



**FY 2026**

# **MTW** MOVING TO WORK ANNUAL PLAN

Board Approval: March 26, 2025  
HUD Submission: April 17, 2025  
HUD Resubmission: July 25, 2025  
HUD Approval: September 18, 2025

*Image descriptions on inside of cover*



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

September 18, 2025

Terri Lee  
President and Chief Executive Officer  
Atlanta Housing  
230 John Wesley Dobbs Avenue  
Atlanta, GA 30303-2429

Subject: HUD Approval of Atlanta Housing's FY 2026 Annual Moving to Work Plan

Dear Ms. Lee:

The Department of Housing and Urban Development has completed its review of Atlanta Housing's (AH) Annual Moving to Work (MTW) Plan for FY 2026, which was initially submitted on April 17, 2025, and resubmitted, per HUD's comments on July 24, 2025. This letter provides HUD's approval of AH's FY 2026 Annual MTW Plan, as submitted on July 24, 2025.

The Department's approval of this Annual MTW Plan is limited to approval of policies and actions authorized by the 1937 Act and flexibilities waiving provisions of the 1937 Act authorized by the MTW Agreement, including local non-traditional activities in compliance with PIH Notice 2011-45. In providing assistance to families under programs covered by this Plan, AH must comply with the rules, standards, and policies established in the Plan as well as all applicable federal requirements other than those provisions of the 1937 Act waived by the MTW Agreement. As mutually agreed upon by HUD and AH, Belinda Bly will continue to act as AH's HUD single point of contact per AH's MTW Agreement. The Department's approval, therefore, also requires continued adherence to ongoing guidance from Belinda Bly.

Documents relying upon the approved Plan (i.e., Administrative Plan, Admission and Continued Occupancy Plan, etc.) should be updated to reflect Plan policies. Also, the approved Plan and all required attachments and documents should be available for review and inspection at AH's principal office during normal business hours.

If you have any questions, please contact Belinda Bly, your HUD single point of contact, or Alison Christensen, your MTW Coordinator.

Sincerely,

*Pravin Krishnan*

Pravin Krishnan  
Moving to Work Program Director  
Office of Public Housing Investments

CC: Tosha LeSure, Atlanta Regional Office  
Belinda Bly, Urban Revitalization Division

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On the Cover Page from top left to right:

- Teen Expo 2024
- Groundbreaking Event: The Proctor
- Bingo Night October 2024
- Digital Literacy Training 2024
- Villages of Castleberry Property

# AH Leadership

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Joel Alvarado  
Rosalind Elliott  
Duriya Farooqui  
Douglas Hooker  
Tony Martin

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Kelly Beaty English, *Chief of Staff*  
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Symrah Christopher, *Interim Senior Vice President Contracts and Procurement*  
Dr. Alan Ferguson, Sr., *Chief Housing and Real Estate Officer*  
Constance Graham, *Senior Vice President Financial Planning and Analytics*  
Maya Hodari, *Senior Vice President Real Estate Acquisitions and Initiatives*  
Tracy Jones, *Senior Vice President Housing Choice Voucher Program*  
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Carolyn A. Smith, *Senior Vice President Communications*  
Fenice Taylor, *Chief Financial Officer*  
Paul Vranicar, *Senior Vice President Strategy, Policy, and Regulatory Affairs*  
Lisa Washington, Esq. *General Counsel*

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# I. INTRODUCTION

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## A. Overview

### About Atlanta Housing

The Housing Authority of the City of Atlanta, Georgia, also referred to as “Atlanta Housing” or “AH”, is considered the oldest public housing authority (“PHA”) in the nation and is the largest public housing authority in Georgia. The first federally subsidized public housing community in the nation, Techwood Homes, was constructed in 1935 and the first federally subsidized public housing community for African American residents, University Homes, was built in 1937 near the Atlanta University Center. These events, among others, contribute to Atlanta’s rich history and significant standing in the affordable housing market.

AH assists nearly 43,000<sup>1</sup> people through the administration of rental, and homeownership assistance programs. These programs provide financial assistance and economic empowerment to low-income families across the City of Atlanta. AH’s assistance portfolio includes the following programs:

- **Unit-Based Programs** – Ongoing assistance remains with the unit; does not follow the family.
  - **AH-Owned Communities:** AH’s public housing (“PH”) program.
    - 3 communities for elderly and disabled households and 2 communities for families
  - **HomeFlex:** AH’s Moving-to-Work (“MTW”) project-based assistance program.
    - **Standard HomeFlex Agreement:**
      - Executed for multi-family units in AH-Owned, Mixed, or Stand-Alone privately owned communities.
      - Executed for buildings or communities that house older persons (e.g., near elderly [55+] and elderly [62+]), also known as HomeFlex for Older Persons
    - **HomeFlex Supportive Housing (HAVEN) Agreement:**
      - Executed for property owners that agree to provide wrap-around services and housing for vulnerable and targeted population groups.
  - **Mixed Communities:** AH’s mixed-finance and mixed-income collaborations
    - Redeveloped public housing sites or multi-family communities built on AH land and ground leased long-term to the community owner/developer.
    - Mixed-income developments in which AH has an investment, an ownership interest, or a subsidy agreement in place.
  - **RAD PBV Communities:** Converted public housing communities/units formerly receiving traditional Section 9<sup>2</sup> assistance converted to long-term Section 8<sup>3</sup> Project-Based Voucher (“PBV”) assistance under HUD’s Rental Assistance Demonstration (“RAD”) Program
- **Tenant-Based Programs** – Ongoing housing subsidy assistance that follows the family.
  - **Housing Choice Vouchers (HCVs):** AH’s MTW tenant-based assistance program
    - Program includes various voucher programs, such as tenant-based vouchers (“TBVs”), Special Purpose Vouchers (“SPVs”), and AH MTW voucher programs<sup>3</sup>,
- **Local Non-Traditional (LNT) Programs** – One-time or temporary assistance for specific situations
  - **Down-Payment Assistance (DPA):** Forgivable subsidy loans for low-income homebuyers
    - DPA awards help eligible families buy a home citywide and an additional DPA award for eligible families purchasing a new home in the University Choice Neighborhood homeownership footprint.
  - **Home Again: A one-time assistance program** focused on preventing housing instability

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<sup>1</sup> As of December 31, 2024

<sup>2</sup> Section 9 provides public housing operating assistance. Section 8 provides housing choice voucher subsidy

<sup>3</sup> MTW Voucher Programs are created with MTW flexibility

## The Need for Affordable Housing in Atlanta

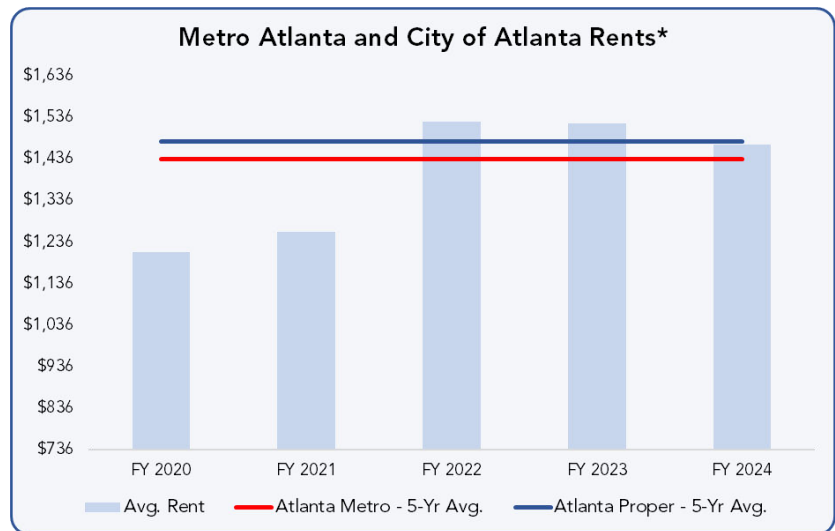
Atlanta, Georgia’s largest city, is referred to as the “capital of the south,” and is an economic powerhouse. It has one of the nation’s most diverse economies. It is a hub for technology, healthcare, and logistics. Atlanta is a popular destination for businesses and people. It is home to 16 Fortune 500 companies and 37 Fortune 1,000 companies. Atlanta grew by approximately 62,700 new residents<sup>4</sup> between April 2023 and April 2024 and is the eighth largest metropolitan area in the country.

Several factors contribute to Atlanta’s growth: a bustling film industry, a comfortable climate, a business-friendly environment across various industries, and its 57 colleges and universities in the metropolitan area, which attract companies eager to tap into the talents of various and highly skilled employees, Atlanta’s vibrant job market, arts scene, and different cultural offerings further attract new residents. However, Atlanta’s continued rapid growth, combined with low housing inventory and a variety of broader economic factors, has resulted in significantly higher housing costs.

Although the City of Atlanta continues to process permits for multi-family and single-family projects, Atlanta’s housing supply is forecasted to remain at around 2.4 months of supply. This is a low supply when compared with a balanced market (e.g., equal supply and demand that offers a six-month supply of inventory). In addition, many of the housing projects being constructed are categorized as ultra-luxury or luxury housing.

As of June 30, 2024, monthly rents in Atlanta proper have increased to \$1,540 per month from \$1,325 in June 2019 and \$1,413 in June 2021, growing more than 16% and 9%, respectively.

Additionally, the monthly rents in the broader metropolitan area have grown as well. Monthly rents in the metropolitan area have increased to \$1,480 per month from \$1,223 in June 2019 and \$1,376 in June 2021, growing 21% and nearly 8% respectively. The significance of this is that HCV Program participants must move to neighboring cities, which have similar escalated costs to Atlanta, when they are unable to find housing within the city.

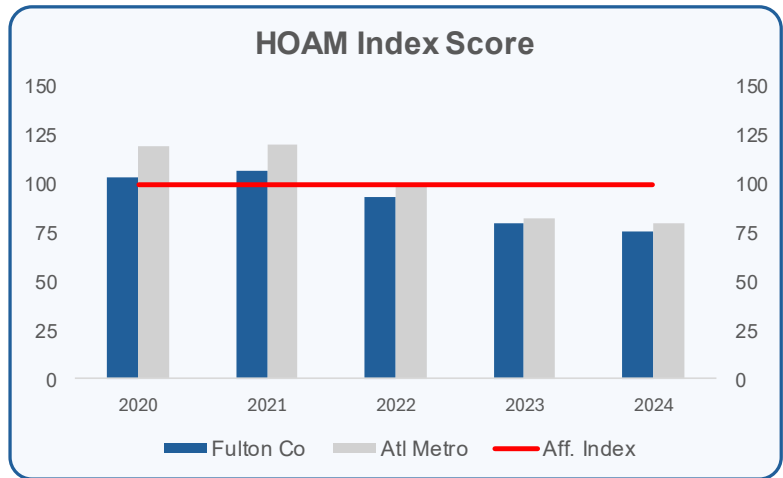


<sup>4</sup> Source: <https://www.census.gov/newsroom/press-releases/2024/population-estimates-more-counties-population-gains-2023.html>

Like increases in rental amounts, the median sale price of a home in Atlanta and its surrounding areas has risen as well. In February 2025, the average sale price was \$517,000, up 4.8% from the previous year.<sup>5</sup>

The Federal Reserve Bank of Atlanta uses the Home Ownership Affordability Monitor (“HOAM”) to assign affordability index scores nationwide. A HOAM Index score of 100 or greater indicates an area as affordable. As of June 30, 2024, AH’s primary service area has a HOAM Index score of 70.4, which is far below the affordable score of 100.

