housing partners.

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/Impact/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.

Some examples include new heating ventilation and air conditioning (HVAC) systems, energy-efficient windows, doors, upgraded bathrooms with low-flow fixtures, as well as modern light fixtures with compact florescent, LED, or other upgraded lighting sources.

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

CE #4: Increase in Resources Leveraged				
Energy Performance Contracting				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	Total Annual Benefits (EPC Savings) = \$333,986 (projected)	Expected EPC Savings = \$786,666	Actual EPC Savings = \$884,626	Exceeds Benchmark
	Adjusted EPC Savings = \$0	Expected Adjusted EPC Savings = \$574,596	Actual Adjusted EPC Savings = \$460,032	
	Percent of savings earmarked for AH = 50%	Expected percent of savings earmarked for AH = 50%	Actual percent of savings earmarked for AH = 50%	
	Total Amount of Funds Leveraged prior to implementation of the activity is:	Expected Amount of Funds Leveraged after implementation of the activity is:	Actual Amount of Funds Leveraged after implementation of the activity is:	
\$ 166,993	\$ 106,035	\$ 227,007		

iii. Actual Non-Significant Changes

This activity did not have any non-significant changes during the reporting period.

iv. Actual Changes to Metrics/Data Collection

This activity did not have any changes to Metrics/Data Collection during the reporting period.

v. Actual Significant Changes

This activity did not have any significant changes during the reporting period.

vi. Challenges in Achieving Benchmarks and Possible Strategies

This activity did not have any challenges.

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 **SH.2022.01 – Choice Neighborhoods Down Payment Assistance Program** specifically for low-income families choosing to own a home within the transforming former University Homes public housing site (renamed Scholars Landing). AH is utilizing a \$30 million Choice Neighborhoods Implementation Grant to revitalize the University Choice Neighborhood (UCN) that comprises Ashview Heights, Atlanta University Center, and Vine City neighborhoods. AH has started the five-phase revitalization plan for Scholars Landing. The first four phases of the plan include scores of rental units, while the fifth and final phase of the plan includes a homeownership component that will include a combination of homeownership opportunities in the form of townhomes, flats, and/or condominiums.

ii. Actions Taken Towards Implementation

While AH continues to advance rental unit projects in the UCN to completion, AH simultaneously continues to advance the homeownership phase to a financial closing. Pandemic economics and homeownership platforms have affected the financial closing schedule and the pre-construction process. AH continues to collaborate with all parties to advance the final phase to a financial closing.

C. Activities on Hold

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

ii. Actions Taken Towards Reactivating the MTW Activity in the Plan Year

D. Closed Out Activities

i. List Closed out MTW Activities. Specify Plan Year: Approval, Implementation, Closeout

AH lists closed out activities in tables that follow.

ii. Explanation of MTW Activity Closeout

AH lists closed out activities in tables that follow.

iii. MTW Activity Closeout

- Final outcome and lessons learned
- Statutory exceptions that might have provided additional benefit
- Summary table listing outcomes

Please see tables on the following pages.

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
	American Recovery and Reinvestment Act (ARRA) of 2009	N/A	2009 ³⁶	2012	AH did not need an MTW waiver to conduct this activity.
	Voluntary Compliance Agreement (VCA)	N/A	2009 ³⁷	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.
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 in the future.
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 was not supported under MTW Authorizations.
HC 2007.02	Rent Reasonableness	2007	2007	2023	Rent reasonableness is an MTW Statutory Requirement. AH does not need to deploy MTW flexibility to administer this activity.
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 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.

³⁶ AH's estimated implementation year of Federal grant award.

³⁷ 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	
RE 2005.09	Reformulating the Subsidy Arrangement in Mixed-Use Communities	2005	2005	2023	The RAD Program permits AH to reformulate subsidy arrangements for public housing units.
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.
HC. 2012.02	Comprehensive Graduation Program	2012	N/A	2019	AH determined that this activity requires more research. AH may propose this activity in the future.
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 in the future.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	AH has converted all 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 although an MOU was in place with the GA Department of Health and Human Services (DHHS). AH did not receive any referrals from DHHS or other state agencies and reallocated the vouchers designated for this program to existing or latest programs dedicated to homelessness or its prevention.