The graphic<sup>6</sup> to the right further illustrates the need for affordable housing, showing both Fulton County and the Atlanta Metropolitan Area with HOAM Index Scores less than 100, indicating that Atlanta is becoming increasingly unaffordable to low-income families wanting to call Atlanta home.



Data Source: [www.atlantafed.org/center-for-housing-and-policy](http://www.atlantafed.org/center-for-housing-and-policy)

<sup>5</sup> [https://www.atlantarealtors.com/resources/news/detail/atlanta-realtors--market-brief--february-2025?utm\\_source=chatgpt.com](https://www.atlantarealtors.com/resources/news/detail/atlanta-realtors--market-brief--february-2025?utm_source=chatgpt.com)

<sup>6</sup> Source: [www.atlantafed.org/center-for-housing-and-policy/data-and-tools/home-ownership-affordability-monitor](http://www.atlantafed.org/center-for-housing-and-policy/data-and-tools/home-ownership-affordability-monitor)

## AH's Five-Year Strategic Plan (FY 2023 – 2027)

AH's Five-Year Strategic Plan provides a blueprint for how Atlanta Housing plans to reach its key goals for the creation and preservation of affordable housing. AH's Strategic Plan aligns with the vision and goals set forth by Mayor Andre Dickens. The Plan also focuses on resident and participant empowerment, well-being, and economical lifestyle growth. Lastly, AH's Strategic Plan emphasizes employee growth and the efficient administration of AH's operations. The Plan has been informed by market realities, insights from AH's key partners, AH's current commitments and capacities, and anticipated challenges and opportunities in its desire to serve low-income families.

The Plan recognizes that no single organization can solve Atlanta's housing affordability challenge alone, but working with others, AH can bring its unique resources and various skillsets to bear to have a substantial impact. The result is a Plan that puts residents and families at the heart of everything AH does, while searching for better, innovative, and more efficient ways to operate. In the course of this work, AH established the following Strategic Goals and Key Targets:

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

#### Key Targets

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

### **GOAL 2: Enhance housing assistance resources for Atlantans in need**

#### Key Targets

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

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

#### Key Targets

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

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

Key Targets

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

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

Key Targets

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

**GOAL 6: Strengthen Atlanta Housing operations.**

Key Targets

- 6.A Increase efficiency, improve access to programs and services, and foster staff engagements with AH families, and improve access to programs and services
- 6.B Create economic opportunity for AH residents and disadvantaged businesses by achieving 35% participation in eligible AH contracts for small- and resident-owned businesses
- 6.C AH will reduce its carbon footprint by 25% over five years

## Moving-to-Work (“MTW”) Demonstration Program

The United States Department of Housing and Urban Development’s (“HUD”) MTW designation permits AH to modify and waive certain program rules and regulations<sup>7</sup> in pursuit of innovative solutions to its local housing challenges. In addition, the MTW designation permits AH to combine program operating subsidies into the “MTW block grant” under its single-fund flexibility and expend funds on MTW eligible activities outlined in AH’s Amended and Restated MTW Agreement (“MTW Agreement”) with HUD. AH’s participation in the MTW Demonstration Program<sup>8</sup> (“MTW Program”) has been critical to AH’s ability to meet low-income individuals’ housing needs and to respond effectively to the twin challenges of rapid growth and increasing housing costs.

AH’s flexibility granted under its MTW Agreement allows AH to operate more like a private real estate development or property management company when compared with a traditional housing authority. As an MTW Public Housing Authority (“PHA”)<sup>9</sup> in the MTW Program, AH must continue to meet the following **MTW Statutory Requirements** in the delivery of its assistance:

- 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.
- Meet Housing Quality Standards (“HQS”) requirements.

Whenever AH deploys MTW flexibilities to operate outside of HUD rules and regulations, AH creates an MTW Activity or policy. These activities or policies must align with at least one of the three **MTW Statutory Objectives**:

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

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

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

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

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<sup>7</sup>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). *See, e.g.*, 24 CFR 800, 900, et seq.

<sup>8</sup>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, 2038. AH executed its MTW Agreement with HUD on September 23, 2003.

<sup>9</sup>New legislation enacted in 2016 added 100 MTW cohorts to the 39 original MTW PHAs. AH received its MTW designation in 2003.

In instances where AH cannot deploy its MTW Authorizations as outlined in its MTW Agreement, AH plans to comply with federal rules and regulations. Some known compliance requirements are shared below:

- AH plans to continue its efforts to comply with the Build America, Buy America (“BABA”) Act enacted by Congress as part of the infrastructure investment and Jobs Act on November 15, 2021. BABA establishes a domestic content procurement preference for infrastructure projects initiated after May 14, 2022. The procurement preference requires that all applicable iron, steel, manufactured products, and construction materials used in covered infrastructure projects are produced in the U.S., unless otherwise waived by Federal authorities.
- AH plans to continue its efforts to comply with applicable elements of the Housing Opportunity Through the Modernization Act (“HOTMA”)<sup>10</sup>. AH will deploy MTW flexibilities, where applicable to align HOTMA with its operations to assure appropriate consistency across assistance programs and fairness in the delivery of housing services to low-income households.
- AH plans to continue administering inspections beyond HUD’s standard. AH will begin to inspect all assigned units through enhanced NSPIRE requirements prior to HUD’s October 1, 2025, NSPIRE transition deadline.

Furthermore, AH will continue to support the MTW Program, the MTW Collaborative, and HUD’s expansion efforts of the MTW Program. Finally, AH remains interested in and supportive of a Regional MTW designation should such a finalized designation structure benefit AH and other PHAs.

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<sup>10</sup> AH adopted applicable HOTMA elements on or before January 1, 2025

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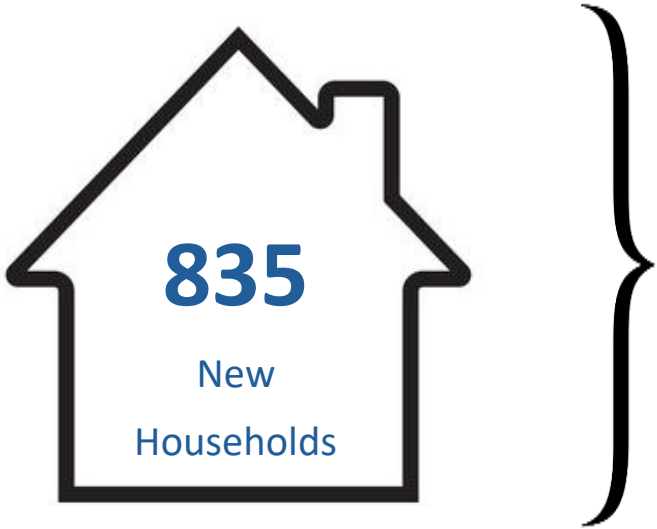
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# Ia. INTRODUCTION: FY 2026 HIGHLIGHTS

## Project to Serve 835 New Households

(includes created, closed, occupied units or utilized vouchers for/by new program participants)



**175 New HomeFlex Units**

6 New Agreements Planned

**235 New Downpayment Assistance “DPA” Awards**

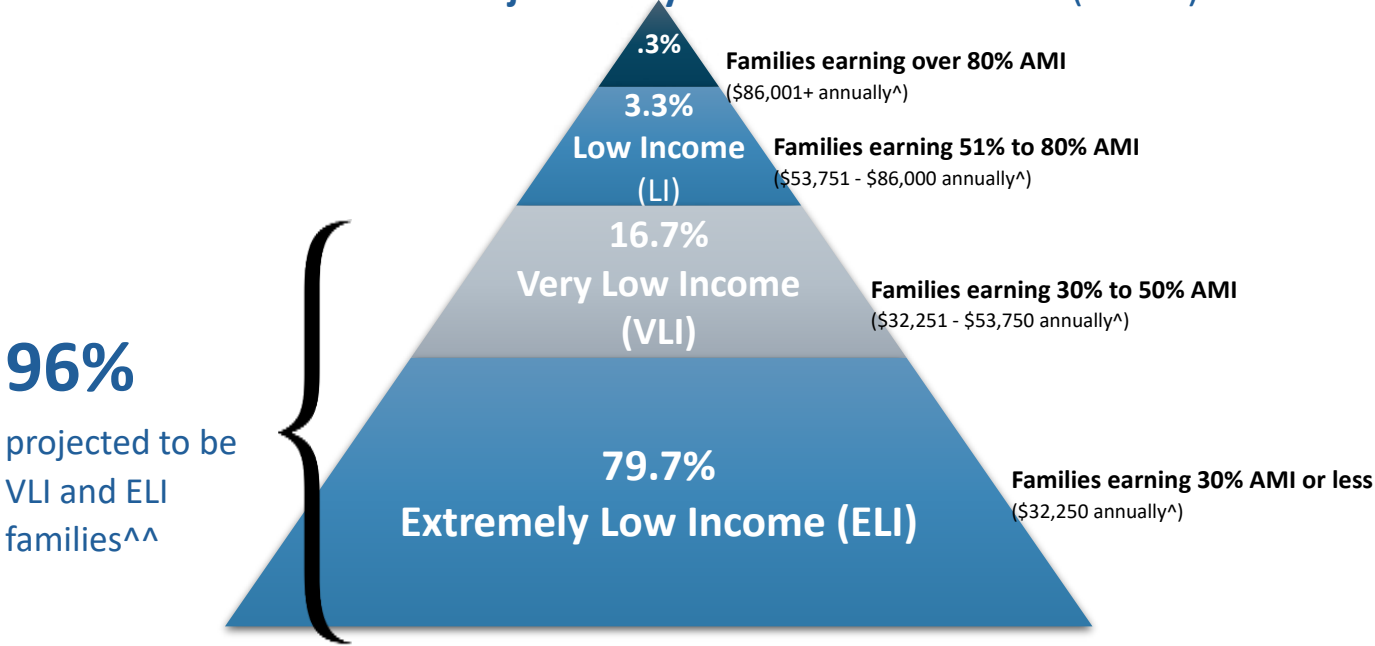
Issued to First-Time Homebuyers

**425 Households Assisted**

Home Again Short-Term Assistance

AH plans to serve **26,610** total households in FY 2026

## Assisted Household Projection by Area Median Income (“AMI”)<sup>^</sup>



<sup>^</sup>Data Source: HUD’s Income Limits eff. April 1, 2024. Income ranges based on a family of four.  
<sup>^^</sup>Data Source: AH’s Data Team.