V. ACTUAL APPLICATION OF MTW FUNDS

A. Actual Sources and Uses of MTW Funds

i. Available MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPFA), or its successor system.

ii. Expenditures of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPFA, or its successor system.

iii. Describe Application of MTW Funding Flexibility

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW funding flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

ACTUAL USE OF MTW SINGLE FUND FLEXIBILITY

AH does not identify a singular activity nor multiple activities in which AH utilizes the MTW Single-Fund flexibility that do not require MTW Authorizations under Attachment C or D of AH's Standard and Restated MTW Agreement and instead expends funds on MTW eligible activities as outlined in its MTW Agreement.

AH focuses on all activities involved in providing affordable housing to residents and does not focus on specific programs. Utilizing that platform, AH continued to offer various programs designed to help AH-assisted households at various stages in life. During FY 2024, AH utilized its Single-Fund flexibility to offer the following programs or supportive services:

- 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. Activities may include 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 new and existing TBV households residing throughout AH's service area and the administration of Family Self-Sufficiency (FSS) activities. Upward mobility 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. Other activities may include the facilitation of workshops to help understand lease agreements and other housing-related topics.
- Resident Initiatives is a collection of activities coordinated by AH Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and function as a liaison between residents and Property-Manager Developers (PMDs) at AH-owned and other assisted 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), an effort to create opportunities for vulnerable AH-assisted population groups and provide supportive services through the **utilization of service agreements in supportive housing communities** within AH's service area.

B. Local Asset Management Plan (LAMP)

i. Did the MTW PHA allocate costs within statute in the Plan Year?

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

iii. Did the MTW PHA provide a LAMP in the appendix?

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

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 Actual 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 Actual/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 3,471 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 1,742 units through FY 2024. AH received several Commitment to Enter into Housing Assistance Payments (CHAPs) in 2018, and various new CHAPs. AH is working to convert the remaining approved units under its public housing portfolio 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.

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?

VI. ADMINISTRATIVE

A. Reviews, Audits, and Inspections

The Housing Authority of the City of Atlanta, Georgia entered a Voluntary Compliance Agreement (VCA) with The U.S. Department of Housing and Urban Development (HUD) in response to identified findings by HUD's Office of Fair Housing and Equal Opportunity (FHEO) that occurred during the period of January 1, 2018, through September 20, 2020. The review commenced on November 20, 2020, and concluded with the issuance of a Letter of Findings on August 13, 2021.

B. Evaluation Results

AH did not engage in any PHA-directed evaluations during the reporting period. AH is not required to conduct evaluations on its MTW Demonstration nor on any of its MTW Activities pursuant to its Amended and Restated MTW Agreement. However, AH may engage in conducting internal evaluations that may involve third-party evaluators or hybrid evaluation options in accordance with stated Board direction.

C. MTW Statutory Requirement Certification

AH certifies that it complies with the MTW Statutory Requirements. Please **see page 107 of Appendix A** to review certification.

D. Energy Performance Contract (EPC) Flexibility Data

AH provides information by April 30 annually in accordance with its MTW Agreement. AH provides the following information:

- Documentation to support that AH utilizes at least 75% of the energy savings as payment for project costs.
- Documentation that identifies energy conservation measures installed and projected consumption reductions for all energy conservation measures.
- Copy of the Energy Service Companies (ESCO) prepared Measurement and Verification (M&V) Report.

End Form 50900

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Appendix A: MTW Statutory Requirements

Certification

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Appendix A: MTW Statutory Requirements

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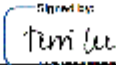
THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA'S MTW STATUTORY REQUIREMENTS CERTIFICATION TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

On behalf of The Housing Authority of the City of Atlanta, Georgia ("AH") and in accordance with AH's Amended and Restated Moving to Work Agreement, effective as of November 13, 2008, and as further amended by the Second Amendment effective January 16, 2009, and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016, and as further extended by Congress to June 30, 2038, I hereby certify the following:

1. At least 75 percent of the households assisted by AH are very low-income families as defined in Section 3(b)(2) of the U.S. Housing Act of 1937, as amended;
2. As established under Omnibus Consolidated Rescissions and Appropriations Act of 1996, AH established a reasonable rent policy that encourages self-sufficiency, which is defined as any change from the regulations in how rent is calculated for a household;
3. As set forth in AH's HUD Funding Availability Protocol, dated November 9, 2007, AH assisted substantially the same total number of eligible low-income families as would have been served had the HUD funds which comprise the MTW Funds (as defined in the MTW Agreement) not been combined into a single fund;
4. As set forth in AH's HUD Funding Availability Protocol, dated November 9, 2007, AH maintained a comparable mix of families as would have been served or assisted had the MTW Funds made available to AH not been under the MTW Demonstration; and
5. As established under Omnibus Consolidated Rescissions and Appropriations Act of 1996, AH ensured housing assisted by MTW Funds (as defined in the MTW Agreement) met the housing quality standards requirement as prescribed by HUD or approved by the Secretary;
6. AH's FY 2024 Moving to Work Annual Report meets the substantive information reporting requirements of the Paperwork Reduction Act for the MTW Demonstration Program and HUD Form 50900 (OMB Approval Number 2577-0216, Expiration Date 03/31/2024).