## FY 2026 Priorities

### Strategic Priority 1: Create and Preserve Affordable Housing Units

- **Create 1,578 new affordable housing units** through the administration of financial closings, issuing down payment assistance, and executing new HomeFlex Agreements throughout the City of Atlanta.
- **Preserve 1,081 existing affordable housing units** by renewing expiring HomeFlex Agreements and converting public housing units to project-based assisted units under HUD’s Rental Assistance Demonstration (“RAD”) Program.

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

- Promote housing stability by providing **Home Again assistance to 425 households** and leasing-up tenant-based vouchers (“TBVs”)
- Support intergenerational wealth with **down payment assistance to 235** first-time homebuyers.

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

- Administer activities that expand training and job opportunities in established and emerging employment sectors by continuing to: (1) sponsor the Achieving Connectivity to Create Equity and Self-Sufficiency (“ACCESS”) initiative, (2) support local agencies that specialize in providing education and workforce training, (3) promote youth and season camps and invest in AH-assisted youth, and (4) market college scholarship opportunities that **create opportunities to thrive**.
- Support activities that help families to secure better employment, to retain current employment, or to return to the workforce, thereby assisting families in meeting the minimum work requirement<sup>11</sup> to **achieve a 71% work/program compliance rate**.
- Sponsor activities under ACCESS to **narrow the digital divide and create a pathway to higher income** for low-income families.

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

- **Align AH resources and investments** to create healthy, thriving neighborhoods that provide AH-assisted families with access to essential services and areas of opportunities.

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

- Celebrate activities and achievements that clearly show our programs in the communities and our progress against our goals via **dashboards, print, and other collateral materials**.
- Increase transparency of AH through State of Atlanta Housing addresses and events.

### Strategic Priority 6: Strengthen Atlanta Housing Operations

- Incorporate activities that support AH’s rental assistance programs **achieve or maintain** an average agency **occupancy and utilization rate of 95%**.
- Adopt activities that assist AH in meeting or exceeding HUD’s Section 3<sup>12</sup> requirements, reduce AH’s carbon footprint, and other activities that support **improving operations**.

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<sup>11</sup> AH requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

<sup>12</sup> Pursuant to HUD Regulation 24 CFR part 75.

## Ib. INTRODUCTION: PLANNED GOALS AND OBJECTIVES

Under this section, AH summarizes its plans to continue, initiate, pursue, or conduct both HUD-approved MTW Activities and non-MTW Activities during FY 2026 (July 1, 2025 through June 30, 2026).

### A. Short-Term MTW Goals and Objectives

#### CREATE OR PRESERVE AFFORDABLE HOUSING UNITS

##### Create New Affordable Housing Units

- Continue to focus on developing vacant land, fostering a broad affordable housing portfolio, and advancing Homeownership Initiatives under its **Revitalization Program**. AH utilizes this activity to revive or stabilize AH land, AH-owned and other communities and their surrounding areas. To that extent, AH plans to advance projects that are already underway from FY 2025 or scheduled for financial closing in FY 2026.
  - AH plans 6 multifamily financial closings, projected to deliver 527 new affordable units to the Atlanta housing stock. Planned multifamily projects include:

Project Name	Planned Unit Count				Comment
	AH-Assisted	Other Affordable	Market	Total	
Bowen Phase II	34	44	33	111	Deploy Restore-Rebuild authority to convert units to PBV. *144 workforce units.
Civic Center P1*	0	0	0	0*	
Jonesboro South	51	51	26	128	N/A
Leila Valley	60	0	0	60	
Summerhill Stadium Hotel	167	0	15	182	
Thomasville I Multifamily	80	40	80	200	
<b>Totals</b>	<b>392</b>	<b>135</b>	<b>154</b>	<b>681</b>	

Source: AH Reforecasting Projection.

\*P1 = Phase 1 workforce units

- In addition to new multifamily projects, AH will continue to advance its multifamily projects already in the development process. In-progress multifamily projects include:

- Completion of Ashley II that will deliver 114 affordable units (212 total units).
- Infrastructure installation or improvement at Herndon Square II that projects to deliver 170 affordable units.



- Construction of Bowen Homes Phase I that projects to deliver 107 affordable units (151 total units)
- AH plans 4 new homeownership financial closings under its Homeownership Initiative. These closings project to deliver 113 affordable homeownership opportunities to the Atlanta housing stock. Planned homeownership projects and for-sale unit counts include:

Project Name	Planned Unit Count			
	AH-Assisted	Other Affordable	Market	Total
Carver Homeownership	0	30	110	140
Englewood IC - Homeownership	0	16	65	81
Jonesboro South	0	51	77	128
Leila Valley	0	0	40	40
Towns at Scholars Landing (financial closing in FY2025, but may carryover to 2026)	0	16	62	78
<b>Totals</b>	<b>0</b>	<b>113</b>	<b>354</b>	<b>467</b>

Source: AH Reforecasting Projection.

- Overall, AH’s acquisition strategy serves to create more permanently affordable housing options. Priority site types include existing market-rate properties, affordable housing properties, adaptive reuse, and vacant land in specific areas of low concentration near transit, jobs, healthcare, and education.
  - During FY 2026, AH plans to continue targeting and evaluating acquisition opportunities that are in alignment with and satisfying its priorities. Therefore, AH does not identify any singular, specific acquisition projects, but may engage in acquisition opportunities to acquire existing properties needing rehabilitation and/or new construction properties of strategic importance during the fiscal year that align with its strategic plans to provide affordable housing and foster stronger communities.
    - AH plans to continue its evaluation of acquisition interests that include acquisition-rehabilitation, new homeownership, and new construction projects that project to deliver 911 units should AH acquire all projects.
    - AH plans to thoroughly evaluate immediate acquisition targets in the Scotts Crossing and Florida Heights neighborhoods that project to deliver 300 affordable housing units to Atlanta’s housing stock.
- Acquisitions of an existing structure previously receiving a HUD subsidy may require demolition approval of that structure or disposition approval under a ground lease or similar action to the development partnership as part of its revitalization activities.

- Advance AH’s housing and affordable homeownership goals by continuing to support affordable homeownership opportunities on AH-owned land through fee-simple land sales, a land trust form of ownership to assure long-term affordability, or other strategies that increase housing choices for low-income households.
  - Land sales, construction, and homeownership closings may include reduced land value, an AH investment, and/or AH down payment assistance to support affordability.
  - Pursuing long-term affordability through land dispositions, collaboration with land trusts, and similar activities.
  - Continue to assess the feasibility and viability of undertaking activities that increase AH’s self-development capacity while taking the lead on single-family home construction utilizing modular, stick built, or other emerging techniques.
- Engage in various partnerships to create and preserve affordable housing for low-income Atlantans through AH’s **Gap Financing** activity. Under this activity, AH focuses on collaboration, where AH’s gap financing flexibility helps to accelerate the development timeline of affordable housing units, by removing or mitigating financial obstacles through financial incentives. AH allocates funds to co-invest with others in new construction, substantial rehabilitation, and significant modernization projects. AH may engage in other project types beyond the examples listed to provide affordable units to low-income families throughout the City of Atlanta.
  - Under this activity, AH plans to evaluate 3 new projects requesting gap financing funds for privately-owned housing projects that will include affordable units. These units may receive ongoing monthly assistance from AH or other subsidy programs for affordability.

Co-Investment	Planned Unit Count			Comment
	Affordable	Other or Market	Total	
Garson Drive	130	0	130	
One Peachtree	65	0	65	AH plans to deploy RestoreREBUILD <sup>13</sup> authority to convert eligible units to PBV.
Two Peachtree	84	84	168	
<b>Totals</b>	<b>279</b>	<b>84</b>	<b>363</b>	

Source: AH Co-Investment Pipeline Tracker

- AH plans to explore earmarking funds for another co-investment cohort, which will target acquisitions and provide for deeper affordability and quicker timing by raising the per unit cap from \$60,000 to \$75,000 per unit.
- Units delivered under this strategy are Local, Non-Traditional (“LNT”) units and will comply with the guidance under HUD Notice PIH 2011-45 (HA). LNT units do not fall under either Public Housing or Housing Choice Voucher Programs. AH may deploy other elements of Notice PIH 2011-45 as appropriate.
- Atlanta Housing will continue to record legally binding commitments and use agreements acceptable to HUD, while continuing to work closely with HUD’s Office of Urban Revitalization to advance projects that deliver affordable rental units to low-income families.

<sup>13</sup> HUD tool formerly known as Faircloth to RAD

- In addition, AH also plans to evaluate new projects requesting co-investment funds. Co-investment funds awarded under this process are used to promote affordable housing where a portion of the total units constructed in the project receive monthly for privately-owned housing projects that do not include affordable units. Funds awarded under these scenarios are used to promote affordable housing, where a portion of the total units constructed receive monthly financial assistance from AH for low-income families.
  - Units delivered under this strategy will comply with AH’s applicable rental program assistance (e.g., HomeFlex, Housing Choice Voucher, Public Housing, etc.) Programs as applicable.
  - Units under this strategy will incorporate guidance from HUD’s Office of Urban Revitalization so that AH can deliver affordable units under this strategy.
- Additionally, AH continues to seek opportunities to decrease its long-term financial obligations by sizing loans to the total number of affordable units in the project, rather than limiting its funding level to the number of units receiving an AH subsidy.
  - To that extent, AH may embrace projects and support activities that align with this strategy more aggressively than those strategies that do not limit AH’s long-term financial obligation and limits AH’s ability to offer more affordable housing.
  - Another AH strategy in alignment with reducing its long-term financial obligations includes acquisition of property under its co-investment program, which complements its affordable housing goals. Such acquisitions may include existing structures that require demolition or disposition under a ground lease or similar action with the development partnership.
- Engage in or sponsor activities that support the creation or preservation of affordable housing units within AH’s service area. Planned activities may include:
  - Assisting development partners with the completion and submission of applications for planned projects using Low Income Housing Tax Credit (“LIHTC”) funding.
    - AH will review its underwriting model to factor “twinning”<sup>14</sup> of tax credits as well as other tax credit issues/developments in application requirements.
  - Continuing the pursuit of federal, philanthropic, and other opportunities to secure bond funds, grant awards, tax credits, and other financial assistance, to create and preserve affordable housing units and offer services to assisted households within AH’s service area in alignment with AH goals.
    - AH may submit Choice Neighborhoods grant applications for any of its Quality-of-Life Initiative sites, including, but not limited to the following:
      - AH may submit a planning grant application for Thomasville Heights.
      - AH may submit implementation grant applications for Hollywood Courts, Thomasville Heights, or other eligible projects.
  - Reviewing its underwriting model to increase its return on investment (“ROI”) and to create sustainable resources that AH can utilize to continue offering affordable housing units through its creation and preservation activities throughout its service area.

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<sup>14</sup> “Twinning” is AH’s ability to combine 4% and 9% tax credits in the same project, which can allow for more tax credit investment.