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

THE HOUSING AUTHORITY OF THE CITY
OF ATLANTA, GEORGIA

By: 
Name: Terri M. Lee
Title: President and Chief Executive Officer
Date: September 30, 2024

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Appendix B: HUD Form 50900 Attachments

AH Impact Analyses

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MINIMUM RENT POLICY IMPACT ANALYSIS

POLICY BACKGROUND

100% of the rental units in AH-Owned Communities and a portion, generally 40%, of the rental units in MIXED Communities (*See Note below) are funded with operating subsidies under Section 9 of the 1937 Housing Act, as amended or modified by AH's MTW Agreement. AH's Minimum Rent Policy for these communities is outlined below. Part I, Article Eleven, Paragraphs 7 Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 24, 2021, states:

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

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

Rental assistance to households in the Housing Choice Tenant-Based Program within jurisdiction and HomeFlex Developments (*See Note above) are covered under Section 8 of the 1937 Housing Act, as amended, or modified by AH's MTW Agreement. AH's Minimum Rent Policy for households receiving rental assistance is outlined below. Part I, Article Eleven, Paragraphs 7, Amended and Restated Statement of Policies adopted by the Board of Commissioners on March 24, 2021, states:

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

DATA ANALYSIS

Chart 1 compares the FY 2023 and the FY 2024 rents paid by the households residing in AH-Owned Communities. The analysis excludes households in which all members are elderly or disabled and whose source of income is fixed income.

- In FY 2023, approximately 98% or **934** of the resident households paid rents greater than the Minimum Rent. Another <1% or **4** households paid rents at the \$125 Minimum Rent level. Additionally, approximately 2% or **18** of all households paid less than the Minimum Rent.
- In FY 2024, approximately 98% or **797** of the resident households paid rents greater than the Minimum Rent. Another <1% or **5** households paid rents at the \$125 Minimum Rent level. Additionally, approximately 1.5% or **12** of all households paid less than the Minimum Rent.

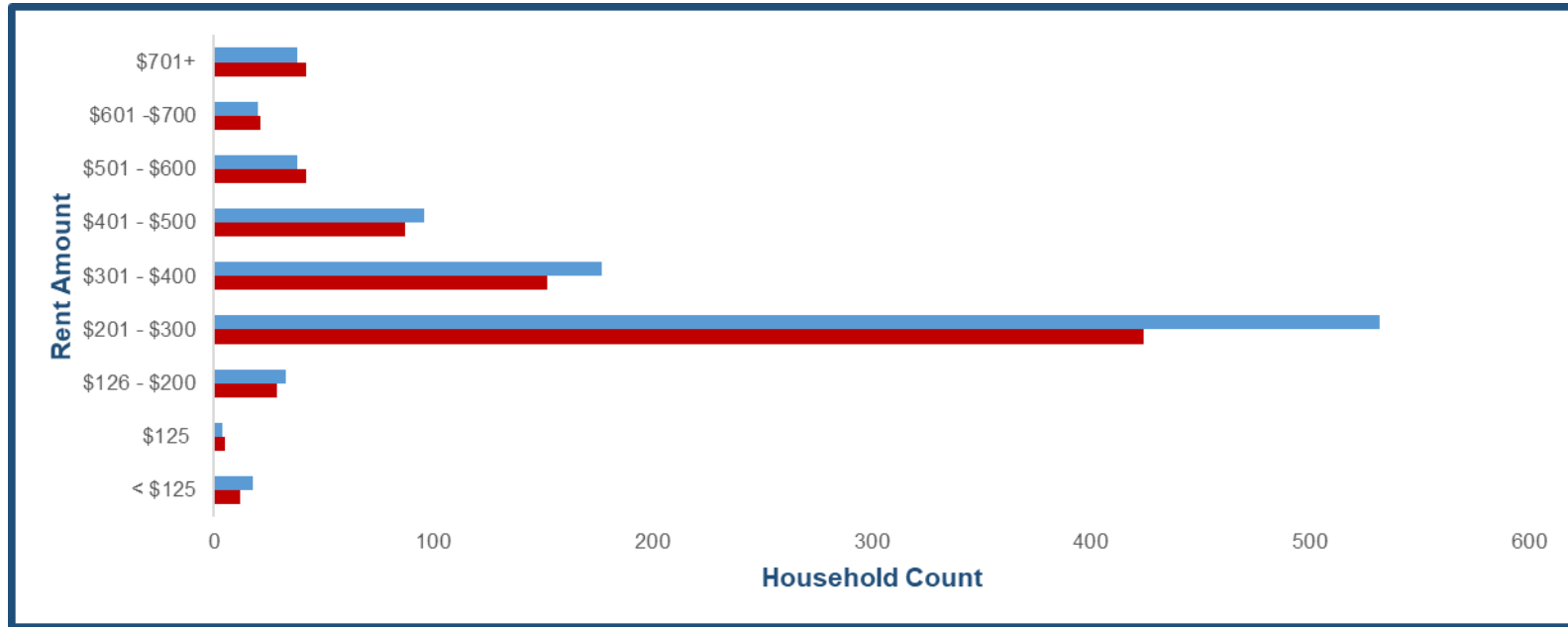
Chart 2 compares the FY 2023 and the FY 2024 rents (Total Tenant Payment) paid by Housing Choice Tenant-Based Program households. The analysis excludes households in which all members are elderly or disabled.

- In FY 2023, approximately 90% or **8,564** of the resident households paid rents greater than the Minimum Rent. Another 7% or **628** households paid rents at the \$125 Minimum Rent level. Additionally, approximately 3% or **321** of all households paid less than the Minimum Rent.
- In FY 2024, approximately 90% or **8,605** of the resident households paid rents greater than the Minimum Rent. Another 6% or **611** households paid rents at the \$125 Minimum Rent level. Additionally, approximately 3% or **309** of all households paid less than the Minimum Rent.

IMPACT ANALYSIS CONCLUSION

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

CHART 1 - Minimum Rent Policy Impact Analysis
Households in Section 9 Operating Subsidy Funded Units - AH-Owned Communities
 (As of June 30, 2024)



FY 2024*

Rent Amount	< \$125	\$125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$500	\$501 - \$600	\$601 - \$700	\$701+
HH Count	12	5	29	424	152	87	42	21	42
% of HHs	1.5%	0.6%	3.6%	52.1%	18.7%	10.7%	5.2%	2.6%	5.2%

FY 2023*

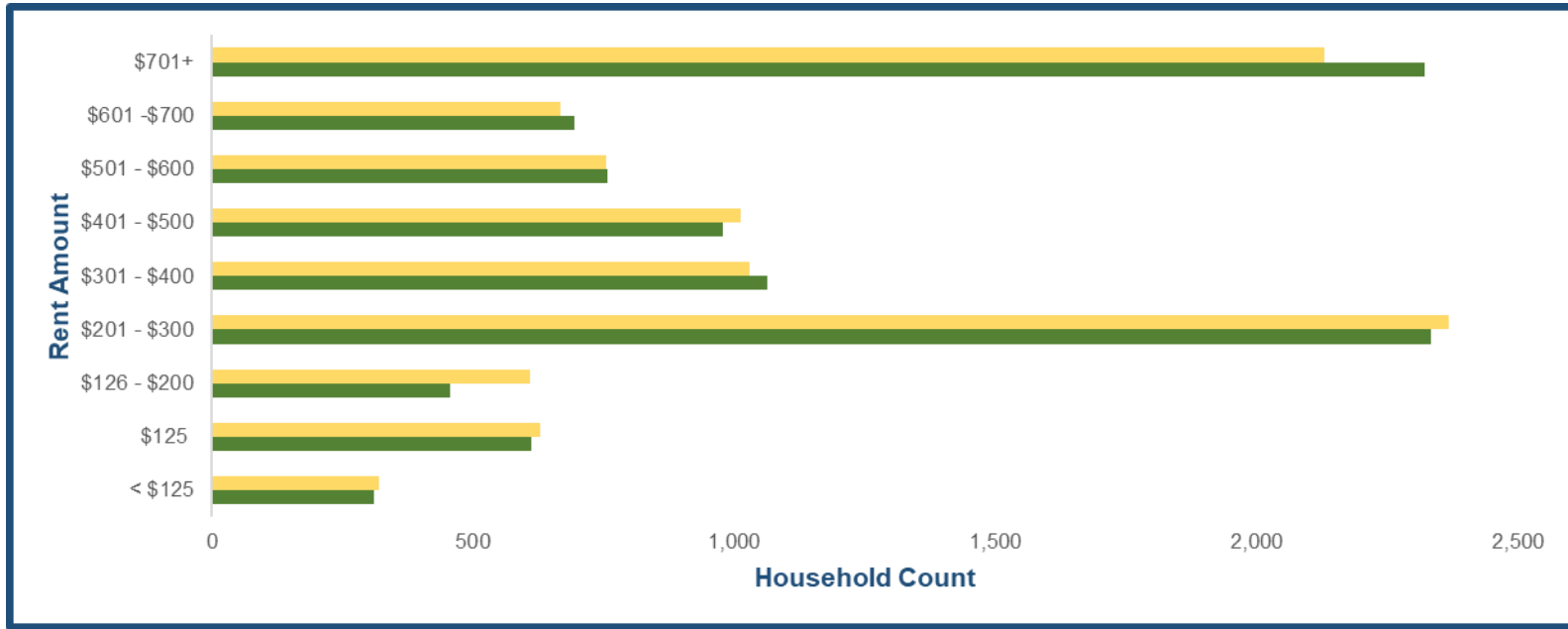
Rent Amount	< \$125	\$125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$500	\$501 - \$600	\$601 - \$700	\$701+
HH Count	18	4	33	532	177	96	38	20	38
% of HHs	2.2%	0.5%	4.1%	65.4%	21.7%	11.8%	4.7%	2.5%	4.7%