- Continue to create affordable housing units through project-based assistance under its **HomeFlex as a Strategic Tool** activity. AH focuses on attaching assistance to market rate units in privately-owned multifamily communities for eligible, low-income families. Under this strategy, AH and the property owner execute a HomeFlex Agreement for 2 to 20 years to stabilize affordability for a specific period.
  - AH plans to maintain an open Notice of Funding Availability (“NOFA”) to evaluate new housing partners interested in bringing their units onto the HomeFlex Program.
    - Under this activity, AH has created 6,506 assisted units with applicable HomeFlex Agreements. AH will continue to monitor the local rental market to strategically add rental units for an appropriate assistance period.
  - AH plans to execute 6 new HomeFlex Agreements during FY 2026 that will deliver 340 affordable housing units throughout AH’s service area. The new HomeFlex projects include:

HomeFlex Project	Planned Unit Count		
	AH-Assisted	Other Affordable	Total
111 Moreland Avenue	42	0	42
1688 Lakewood	23	0	23
277 Moreland Avenue*	54	0	54
Abbingtion at Ormewood*	8	34	42
Quest Residences at Holly Hills	9	31	40
The Simpson	39	100	139
<b>Totals</b>	<b>175</b>	<b>165</b>	<b>340</b>

Source: AH Reforecasting Projection

\*Agreement execution projected by June 30, 2025, but timing may carry over to 2026

*Preserve Existing Affordable Housing Units*

- In addition to creating new affordable housing units, AH’s **HomeFlex as a Strategic Tool** activity also focuses on retaining assistance at market rate units in privately-owned multifamily communities to preserve affordable units for low-income families. Under this strategy, AH and the property owner execute a renewed HomeFlex Agreement for another 2 to 20 years.
  - AH plans to renew 11 existing HomeFlex Agreements during FY 2026 that will preserve 630 assisted or subsidized units throughout AH’s service area. The planned HomeFlex projects include:

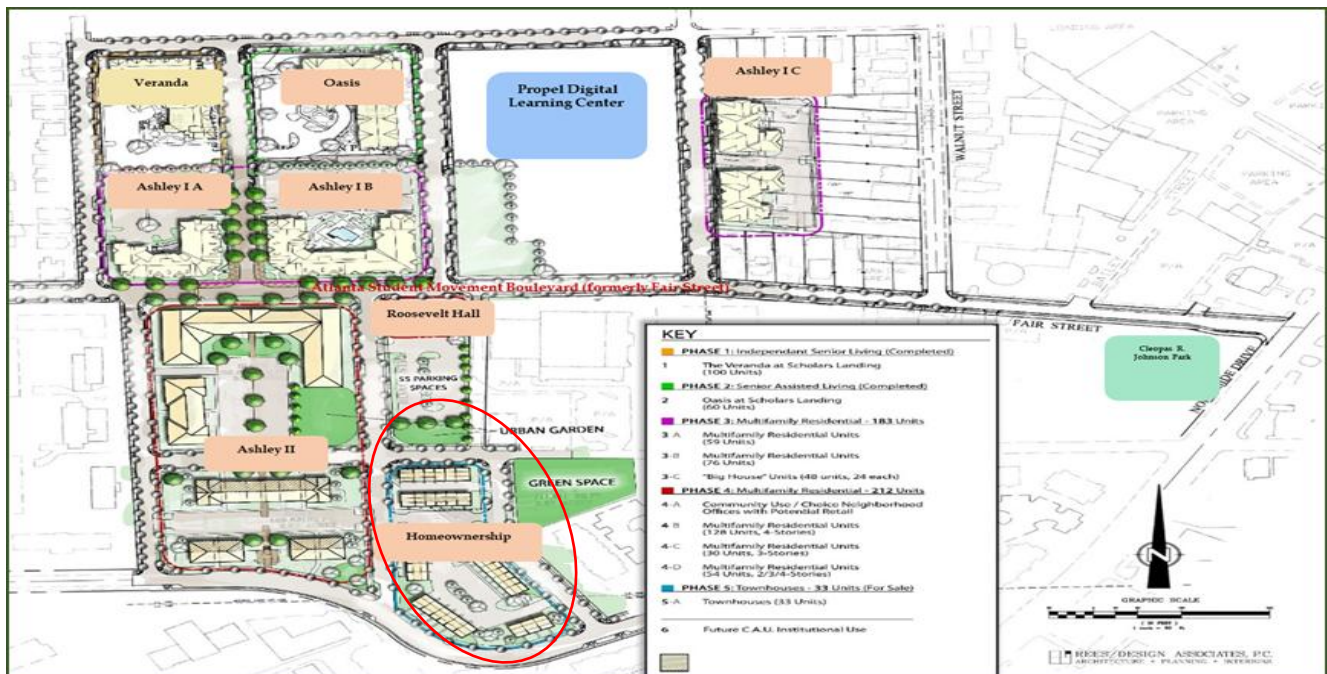
HomeFlex Project Name	Planned Unit Count
	AH-Assisted
Adamsville Green Senior Apartments - HAVEN	46
Adamsville Green Senior Apartments - Standard	35
Ashley at Auburn Pointe I	8
Ashton at Brown Mills	5
Columbia South River Gardens	51
O’Hern House	76
Summit Trail	40
The Peaks at Martin Luther King, Jr.	73
Veranda at Auburn Pointe II	98
Veranda at Collegetown	100
Woodbridge at Parkway Village	98
<b>Totals</b>	<b>630</b>

*Source: AH Reforecasting Projection.*

- AH will continue to advance all in-progress HomeFlex projects to the lease-up stage. Currently, one HomeFlex project that projects to deliver 14 affordable housing units to the City of Atlanta’s housing stock may carry over into fiscal year 2026. That project is:
  - 14 affordable units at The Melody

## ENHANCE HOUSING ASSISTANCE RESOURCES

- Create new affordable housing opportunities for low-income Atlantans under its **Comprehensive Homeownership Program** activity. Under this activity, AH administers downpayment assistance (“DPA”) subsidies to eligible, first-time homebuyers in lieu of a monthly “housing stipend”. The maximum home price is \$375,000, which aligns with the local housing market.
  - AH plans to provide a new DPA subsidy award of up to \$25,000 to create 235 new affordable housing opportunities for low-income families throughout the City of Atlanta.
- Advance Phase V of the Ashley Scholars Landing project to create homeownership opportunities in alignment with AH’s **Choice Neighborhoods Downpayment Assistance (“CN DPA”) Program**. This program is exclusive to assisting eligible, first-time homebuyers acquire a home in the Towns at Scholars Landing development within the University Choice Neighborhoods (“UCN”) footprint.
  - Award a DPA subsidy award of up to \$60,000 to low-income families to create affordable housing opportunities for those families choosing to buy and live within the UCN footprint (Scholars Landing site or land acquired by AH for affordable housing development in the UCN). Awards will not be given to households not planning to live in the defined area.
    - AH will continue to advance the development of The Towns at Scholars Landing Homeownership Phase, circled below, located in the UCN footprint. The Towns will include 16 affordable for-sale homes that are eligible for the CN DPA subsidy.



- Comply with the guidance outlined under AH’s MTW Amended and Restated MTW Agreement and HUD Notice PIH 2011-45 for the homeownership opportunities created under the Comprehensive Housing and CN DPA Programs. Units under these activities are considered local, non-traditional (“LNT”) units and do not fall under either Public Housing or Housing Choice Voucher Programs.
  - AH may deploy other elements under Notice PIH 2011-45 in concert with its affordable unit creation and preservation goals, as necessary.

- Design solutions and administer activities that **Develop Alternate and Supportive Housing Resources**. Under this activity, AH dedicates a portion of its MTW funds and designates vouchers for specific circumstances and targeted population groups.
  - AH includes several strategies in response to Atlantans that are experiencing or near the position of housing instability. Although point-in-time counts, partner agency referrals, need available funding, and other factors affect the total number of households assisted, AH designates 2,912 vouchers for specific circumstances. Planned vouchers include:

Program	Voucher Commitment	Voucher Type/Term
<b>AH MTW Voucher Programs</b>		
• Emergency Housing Vouchers	202	Absorbed Tenant-Based Assistance from HUD
• GA Housing Voucher	22	Absorbed Tenant-Based Assistance from GA Dept. of Community Affairs (DCA)
• HAVEN Continuum of Care (“CoC”) Vouchers	525	Assignment of Assistance from AH to Partners for Home (Atlanta’s CoC)
• Homeless Protection Supportive Vouchers	46	Tenant-Based Assistance
• Housing First	66	
• Special Program Voucher for Homeless Student (a.k.a. APS <sup>15</sup> Vouchers)	100	Tenant-Based Assistance designated for homeless students enrolled in APS
<i>AH-Created Voucher Programs</i>	<i>961</i>	<i>11,532 HAP<sup>16</sup> months</i>
<b>HUD Special Purpose Vouchers</b>		
• Family Unification Program	300	HUD Tenant-Based Assistance
• Family Youth to Independence (“FYI”)	10*	
• Mainstream 1/Non-Elderly Disabled (“NED”)	175	
• Mainstream 5	125	HUD Tenant-Based Assistance
• Mainstream 5 (Partners for Home)	23	
• Veterans Affairs Supportive Housing (“VASH”)	295**	HUD-VA Tenant-Based Assistance
<i>HUD-Sponsored Voucher Programs</i>	<i>928</i>	<i>11,136 HAP months</i>

<sup>15</sup> Atlanta Public Schools

<sup>16</sup> Housing Assistance Payments or monthly rental assistance

Program	Voucher Commitment	Voucher Type/Term
<b>AH Supportive Housing</b>		
Home Again	425	Temporary financial assistance
Home First (HAVEN)	598	Project-Based Assistance for wrap-around service units
<i>AH-Sponsored Supportive Housing</i>	<i>1,023</i>	<i>12,276 HAP months</i>
<b>Total All Vouchers</b>	<b>2,912</b>	<b>34,944 HAP months</b>

*\*AH received approval on October 2, 2024, for an FYI allocation.*

*\*\*AH completed and submitted a funding form in January 2025. AH anticipates receiving 25 additional VASH vouchers.*

- Administer higher inspection standards under its **Enhanced Inspection Standards** activity. AH desires to offer low-income families the same unit quality, or higher, as would be received by a market rate renter. The higher inspection standards and expectations are applicable to AH-assisted units (e.g., HomeFlex, Housing Choice Voucher, Single-Room Occupancy, etc.) Programs.
  - The activity sets standards for market quality units assisted by AH for low-income families. AH enforces its higher standards during the Housing Quality Standard (“HQS”) inspections. AH offers its Property Protection (“P2”) “insurance” to property owners, covering damages caused by AH participants, thereby fostering landlord confidence in AH’s Housing Choice Voucher Program and increasing housing availability to low-income families.
  - AH will continue to comply with HUD guidance that requires all units receiving financial assistance to be inspected. To that extent, AH permits alternative inspection results on all unit types, including homeownership opportunities.
  - AH incorporates National Standards for the Physical Inspection of Real Estate (“NSPIRE”) Standards within its Enhanced Inspection Standards MTW Activity to ensure that AH achieves consistency across all AH rental and homeownership assistance programs.
  - AH will identify and may engage in reasonable rent determination activities for communities owned directly or indirectly by AH. Examples of reasonable rent determination activities include the review of current and future communities on AH-owned land, communities receiving construction funding or portion thereof, and/or communities receiving operating subsidy or rents for low-income families subsidized by AH.
- Continue to review property management activities and update elements of its **HomeFlex Site-Based On-Site Administration** activity. Under this activity, AH seeks to standardize and align property management best practices. AH administers its rental housing portfolio in the following methods:
  - Assign property oversight, such as selection, wait list management, unit assignment, and other functions to its housing partners at the property level.
  - Continue implementation of performance standards through regular, periodic training opportunities and business process reviews (“BPRs”) for property-manager developers (“PMDs”) and housing partners at all assisted communities. Activities may also include full implementation of accountability measures at communities assisted by AH.
  - Administration and periodic review of site-based waiting lists and unit assignments, including the assurance that RAD PBV families expressing an interest in Choice Mobility under RAD requirements are placed on the RAD PBV waiting list for a turnover voucher.