*Note: HH = Households.

(1) Excludes Households that are exempt under the Minimum Rent policy (i.e., households in which all members are elderly or disabled and whose source of income is fixed income).

(2) Rent amounts may vary between years with turnover based on changes in household types. *Pandemic protocols reduce the number of households paying rent.

CHART 2 - Minimum Rent Policy Impact Analysis
Households Receiving Section 8 Subsidy - Housing Choice Tenant-Based Program
 (As of June 30, 2024)



FY 2024*

Rent Amount	< \$125	\$125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$500	\$501 - \$600	\$601 - \$700	\$701+
HH Count	309	611	456	2,333	1,064	979	758	695	2,320
% of HHs	3.2%	6.4%	4.8%	24.5%	11.2%	10.3%	8.0%	7.3%	24.4%

FY 2023*

Rent Amount	< \$125	\$125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$500	\$501 - \$600	\$601 - \$700	\$701+
HH Count	321	628	609	2,366	1,029	1,012	754	666	2,128
% of HHs	3.4%	6.6%	6.4%	24.8%	10.8%	10.6%	7.9%	7.0%	22.3%

*Note: HH = Households.

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

ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Part I, Article Eleven, Paragraph 1 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 24, 2021, states:

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

Part II, Article Eleven, Paragraph 1 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 24, 2021, provides the policy direction for HomeFlex (AH's MTW Project-Based Rental Assistance Program). Under HomeFlex, all program activities are administered at the property level by the owner entity's professional management agent. Although HomeFlex is administered independent of and separate from the Housing Choice Tenant-Based Program, the Elderly and Non-Elderly Disabled Income Disregard policy as stated above is applicable to HomeFlex households.

DATA ANALYSIS

Chart 1 Of Elderly households assisted in AH-Owned Communities only 3.55% (**20 households**) are subject to the policy. Of households assisted in MIXED HomeFlex Communities, only 3.34% (**36 households**) are subject to the policy. Of households assisted in HomeFlex Developments, only 3.73% (**122 households**) of Elderly households are subject to the policy. Of households assisted in AH's Housing Choice Voucher program, only 6.51% (**125 households**) of Elderly households are subject to the policy. Of households assisted in Mixed Public Housing Communities, only 1.36% (**4 households**) are subject to the policy. Of households assisted in Rental Assistance Demonstration and Project Based Voucher program, 4.22% (**28 households**) are subject to the policy.

Chart 2 For households with Non-Elderly Disabled members, a similar picture emerges. Of Non-Elderly Disabled households assisted in AH-Owned Communities and MIXED HomeFlex Communities, only 1.62% (**3 households**) and 1.82% (**1 household**), respectively, are subject to the policy. Of households assisted in HomeFlex Developments, 2.01% (**10 households**) of Non-Elderly Disabled households are subject to the policy. Of households assisted in AH's Housing Choice Voucher program, 5.89% (**115 households**) of Non-Elderly Disabled households are subject to the policy. Of households assisted in MIXED Public Housing Communities and Rental Assistance Demonstration and Project Based Voucher programs, only 4.14% (**6 households**) and 3.74% (**10 households**) are subject to the policy.

IMPACT ANALYSIS CONCLUSION

Overall, the Elderly and Non-Elderly Disabled Income Disregard rent policy has a positive impact because it reduces the rent (or Total Tenant Payment*) of assisted households by disregarding the employment income of household members with eligible fixed income and employment income.

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

CHARTS 1 and 2

ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

(As of June 30, 2024)

CHART 1

HOUSEHOLDS WITH ELDERLY		FIXED INCOME AND EMPLOYMENT INCOME <i>(Disregard Applies)</i>	
Program Type	N	N	% Of Total Households
AH-Owned Communities	564	20	3.55%
MIXED HomeFlex Communities	1,078	36	3.34%
MIXED Public Housing Communities	294	4	1.36%
MIXED RAD Communities	200	5	2.50%
HomeFlex Developments	3,272	122	3.73%
RAD/PBV Communities	663	28	4.22%
Housing Choice Tenant-Based Programs	1,920	125	6.51%
	7,991	340	4.25%

N = Number

CHART 2

HOUSEHOLDS WITH NON-ELDERLY DISABLED ADULTS		FIXED INCOME AND EMPLOYMENT INCOME <i>(Disregard Applies)</i>	
Program Type	N	N	% Of Total Households
AH-Owned Communities	185	3	1.62%
MIXED HomeFlex Communities	55	1	1.82%
MIXED Public Housing Communities	145	6	4.14%
MIXED RAD Communities	107	4	3.74%
HomeFlex Developments	546	11	2.01%
RAD/PBV Communities	239	10	4.18%
Housing Choice Tenant-Based Programs	1,953	115	5.89%
	3,230	150	4.64%

N = Number

RENT SIMPLIFICATION POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Part I, Article Eleven, Paragraph 2 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 24, 2021, states:

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

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

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

DATA ANALYSIS

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

Chart 1

Program Type	ELDERLY/DISABLED DEDUCTION							DEPENDENT DEDUCTION						
	Housing Choice	AH-Owned	Mixed HomeFlex	Mixed Public Housing	Mixed RAD	HomeFlex	RAD PBV	Housing Choice	AH-Owned	Mixed HomeFlex	Mixed Public Housing	Mixed RAD	HomeFlex	RAD PBV
Total Number of Households Benefitting	3,873	749	1,133	439	307	3,818	902	5,761	62	228	613	480	710	1
Number of Households with Hardship Request	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RAD = Rental Assistance Demonstration; PBV = Project-Based Voucher

IMPACT ANALYSIS CONCLUSION

The Rent Simplification Policy has a net positive impact and provides financial support for the preponderance of AH-assisted families. By comparison, only 15%–20% of assisted families that claimed other deductions relating to unreimbursed medical, attendant care and auxiliary apparatus, and childcare expenses benefited from the previous policy. The policy also provides an opportunity for AH-assisted families to file an appeal for hardship, if required. As shown above 0 families filed a hardship request because of the policy. The implementation of Standard Income Deductions is an effective method of providing assisted households with relief while, at the same time, streamlining the administrative processes of AH and its partners and improving accuracy, consistency, and operating efficiencies in the calculation of adjusted incomes.

Appendix C: Requirements of AH's MTW Agreement

Elements of Legacy Attachment B

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Appendix C: Elements of Legacy Attachment B

ELEMENT I. HOUSEHOLDS SERVED

By Program/Housing Type

Household Served Totals						
Community & Program Type	Assistance Type [^]	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual
AH-Owned	PH	1,261	1,261	1,132	1,003	854
Mixed	PH	1,562	1,562	1,532	1,418	1,308
	RAD PBV	1,503	1,340	1,370	1,742	2,001
	HF	1,358	1,521	1,521	1,521	1,521
	LIHTC	1,088	1,081	1,078	1,127	1,139
HomeFlex	HF	4,803	4,841	5,045	5,008	5,100
	LIHTC	1,585	1,588	1,668	1,385	1,696
Housing Choice: Tenant-Based	HCV	9,393	9,597	9,628	9,513	9,525
Housing Choice: Port Outs	HCV	1,711	1,745	1,481	1,314	1,266
Housing Choice: Homeownership	HCV	18	17	14	11	10
Homeownership - Other	DPA	1,237	1,498	1,714	1,528	1,688
Short-Term Housing Assistance	MTW	244	295	270	264	521
Totals:		25,763	26,346	26,453	25,834	26,629

[^]**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.