- Continue to assure that RAD PBV families on the RAD PBV waiting list have priority of turnover<sup>17</sup> tenant-based vouchers (TBVs) before being issued to new applicants on the waiting list.
- Project-basing up to 100% assistance at communities owned directly or indirectly by AH without a competitive procurement process in accordance with its MTW Agreement, as well as HOTMA guidance.
- Limit lease-up obstacles to low-income families under its **Leasing Incentive Fees (“LIFs”)** activity. AH assists eligible, low-income households with common costs such as security deposits and various moving expenses that are paid to others on behalf of the assisted family. This activity also helps to build and strengthen private property owners’ confidence in AH’s rental assistance program(s).

## CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

AH utilizes its Single-Fund Budget with Full Flexibility authorization to expend MTW funds on MTW eligible activities deemed necessary by AH to help low-income families achieve or move closer to economic independence and housing self-sufficiency.

- Continue to administer service provider contracts for the administration of self-sufficiency options for program participants. AH may review the performance of these contracted options for each rental assistance program to improve outcomes for assisted families.
  - *HomeFlex Program (Project-Based Vouchers)*
    - Standard HomeFlex utilizes Designated Service Coordination to households assisted under HomeFlex and living in mixed-income communities. Designated Service Coordinators do not provide direct core services but provide general assistance and referral services to HomeFlex-assisted households.
    - HomeFlex Supportive Housing (HAVEN) reflects AH’s effort to create opportunities for specific population groups that require supportive services, which are supported through the utilization of service agreements in supportive housing communities within AH’s service area.
  - *Housing Choice Program (Tenant-Based Vouchers)*
    - Achieving Connectivity to Create Equity and Self-Sufficiency (ACCESS), a training program focused on preparing low-income Atlantans for higher paying job opportunities in the technology sector.
    - Atlanta Achievers Program is a collection of activities focused on AH-assisted youth, including youth leadership and after-school/summer camp programming, as well as the promotion of activities that prepare AH youth for adulthood and career attainment.

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<sup>17</sup> 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

### CREATE OR PRESERVE AFFORDABLE HOUSING UNITS

#### *Create New Affordable Housing Units*

- Advance the remaining development phases of the University Choice Neighborhood (“UCN”) transformation project that is not funded by the 2014-15 Choice Neighborhoods Implementation Grant (“CNIG”) award. The development phases and housing opportunities at the former University Homes site, renamed Scholars Landing, include beginning the 78-unit Towns at Scholars Landing homeownership phase.
  - The Towns at Scholars Landing comprise 40 townhomes and 38 condominiums/flats, where 20% of the planned units will be affordable for eligible low-income families once the project is completed. Additionally, AH will undertake activities to advance affordable housing development of acquired properties within the UCN boundaries.
- Undertake activities that increase AH’s self-development capacity, including sponsoring or supporting activities that align with plans to develop or re-develop AH-owned vacant sites (300+/- developable acres) within the city boundaries. Additional activities may include:
  - Evaluating the feasibility of acquiring other or additional properties that align with AH’s priorities to add to or retain affordable housing units within AH’s service area. Acquisition methods may include monetary and non-monetary transactions, such as payments and land swaps.
  - Entering and renewing ground leases to carryout activities associated with adding to or retaining the affordable housing stock within AH’s service area.
  - Acting on Special Applications Center (“SAC”) approval of demolition and disposition applications. AH will submit appropriate applications to properly dispose of vacant or developed parcels, including the demolition of structures.
    - AH property listed in the Public Indian Housing Information Center (“PIC”) system or its subsequent successor system or property previously receiving an ongoing operating subsidy are required SAC submissions. Current, planned, and future SAC submissions are shown in Appendix E (see page 146).
- Support activities that increase AH’s AHGreen development standards and improve AH’s efforts to reduce its carbon footprint, which helps to reduce the energy burden on program participants.
  - Planned activities to achieve AHGreen goals include incorporating design recommendations into the Request for Proposal/Quote (“RFP”/“RFQ”) selection process, adopting AHGreen development standards, and applying requirements to approximately 2,000 units under an open Notice of Funding Availability/Opportunity (“NOFA/O”) under HUD’s Restore-Rebuild<sup>18</sup> tool. AH may apply AHGreen requirements and efforts in substantial rehabilitation and significant modernization contracts as well.

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<sup>18</sup> Formerly known as Faircloth-to-RAD.

*Preserve Existing Affordable Housing Units*

AH utilizes various tools to preserve existing affordable housing units for low-income families.

- Deploy elements of HUD’s Rental Assistance Demonstration (“RAD”) Program to convert portions of or all its Public Housing portfolio from Section 9 operational assistance to long-term, Section 8 project-based voucher (“PBV”) assistance.
  - AH’s Public Housing portfolio includes 1,713 public housing units receiving Section 9 operational assistance.
  - By converting its Public Housing portfolio to long-term Section 8 subsidy assistance under the RAD platform, AH safeguards long-term affordability for these units and the low-income families that live there, which provides AH financial relief and flexibility. Planned Public Housing conversions under RAD include:

Conversion Community	Planned Unit Count			
	AH-Assisted (Public Housing)	Other Affordable	Market	Total
Ashley Collegetown I	78	43	78	199
Ashley Courts @ Cascade I	46	43	36	125
Georgia Avenue	79	0	0	79
Villages at Carver III	108	54	54	216
<b>Totals</b>	<b>311</b>	<b>140</b>	<b>168</b>	<b>619</b>

*Source: AH Reforecasting Projection.*

- Review opportunities for AH to strengthen and add to its housing resources to engage in Transfers of Assistance based on preliminary conversion of public housing units scheduled for conversion under the RAD Program.
  - AH may deploy the Transfer of Assistance option under the RAD Program to account for public housing units not being included in the total count of a covered project conversion.
  - AH will evaluate transfer of assistance opportunities under Section 8(bb), 42 U.S.C § 1437(bb)(1), of the US Housing Act of 1937 to assess the viability of submitting a proposal to accept the remaining budget authority of terminated or expired project-based rental assistance contracts.
- Deploy RAD Section 18 provisions to assist AH with maximum affordable unit preservation. The RAD Section 18 provision allows AH to replace public housing converted units with non-RAD PBV units at partially or totally disposed conversion sites.
  - Housing Construction Costs (“HCC”) determine the number of eligible units that AH may dispose of under Section 18 at a converted site. The HCC is published by HUD annually.
- Undertake activities that allow AH to preserve affordable housing under non-RAD conversion scenarios. Typically, these scenarios include communities with Low-Income Housing Tax Credit (“LIHTC”) units that undergo a refinance or re-syndication transaction that may require additional approval by HUD for long-term preservation and continued affordability.

## ENHANCE HOUSING ASSISTANCE RESOURCES

AH administers both rental assistance and homeownership assistance programs dedicated to helping eligible, low-income Atlantans with general and specific housing needs. AH's rental assistance programs follow a unit-based or tenant-based platform. The programs are discussed below.

- Continue AH's MTW **unit-based assistance** or AH's MTW project-based rental assistance ("PBRA") program. Under this program, AH administers assistance at the property level, where the assistance is available for the next eligible family that occupies the unit. AH delivers property management services by agreement with third-party entities at AH-Owned, Mixed-Income, and HomeFlex communities citywide. AH will provide broad oversight and training focused on asset management, property operations, and program compliance for more than 13,332 subsidized units at 123 properties. AH plans to continue unit-based assistance, which breaks down as follows:
  - Public Housing Units continue to receive operating subsidy under Section 9 and oversee the administrative and financial compliance of 1,713 units located at 22 AH-Owned and Mixed-Income communities. AH may convert some or all units from a Section 9 operating subsidy to Section 8 subsidy assistance program under HUD's RAD Program.
  - RAD and Non-RAD PBV Units no longer receive a Section 9 operating subsidy. However, AH will continue to oversee the administrative and financial compliance of 2,168 units located in 33 redeveloped or mixed-income communities. These RAD-converted public housing units receive Section 8 subsidy assistance instead of Section 9 assistance.
    - AH will continue to utilize the alternative option<sup>19</sup> of the Choice Mobility element under the RAD Program. Under this element, AH limits the number of turnover tenant-based vouchers (TBVs) earmarked for RAD PBV families. This limitation allows AH to continue serving Housing Choice Voucher (HCV) families on the HCV waiting list with turnover TBVs as well. RAD PBV families must express an interest in Choice Mobility. AH closely monitors RAD PBV requests to assure that RAD PBV families receive priority issuance of turnover TBVs.
  - HomeFlex Units receive a monthly subsidy derived from AH's Section 8 funding authority. This assistance makes the unit affordable for low-income Atlantans. AH will continue to oversee the financial compliance and operational efficiency of 6,506 units located in 68 privately-owned market communities.
    - AH will conduct an analysis of the project to tenant-based ratio, which also includes RAD PBVs, to ensure compliance with HUD guidance.
  - Local, Non-Traditional ("LNT") Units receive one-time investment dollars and do not receive ongoing operating subsidies from Section 8 nor Section 9. AH's investment dollars spurred the unit creation or preservation of 2,945 units under the low-income housing tax credit ("LIHTC") platform that are blended in both HomeFlex (1,787) and mixed HomeFlex communities (1,158).

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<sup>19</sup> AH can limit turnover tenant-based vouchers earmarked for RAD PBV families to three-quarters of its turnover pool.