Appendix C: Elements of Legacy Attachment B

By Unit Size

Community & Program Type	FY 2023 Households by Unit Size						FY 2024 Households by Unit Size						2023 to 2024	
	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total	# Change	% Change
AH-Owned	229	635	45	20	27	956	147	575	45	19	28	814	-142	-14.9%
MIXED	9	1,290	1,090	375	23	2,787	10	1,252	1,016	332	18	2,628	-159	-5.7%
RAD PBV Conversions	82	814	379	179	23	1,477	83	992	430	213	25	1,743	266	18.0%
HomeFlex	264	2,735	1,447	280	9	4,735	243	2,851	1,428	291	8	4,821	86	1.8%
Housing Choice: Tenant-Based	76	2,437	3,386	2,724	901	9,524	64	2,455	3,348	2,754	914	9,535	11	0.1%
Housing Choice: Ports	1,314	0	0	0	0	1,314	1,266	0	0	0	0	1,266	-48	-3.7%
Totals:	1,974	7,911	6,347	3,578	983	20,793	1,813	8,125	6,267	3,609	993	20,807	14	0.1%

Note: The totals above exclude Local, Non-Traditional unit counts as AH does not track this information individually.

Appendix C: Elements of Legacy Attachment B

By Family Composition

Community & Program Type	FY 2023 Households by Family Size						FY 2024 Households by Family Size						2023 to 2024	
	1 Member	2 Member	3 Member	4 Member	5+ Member	Total	1 Member	2 Member	3 Member	4 Member	5+ Member	Total	# Change	% Change
AH-Owned	831	74	18	11	22	956	695	64	20	12	23	814	-142	-14.9%
MIXED	1,649	510	332	180	116	2,787	1,609	468	298	160	93	2,628	-159	-5.7%
RAD PBV Conversions	949	259	147	80	42	1,477	1,140	291	175	88	49	1,743	266	18.0%
HomeFlex	3,448	850	256	118	63	4,735	3,558	831	240	118	74	4,821	86	1.8%
Housing Choice: Tenant-Based	3,158	2,315	1,719	1,183	1,149	9,524	3,123	2,359	1,711	1,192	1,150	9,535	11	0.1%
Housing Choice: Ports	272	239	237	279	287	1,314	265	232	234	258	277	1,266	1,266	-3.7%
Totals:	10,307	4,247	2,709	1,851	1,679	20,793	10,390	4,245	2,678	1,828	1,666	20,807	1,328	0.1%

Note: The totals above exclude Local, Non-Traditional unit counts as AH does not track this information individually.

Appendix C: Elements of Legacy Attachment B

By Area Median Income (AMI) Group

Community & Program Type	FY 2023 Households by Family Size					FY 2024 Households by Family Size					2023 to 2024	
	≤ 30% AMI	31 to 50% AMI	51 to 80% AMI	≥ 80% AMI	Total	≤ 30% AMI	31 to 50% AMI	51 to 80% AMI	≥ 80% AMI	Total	# Change	% Change
AH-Owned	883	65	7	1	956	756	50	8	0	814	-142	-14.9%
MIXED	2,093	550	127	17	2,787	2,030	500	91	7	2,628	-159	-5.7%
RAD PBV Conversions	1,184	245	43	5	1,477	1,426	272	41	4	1,743	266	18.0%
HomeFlex	3,938	719	74	4	4,735	4,042	712	60	7	4,821	86	1.8%
Housing Choice: Tenant-Based	7,046	1,936	499	43	9,524	7,091	1,979	436	29	9,535	11	0.1%
Housing Choice: Ports	1,314	0	0	0	1,314	633	317	316	0	1,266	-48	-3.7%
Totals:	16,458	3,515	750	70	20,793	15,978	3,830	952	47	20,807	14	0.1%

	Total ≤ 50% AMI	Total > 50% AMI
	(VLI & ELI Families)	
Number of HHs by Income	19,973	820
% of HHs Served	96.1%	3.9%

	Total ≤ 50% AMI	Total > 50% AMI
	(VLI & ELI Families)	
	19,808	999
	95.2%	4.8%

Note: The totals above exclude Local, Non-Traditional unit counts as AH does not track this information individually.

Appendix C: Elements of Legacy Attachment B

By Ethnicity and Race

Community & Program Type	FY 2024 Households by Race (#)						
	African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
AH-Owned	600	123	2	6	83	0	814
MIXED	2,605	2	6	0	15	0	2,628
RAD PBV Conversions	1,580	50	0	4	109	0	1,743
HomeFlex	4,523	38	6	12	242	0	4,821
Housing Choice: Tenant-Based	9,349	4	18	3	110	41	9,525
Housing Choice: Ports	1,252	1	4	0	9	0	1,266
Housing Choice: Homeownership	10	0	0	0	0	0	10
Totals:	19,919	218	36	25	568	41	20,807

FY 2024 Households by Race (%)						
African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
3%	56%	6%	24%	15%	0%	4%
13%	1%	17%	0%	3%	0%	13%
8%	23%	0%	16%	19%	0%	8%
23%	17%	17%	48%	43%	0%	23%
47%	2%	50%	12%	19%	100%	46%
6%	0%	11%	0%	2%	0%	6%
0%	0%	0%	0%	0%	0%	0%
100%	100%	100%	100%	100%	100%	100%

FY 2024 Households by Ethnicity			
Non-Hispanic	% Non-Hispanic	Hispanic	Hispanic
801	98%	13	2%
2,590	99%	38	1%
1,712	98%	31	2%
4,714	98%	107	2%
9,409	99%	116	1%
1,261	100%	5	0%
10	100%	0	-100.0%
20,497	99%	310	1%

2023 to 2024 Changes	African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
# Change	-18	14	2	3	6	7	14
% Change	-0.1%	6.9%	5.9%	13.6%	1.1%	20.6%	0.1%

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Appendix D: Local Asset Management Plan

Local Asset Management Plan (LAMP)

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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 US 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, fiscal 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 benefitting, 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 benefitting 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 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.

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 HomeFlex (AH's Project-Based Rental Assistance Program) supported communities, including authorized incentive and other fees to maximize leasing,
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,
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. Incentive and other fees authorized to support leasing,
2. Legal expenses,
2. Professional services,
3. Case management and other human services,
4. Relocation,
5. Extraordinary site work,
6. Demolition,
7. Acquisitions,
8. Program administration,
9. Gap financing in qualified real estate transactions,
10. Homeownership down payment assistance,
11. Investments, such as loans, grants, etc.,
12. Other development and revitalization expenditures.

Appendix D: Local Asset Management Plan

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,
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. AH will re-evaluate those departments and measures periodically and update as necessary. Listed below are the Operating Divisions functions and measures effective July 1, 2021:

Operating Division	Quantifiable Measure
Construction and Facilities 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. 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 can 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 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 Catalog of Federal Domestic Assistance (CFDA) number. HUD defined its cost objective at the property level, which fails to recognize the overall effort required to deliver the housing resources to low-income families under the MTW Program. Because the cost objectives are defined differently, direct, and indirect costs are defined based on the cost objectives identified under this LAMP.

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Appendix E: Other Information

Resident Satisfaction Survey Results - Abbreviated

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Appendix E: Resident Satisfaction Survey

A high-level overview of AH's annual survey is below. The full survey is available by email. Please send request to: strategy@atlantahousing.org.

FY 2024 Resident Satisfaction Survey Summary of Results

Demographics				
	Under 49	50 - 69	70+	
1. Please indicate your age group.				
Number of responses	46	126	100	
Total responses received for this question	272	272	272	
Percentage	16.9%	46.3%	36.8%	
2. How many years have you lived in this community?				
	Fewer than 5 years	5 to 9 years	10 to 15 years	More than 15 years
Number of responses	92	70	48	62
Total responses received for this question	272	272	272	272
Percentage	33.8%	25.7%	17.6%	22.8%
Overall Satisfaction				
	Poor	Average	Good	Very Good
3. How do you rate your quality of life in your community?				
Number of responses	14	21	103	134
Total responses received for this question	272	272	272	272
Percentage	5.1%	7.7%	37.9%	49.3%
	Yes	No		
4. Would you tell a friend or family member to move to your community?				
Number of responses	245	27		
Total responses received for this question	272	272		
Percentage	90.1%	9.9%		

A total of 272 surveys were completed by residents this year.

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End MTW Annual Report