- Continue AH’s MTW **housing choice-based assistance** or AH’s MTW tenant-based rental assistance (“TBRA”) program. Under this program, AH administers assistance at the household level, where the assistance remains with the family from unit-to-unit nationwide. AH provides oversight and training in the administration of a large voucher program to assist households living in privately-owned, privately-operated market units. AH plans to continue its housing choice-based assistance, which breaks down as follows:
  - Tenant-Based Vouchers (“TBVs”) are funded under Section 8 guidelines. AH continues to administer its Housing Choice (“HC”) Program that allows 10,918 Housing Choice Voucher (“HCV”) families to choose where they live. Participating HC families pay 30% of their household income toward their rent. AH pays the difference. AH HCVs include:
    - 9,555 (87%) HCV families living within the city limits.
    - 1,354 (12%) HCV families living outside the city limits.
      - In port-out cases, which occur when an AH HCV family moves outside of AH’s service area, the HCV family still pays 30% of their household income toward their rent but AH is responsible for the difference at the service rate wherever the family chooses to live
        - AH closely monitors vouchers that port outside of AH’s service area, for “absorption”, which refers to the receiving housing authority adding that family to their voucher program. When this happens, the AH voucher becomes available for issuance and utilization by a local family rather than continued utilization by a family outside AH’s service area.
    - Assist 9 (1%) HCV families supported under AH’s HCV Homeownership Program.
      - AH’s HCV Homeownership Program provides a monthly subsidy to program participants, which it sunset circa 2007. AH replaced the program with a Downpayment Assistance (“DPA”) Program. AH refers families interested in homeownership to this DPA Program.
  - Special Purpose Vouchers (“SPVs”) are funded under Section 8 guidelines and dedicated for specific circumstances or population groups by HUD. AH administers 893 SPVs in accordance with HUD direction. AH administered SPVs maps out as follows:
    - Assist up to 300 SPV families with Family Unification Program (“FUP”) Vouchers.
    - Assist up to 10 SPV families with Family Youth Initiative (“FYI”) Vouchers.
    - Assist up to 148 SPV families with Mainstream Five (“MS5”) Vouchers.
    - Assist up to 175 SPV families with Non-Elderly Disabled (“NED”) Vouchers (formerly known as Mainstream One or MS1 Vouchers).
    - Assist up to 270 SPV families with Veterans Affairs Supportive Housing (“VASH”) Vouchers.

The Section 8 Moderate Rehabilitation Single-Room Occupancy (“SRO”) Program has ended, and funding is no longer available. Therefore, AH will investigate whether it is eligible to stand up its SRO Program under the Multifamily Assisted Housing Reform and Affordability Act of 1997.

### Choice Atlanta

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

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

- Complete closeout requirements in the transformation of the University Choice Neighborhood (“UCN”) resulting from the \$30 million 2014-15 Choice Neighborhoods Implementation Grant (“CNIG”) award. The UCN includes the former University Homes site, and the neighborhoods of Ashview Heights, Atlanta University Center, and Vine City.
  - Outstanding project completion activities may include neighborhood placemaking, housing development, including home ownership phase, case management and supportive services transition to targeted households, and Roosevelt Hall operations.
- Implement the transformation of the Bowen Choice Neighborhood (“BCN”) resulting from the \$40 million 2022 CNIG award on July 26, 2023. The BCN comprises the former Bowen Homes site, the Carey Park neighborhood, a portion of the Almond Park neighborhood, and the Donald Lee Hollowell/James Jackson commercial corridors.
- Implement earned income disregard for eligible Choice Atlanta families, including former residents of University Homes, Bowen Homes, and future qualifying Choice Neighborhoods communities.



## **CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE**

- Continue to support the John Hope Community EnVision Center, a collaboration with the John Hope Community Center offers a range of educational and supportive services to AH-assisted households in alignment with HUD’s EnVision Program.
- Administer activities under Atlanta Achievers Program by facilitating programs and workshops to help AH-assisted youth successfully transition into adulthood.
  - Workshops and programmatic activities may include college tour(s), etiquette class(es), Parent-Teen Workshop, Scholarship/Financial Aid Workshop, a Teen Summit, youth programs and/or support of AH’s Summer Internship Program while exploring incentives that complement Atlanta Achievers, AH’s Summer Internship, or other programs focused on youth.
- Focus Human Development Services on upward mobility of HCV Program participants.
  - Non-MTW activities may include assisting households in improving soft skills for employment, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics. Other activities may include the facilitation of workshops regarding lease agreements, good neighbor programs and other activities that will lead to the gaining of economic independence for program participants.
  - Design a Resident Graduation Incentive Program for future implementation as a pilot initiative or full program that supports AH-assisted residents that are progressing toward reducing or eliminating their Housing Assistance Program (“HAP”) subsidy due to increased income. Preliminary concepts include the following:
    - Having participating residents to actively build financial independence by earning milestone-based contributions into a dedicated rewards account as they achieve key personal and financial goals.
    - Providing participating residents to receive one-on-one guidance from an empowerment coach to set meaningful goals, enhance their financial skills, and earn rewards, while collaborating closely with community partners.
    - Incentivizing participating residents to reach milestones by experiencing income growth and other achievements, such as completing educational goals, achieving pay increases or promotions, or improving credit scores.
      - AH will track incentives, and upon successful program completion, defined as an achievement of a zero HAP designation, participating residents will have access to the incentives accumulated in their rewards accounts.
      - This program is designed to guide residents toward lasting self-sufficiency and provide essential support every step of the way.

## **COMMUNICATE THE IMPACT OF ATLANTA HOUSING’S WORK TO ATLANTA**

- Incorporate activities that broaden and strengthen AH’s messaging platforms to keep assisted families informed and improve internal and external stakeholder connections to AH successes, progress activities, information, and collaborative opportunities.

## STRENGTHEN ATLANTA HOUSING OPERATIONS

Housing delivery and housing assistance costs continue to increase. Nonetheless, AH desires to assist more families. Therefore, AH must continue to embrace strategies and techniques that achieve greater efficiency, reduce per household assistance costs, and/or maintain operational expenses at optimal levels. Planned strategies and techniques may include the following activities:

- Actively recruiting from AH’s assisted population group.
- Aggressively increasing outreach efforts to Atlanta’s Hispanic and Latino populations.
- Engaging and recognizing companies that align their recruitment, employment, and retention efforts with Section 3 requirements by monitoring and reporting on Section 3 Workers, Targeted Section 3 Workers, and Section 3 business concerns employed by or contracted by AH.
- Identifying outdated operational processes in rental assistance and related programs prime for streamlining or elimination in alignment with current and planned AH operations.
- Researching and applying new revenue sources or improving existing revenue sources that help offset operational expenditures and thereby increasing AH’s ability to assist more families.
  - AH may undertake activities that optimize its operations, including revising or refining its role in development and redevelopment projects, assistance agreements, and other strategies that help AH achieve its operational goals.
- Continuing to conduct Business Process Reviews (“BPRs”) at HomeFlex assisted communities. BPRs focus on property administration and maintenance, including accessibility requirements contained in the Voluntary Compliance Agreement entered by HUD’s FHEO<sup>20</sup> and AH.
- Engaging in community events that benefit AH-assisted families and neighbors while providing volunteer opportunities through AHCares for AH staff throughout the year.
- Align AH’s programs with potentially differing Federal resources provided to AH by Congress from time to time.

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<sup>20</sup> US Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity

## C. Long-Term MTW Goals and Objectives

AH has created a robust real estate development pipeline. AH will continue to advance its real estate development pipeline by engaging in activities that position projects to progress through the complete development cycle<sup>21</sup> including pre-development (site planning) to development design (request for proposal/quote [RFP/RFQ]) to financial closing to development (construction) to certification of occupancy (CO) to marketing and lease-up.

### CREATE OR PRESERVE AFFORDABLE HOUSING UNITS

#### *Create New Affordable Housing Units*

- Continue to advance AH’s long-term affordable housing portfolio and its homeownership initiative under its **Revitalization Program**. This program focuses on revitalizing AH-owned sites, continuing to support and sponsor activities that revive or stabilize AH land or AH-owned communities and their surrounding areas. Ongoing activities include:
  - Advance pre-development activities for Herndon Square III that projects to deliver 151 affordable units, as well as increase activity to seek funding sources that support infrastructure, environmental sustainability, and community revitalization efforts.
    - Continue planning to advance infrastructure improvements at AH-owned sites to implement planned revitalization activities.
  - AH will continue to advance its homeownership plans with 4 homeownership opportunities already underway. Planned homeownership projects include:
    - 6 homes under AH’s Affordable Homes Pilot Program; 7 at the Magnolia Perimeter Citiplace Project; 12 at the Magnolia Perimeter Quest Project, 50 at the Mechanicsville Homeownership Project.
  - Explore the feasibility of adopting a modular housing or tiny home initiative and associated construction methods and techniques on AH-owned land.
- Engage in collaborative activities that create affordable housing units under AH’s **Gap Financing** activity for low-income Atlantans.
  - Blend elements outlined under Notice PIH 2011-45 (HA) to create affordable units under the Local, Non-Traditional (“LNT”) platform. LNT units are neither public housing nor housing choice voucher units.
    - AH may support other development projects in various capacities to increase housing choices for low-income families through the provision of affordable housing units in development projects not resting on AH-land.
  - Closely monitor AH’s Co-Investment Program and its funding authority to assure that the development process, including rehabilitation and modernization work, meets or remains with budget while advancing projects through applicable construction stages.
  - Continue to research activities and opportunities that accelerate housing projects while eliminating or reducing obstacles by introducing financial incentives and innovations to avoid delays.
    - Continue to work closely with HUD’s Office of Urban Revitalization.
  - Decrease AH’s long-term obligations by sizing loans to the total number of affordable units in the project, rather than limiting its funding level to the number of units receiving subsidies. AH will continue to collect data to position the agency to issue short-term construction loans that advance public-private development projects.

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<sup>21</sup> This development cycle may be slowed or delayed if AH does not receive adequate funding or approval support from the Federal Government.

- Continue to advance the creation of affordable housing units at privately-owned multifamily communities under its **HomeFlex as a Strategic Tool** activity. This activity focuses on creating project-basing assistance at market rate units, where AH and the property owner execute a HomeFlex Agreement for 2 to 20 years to stabilize the affordability for a specific time.
  - AH will continue to explore alternative funding structures that allow AH to participate in real estate deals in distinct roles to create and preserve affordable housing units. Conceptual roles may include serving as the lender, loan servicer, or development partner before, during, and after project activities that also position AH to leverage its investment dollars for a greater financial position.
- Continue to monitor the performance of its MTW Activities before taking any action to introduce, modify, or close out new, existing, and outdated MTW Activities.

## ENHANCE HOUSING ASSISTANCE RESOURCES

- Implement the **Choice Neighborhoods Downpayment Assistance Program** (“CN DPA”). The implementation of this activity will follow the successful construction and completion of the last phase of development under the University Choice Neighborhood Implementation Grant.
  - Increasing innovation and incentives to encourage more families to gain and/or maintain employment and move toward economic independence. Under this activity, AH will administer a new affordable housing opportunity exclusive to affordable homeownership in the University Choice Neighborhoods (“UCN”) footprint.
  - Under this activity, AH provides up to \$60,000 as a deferred mortgage to eligible first-time homebuyers to create 16 affordable housing opportunities for low-income families that choose to buy and live within the UCN footprint. This CN DPA award is available for parcels in the UCN only.
- Advance preliminary ideas that align with AH enhancing its rental and homeownership assistance programs. Program enhancement ideas may include:
  - Increasing the “rent burden” for program participants from 30% to 40% to allow program participants to contribute more of their household income towards rent. This action may increase housing choices for low-income families.
  - Instituting rent ranges or tiered rent schedules in place of a work requirement to “encourage” and “reward” families for earning and reporting higher income while mitigating the feeling of “penalization” by participants for earning and reporting higher income.
  - Implementing term or time limits to promote self-sufficiency goals, build confidence among specific population groups, or encourage ideal situations and scenarios.
    - AH will continue to advance its homeownership efforts and efforts to transition families from rental assistance to market rate properties over time.



## CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

- Review elements of AH’s **Work/Program Requirement** activity, which requires target-assisted families (non-disabled, individuals 18 to 61 years old) to be employed for an average of 20-hours per week.
  - Continue to work closely with third-party entities to offer guidance and self-help resources to targeted households that help individuals and families to meet program requirements.
  - Begin impact analysis of an increased minimum work hour requirement, including insurance<sup>22</sup> and other costs to employers that may influence scheduling practices related to target-assisted families.
    - Review alternative activities instead of increasing the minimum work requirement.
  - Review the viability of increasing the average work hours per week for work-able households.
    - The table below shows potential annual increases should AH decide to increase the average compliance hours to an average of 25 or 30 hours per week. Both examples incrementally increase the average compliance hours over 5 years.

Average Work Hours	Fiscal Year					
	2026	2027	2028	2029	2030	2031
If 25/Week	20	21	22	23	24	25
If 30/Week	20	22	24	26	28	30

- Homeownership opportunities created under the **Comprehensive Housing and CN DPA Programs** follow the guidance of AH’s Amended and Restated MTW Agreement and HUD Notice PIH 2011-45 (HA). Notice PIH 2011-45 governs LNT units, which are neither Public Housing nor Housing Choice Voucher Program units. AH may deploy various elements under either guidance as necessary to increase housing choices for low-income families.
- Continue the pursuit of federal, municipal, philanthropic, state, and other collaborative opportunities to secure bond funds, grant awards, tax credits, lines of credit, and other financial assistance, to create and preserve affordable housing units and offer services to assisted households within AH’s service area and in alignment with AH goals.
  - AH will continue to review its underwriting model to maximize returns on investment (“ROIs”) and to create sustainable resources that AH can utilize to continue offering affordable housing units throughout its service area.
  - AH will continue to stand up its bond program. AH will explore tax exempt issuance options and will continue to assemble a team with appropriate expertise to support the launch of the bond program in FY 2026.

<sup>22</sup><https://www.healthcare.gov/where-can-i-read-the-affordable-care-act/>

## D. Long-Term Non-MTW Goals and Objectives

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

### CREATE OR PRESERVE AFFORDABLE HOUSING UNITS

#### Create New Affordable Housing Units

- Continue developing long-term real estate financial forecasts to identify capital needs early. Activities may include designing or improving development plans for AH-owned land, promoting green infrastructure within new, rehabilitated, and modernized developments, or deploying the latest construction technology to increase affordable housing units in Atlanta’s housing stock.
- Begin the planning process of project-basing Veterans Affairs Supportive Housing (“VASH”) vouchers at Atlanta Housing’s 450 Hank Aaron Drive property. The project-basing of VASH vouchers includes consultation with the United States Department of Veterans Affairs (“VA”), where the meeting (or meetings) with the local VA Office will provide a final determination in VASH voucher project-basing time and other requirements at the site.
- Continue reviewing strategies under HUD’s Restore-Rebuild Initiative<sup>23</sup> to create units subsidized under an Annual Contributions Contract (“ACC”) for Public Housing.
  - The Restore-Rebuild Initiative allows AH to combine public housing Mixed Finance development and a Rental Assistance Demonstration (“RAD”) conversion into an integrated transaction. HUD provides a long-term rental assistance contract tied to the property, ensuring that anyone who lives in the unit pays no more than 30% of their income toward rent. Restore-Rebuild is a key tool for AH to provide more rent-assisted housing.
    - AH continues to advance its pipeline of projects and plans to add nearly 1,400 affordable units. The table below lists AH’s pipeline of projects through FY 2034:

Project Name	Projected Fiscal Year
Bowen Phase III	FY 2027
Herndon Homeownership	FY 2027
Hollywood Court I MF	FY 2027
Martin House	FY 2027
Trinity Flats Central	FY 2027
Bowen Phase IV	FY 2028
Bowen Phase VII	FY 2028
North Avenue	FY 2028
Bowen Phase V	FY 2029
Bowen VIII	FY 2029

<sup>23</sup> Formerly Faircloth-to-RAD process, where AH can construct public housing units with HUD construction dollars.



- Administering the Housing Plan for the Bowen Homes site, including implementation of the first Right of Return and associated re-occupancy activities for former Bowen households.
- Implementing case management services focused on workforce, education, and health supportive service delivery to target Bowen households.



## ENHANCE HOUSING ASSISTANCE RESOURCES

- Monitor notices of funding availability for Choice Neighborhoods Planning, Implementation Grants or successor grant opportunities.
  - AH anticipates pursuing grant funds for Hollywood Courts, Thomasville Heights, and other projects, as eligible and in alignment with market conditions.
  - AH will assess the feasibility of applying for a Choice Neighborhoods Planning Grant for Bankhead Courts or other eligible former public housing sites based on AH’s goals and objectives.
  - AH may apply AHGreen requirements and efforts in substantial rehabilitation and significant modernization contracts as well.

## CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

- Continue to develop and expand the Atlanta Achievers Program by facilitating programs and workshops to help successfully transition AH-assisted youth into adulthood.
  - AH may explore incentives that complement its Summer Internship Program and increase its FSS Program enrollment.
- Advance the design of its AHGreen Program, which is a program introduced to train AH-assisted households for Green Sector jobs, which often have higher living wage pay.

## BUILD OR EXPAND PARTNERSHIPS TO POOL RESOURCES AND MAXIMIZE IMPACT

- Seek new and renewed sources of funding and partnerships to complement neighborhood revitalization projects, as well as executing master developer agreements and initiating building designs.
- Prepare to acquire properties from HomeFlex housing partners when the property owner no longer desires to participate in the HomeFlex Program and the partner is willing to sell the property.
- Evaluate the viability of acquiring expiring tax credit properties from respective property owners to extend affordability and position AH to gain significant ownership roles in these deals, including the feasibility evaluation of opportunities on a case-by-case basis.
- AH plans to embark upon the exploratory concept of deconstruction, which is in alignment with its efforts to reduce its carbon footprint. Under this concept, AH seeks to achieve a reduction in landfill waste while providing workforce development opportunities for program participants by donating construction materials to area agencies engaged in deconstruction activities.
- AH plans to work closely with the Center for Hard to Recycle Materials (“CHaRM”). Under this partnership, CHaRM will operate a facility adjacent to AH’s Bowen Choice Neighborhood. The parcel is brownfield and undevelopable for residential use. The collaboration with CHaRM helps to remediate this brownfield parcel.

## STRENGTHEN ATLANTA HOUSING OPERATIONS

### *Improve Operations*

- Incorporate strategies that meet or exceed HUD’s new Section 3 requirements<sup>25</sup>.
- Advance AH’s efforts to improve its carbon footprint and reduce the energy burden for residents under its AHGreen platform. Planned activities to achieve AHGreen goals include:
  - Increasing the percentage of AH-assisted units that achieve a 35% or higher level of green certification. Ongoing activities include:
    - Strategically growing and supporting AHGreen initiatives that move AH towards a “Green Certified Workplace.”
    - Increasing the number of assisted energy-efficient units and lowering the utility costs for AH-assisted families.
  - Evaluating the outcomes of its AHGreen Initiative to assure commitments and performance are in alignment with its environmental sustainability strategies. Future concepts and strategies may include:
    - Coordinating resources to reduce utility costs for assisted households and improving the energy efficiency of units.
    - Developing strategies to continue the strategy to achieve net zero carbon emissions, over time at the AH administrative buildings that include 230 John Wesley Dobbs, Roosevelt Hall, and Zell Miller.
    - Exploring the financial feasibility of attaching solar panels to AH-owned buildings and/or starting an urban solar farm utilizing “undevelopable,” AH-owned parcels.
- In alignment with technological advancements, AH will continue to incorporate Artificial Intelligence and automation technologies to improve the strength of its daily and long-term operations that focus on achieving its goals and objectives.

### **Reduce Operational Costs**

- Investigate opportunities that reduce overhead and outside expenditure, including revenue generating opportunities that increase non-federal funding.
  - Consider non-traditional public housing revenue sources that add revenue opportunities like the leasing of AH-owned vacant land, air space for community events and communication towers, and similar revenue opportunities.
  - Continue to build on the bond foundation to issue bond financing or other commercial financing products to fund new multifamily construction and substantially rehabilitate multifamily development projects in alignment with AH’s affordable housing goals and objectives.

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<sup>25</sup> Pursuant to HUD Regulation at 24 CFR part 75.

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## II. GENERAL OPERATING INFORMATION

### A. Housing Stock Information

#### i. Planned New Public Housing Units

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

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

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

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

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

N/A
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**ii. Planned Public Housing Units to be Removed**

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

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Ashley Courts @ Cascade I / GA006000830	46	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Collegetown I / GA006000930	78	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Georgia Avenue / GA006000250	79	PH unit conversion in AH-Owned Community to PBV units under RAD and/or Section 18 Blend Program.
Villages at Carver III / GA006000910	108	PH unit conversion in AH-Owned Community to PBV units under RAD and/or Section 18 Blend Program.
<b>TOTAL:</b> Public Housing Units to be Removed in the Plan Year	<b>311</b>	

**iii. Planned New Project-Based Vouchers**

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

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
111 Moreland Avenue	42	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
1688 Lakewood	23	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
277 Moreland Avenue	54	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
Abbingtion at Ormewood	8	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
Quest Residences at Holly Hills	9	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
The Simpson	39	No	PBV unit creation under AH’s Standard HomeFlex Program.
Ashley Courts @ Cascade I	46	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Courts @ Cascade II	41	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Collegetown I	78	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Capitol Gateway I	89	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
Georgia Avenue	79	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Villages at Carver III	108	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
<b>TOTAL:</b> Planned new Project Based Units in Plan Year	<b>616</b>		

**iv. Existing Project-Based Vouchers**

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

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
395 James P. Brawley Drive	20	Leased	No	PBV unit creation under AH’s Standard HomeFlex Program.
55 Milton	18	Leased	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
Academy Lofts at Adair Park	5	Leased	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
Adamsville Green	35	Leased	No	PBV unit creation under AH’s Standard HomeFlex Program.
Adamsville Green	46	Leased	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
Arcadia at Parkway Village	116	Leased	No	PBV unit creation under AH’s Standard HomeFlex Program.
Ashley Auburn Pointe I	8	Leased	No	PBV unit creation under AH’s HomeFlex Supportive Housing Program (HAVEN).
Ashley I at Scholars Landing	54	Leased	No	PBV unit creation under AH’s Standard HomeFlex Program.
Ashley IC at Scholars Landing	25	Leased	No	PBV unit creation under AH’s Standard HomeFlex Program.
Ashton at Browns Mill	74	Leased	No	PBV unit creation under AH’s Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Ashton at Browns Mill	5	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Atrium at Collegetown	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Family	53	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Senior	136	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Avalon Ridge Family	89	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Brightstone at DeKalb Medical Parkway	175	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Campbell Stone	236	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol Gateway II	16	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	43	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	24	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing (HAVEN) Program.
Centennial Place I	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place II	70	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place III	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place IV	83	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Colony Senior	62	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Commons	15	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Heritage	124	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia High Point (Senior)	94	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Mechanicsville Apartments	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Parkside @ Mechanicsville	32	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Columbia Senior Residences at Blackshear	78	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Edgewood	135	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Martin Luther King, Jr.	122	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Mechanicsville	81	Leased	No	PBV unit creation under AH's HomeFlex for Older Persons Program.
Columbia South River Gardens	51	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	37	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Columbia Tower at Martin Luther King, Jr. Village	56	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Tower at Martin Luther King, Jr. Village	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Constitution Avenue Apartments	67	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Covenant House Georgia	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Dwell at Alcove	9	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Gateway at Capitol View	162	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Gateway at East Point	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
GE Tower	201	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Heritage Green	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station I	88	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station II	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Herndon Square Senior	97	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Imperial Hotel	90	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Intrada Westside	25	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Lakewood at Christian Manor	199	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Legacy at Vine City	105	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Lillie R. Campbell House	86	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
London Townhomes	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Manor at Indian Creek II	75	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Manor at Scott's Crossing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Martin House at Adamsville	121	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Crossing	30	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Station	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Oasis at Scholars Landing	60	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Odyssey at Villas	32	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
O'Hern House	76	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFOP	130	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Park Commons / Gates Park HFOP	22	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFS	110	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Park Commons / Gates Park HFS	19	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Phoenix House	44	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Providence Parkway Village	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Quest Village III	10	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Renaissance at Park South – Senior	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Retreat at Edgewood	40	Leased	No	PBV unit creation under AH's Standard HomeFlex Program
Reynoldstown Senior Residences	26	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Seven Courts	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Spring View Apartments	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Sterling at Candler Village	170	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summerdale Commons	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summit Trail	40	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
The Legacy at Walton Lakes	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Peaks at MLK	73	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Remington Apartments	160	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Auburn Pointe	86	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Auburn Pointe II	98	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Auburn Pointe III	102	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Carver	90	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Collegetown	100	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Groveway	74	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Scholars Landing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Welcome House	41	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Woodbridge at Parkway Village	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
<b>Non-RAD Total:</b> Planned Existing Project-Based Vouchers	<b>6,646</b>			

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Barge Road	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Columbia Commons	48	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Apartments	62	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Parkside	47	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Park Citi Residences at West Highlands	61	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Senior Residences at Mechanicsville	54	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Village	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Cosby Spear Highrise	113	Committed	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program
Cosby Spear Highrise	169	Committed	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Section 18 option

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
East Lake Highrise	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program
James Allen, Jr. Place	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Juniper and Tenth Highrise	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Marietta Road Senior Tower	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Peachtree Road Senior Tower	196	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	207	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Village at Carver (Phase I)	66	Leased	Yes	PH unit conversion to PBV units under the RAD
Village at Carver (Phase I)	44	Leased	Yes	RAD TBV units converted to PBV units under RAD Section 18 option.
Villages at Castleberry Hill I	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at Castleberry Hill II	46	Leased	Yes	PH unit conversion to PBV units under the RAD Section 18 option.
Villages at Castleberry Hill II	68	Leased	Yes	RAD TBV units converted to PBV units under RAD Section 18 option.
Villages at East Lake Redevelopment	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
<b>RAD Total:</b> Planned Existing Project-Based Vouchers	<b>2,283</b>			
<b>All PBV Total:</b> Planned Existing Project-Based Vouchers	<b>8,929</b>			

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

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

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

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

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

<b>GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR</b>
<p>AH plans to expend approximately \$8.22M for site and building improvements at five AH-Owned communities.</p> <p>Planned large scale expenditure projects include 186-unit HVAC upgrades, community room upgrades, window replacements, security camera upgrades, bathroom upgrades, laundry room flooring, 26 shower head diverters, (1) domestic boiler, and exterior LED lighting.</p> <p>In addition, planned capital expenditures for sitework includes addition of or replacement of exterior LED lighting, mailbox kiosk, 26 patio fencing, and roof replacement.</p> <p>As part of its planned capital expenditures during the Plan Year, AH may purchase a fleet vehicle and equipment assigned to staff or designated for corporate use. AH may also complete site work, furniture, and building improvements for the corporate offices.</p> <p>Other capital expenditures, such as buying furniture, fixtures, and other equipment, consistent with AH's established priorities, may also occur during the Plan year. Listed below are the estimated capital expenditures per site:</p> <ul style="list-style-type: none"><li>• \$ 683,100 @ Cheshire Bridge Road Highrise</li><li>• \$ 470,250 @ Georgia Avenue Highrise</li><li>• \$1,050,500 @ Marian Road Highrise</li><li>• \$ 996,160 @ Martin Street Plaza</li><li>• \$ 131,230 @ Westminster</li></ul> <p>\$3,331,240 Planned Capital Expenditure Total \$4,890,000 Planned Capital Expenditure for AH-owned non-residential facilities <b>\$8,221,240 Planned Capital Expenditure Total</b></p> <p><b>*Note:</b> Estimated expenditures may increase due to materials, labor, or other construction and/or market increases. In addition, planned projects may be modified in part or wholly based on federal funding levels.</p>

## B. Leasing Information

### i. Planned Number of Households Served

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

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED**
Public Housing Units Leased	20,556	1,713
Housing Choice Vouchers (HCV) Utilized***	235,104	19,592
Local, Non-Traditional: Tenant-Based^	5,100	425
Local, Non-Traditional: Property-Based^	35,340	2,945
Local, Non-Traditional: Homeownership^	23,220	1,935
<b>Planned Total Households Served:</b>	<b>319,320</b>	<b>26,610</b>

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

\*\* "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

\*\*\* "Housing Choice Vouchers (HCV) Utilized" includes all SPVs with the MTW PHA's portfolio.

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

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	Developing Alternative and Supportive Housing Resources/SH.2005.09	5,100	425
Property-Based	Gap Financing/RE.2005.11	13,896	1,158
Property-Based	HomeFlex Site-Based Administration/RE.2006.02	21,444	1,787
Homeownership	Comprehensive Homeownership Program/RE.2007.03	23,220	1,935

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

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

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

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

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
<p><b>Public Housing</b></p>	<p>AH continues to face multiple obstacles/challenges that impact leasing up activity for families under its housing programs. Obstacles/challenges include:</p> <ul style="list-style-type: none"> <li>• Lack of affordable units available for low-income and other targeted population groups.</li> <li>• Lack of temporary units to relocate residents at properties undergoing RAD conversion.</li> <li>• Reduction/lack of available financial resources from third-party partners and other stakeholders to contribute to the development of supportive housing units.</li> <li>• Increase cost in materials and other construction delays to develop new Supportive Housing units.</li> <li>• Locating open houses to relocate AH-assisted families.</li> </ul> <p>Possible Solutions include:</p> <ul style="list-style-type: none"> <li>• Serve as an active partner with the City of Atlanta’s Eviction Diversion Program.</li> <li>• Continue efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive and other affordable housing for an at-risk segment of the population.</li> <li>• Take an intentional approach in property management activities for AH to initiate Notice of Funding Awards under HUD’s Restore-Rebuild Initiative and other contractual agreements with property managers as AH moves through the fiscal year.</li> </ul>
<p><b>Housing Choice Voucher</b></p>	<p>AH continues to face multiple challenges in leasing, particularly in accessing an adequate supply of one- and two-bedroom units and maintaining strong participation from property owners.</p> <ul style="list-style-type: none"> <li>• Limited supply of one- and two-bedroom units.</li> <li>• indicating a shortage of appropriately sized housing options for voucher holders.</li> <li>• Difficulty maintaining strong participation from property owners – suggesting challenges in landlord engagement and retention within the program.</li> </ul> <p>Possible Solution include:</p> <ul style="list-style-type: none"> <li>• Take a deliberate and strategic approach to voucher management and continue focused efforts to recruit and retain landlords.</li> <li>• Work closely with property owners and managers and may deploy revised payment standards and targeted incentive strategies to help overcome leasing and inspection-related obstacles.</li> </ul>

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
Local, Non-Traditional	<p>AH continues to face multiple obstacles/challenges that impact leasing up activity for families under its housing programs. Obstacles/challenges include:</p> <ul style="list-style-type: none"> <li>• Lack of affordable available units for targeted populations.</li> <li>• Reduction/Lack of available financial resources from third-party Partners to contribute to the development of supportive and other affordable housing units.</li> <li>• Delayed Construction and increase cost in materials to develop new Supportive Housing and other affordable units.</li> </ul> <p>Possible Solutions include:</p> <ul style="list-style-type: none"> <li>• AH will continue efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive and other affordable housing for an at-risk segment of the population.</li> <li>• AH's will continue to create "fast-track," housing solutions that are both short term and long term by expanding its current local, non-tradition housing programs.</li> <li>• Seeking innovative strategies to increase the number of affordable housing units through the purchase of existing commercial assets that AH can promptly convert into affordable residential housing units (e.g., Hotels, Office Space, Warehouse Facilities, etc.)</li> </ul>

**iii. Unique Households Served (Optional)**

Number of unique households served annually through local, non-traditional rental services program such as short-term rental assistance, rapid rehousing, emergency housing, etc.

UNIQUE HOUSEHOLDS SERVED
N/A

## C. Waiting List Information

### i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list (indicating whether the waiting list is site-based or agency-wide for public housing) 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 Wait List (“WL”) for all populations.	20,873	Closed	No
Choice Mobility Vouchers (RAD PBV Program)	Specific voucher WL for eligible residents living at converted PH sites.	11	Partially Open	Yes
MTW Public Housing Program	Community-wide unit WL for all populations managed by a third party at the property level for 572 units at 5 AH-Owned sites.	828	Partially Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 475 units at 16 sites.	Referral-Based (0)	Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 3,922 units at 33 sites.	29,456	Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 6,885 units at 69 sites.	29,974	Closed	No

**Note:** AH elected to convert its public housing units to Section 8 assisted project-based voucher (PBV) units under HUD’s Rental Assistance Demonstration (RAD) Program. Further, AH adopted a turnover inventory cap of 75% or 3/4s of its turnover vouchers are earmarked for RAD PBV families requesting Choice-Mobility once conversion and occupancy requirements have been met.

**Please describe any duplication of applicants across waiting lists:**

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

**ii. Planned Changes to Waiting List in the Plan Year**

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

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
MTW Housing Choice Voucher	AH does not plan to make any changes to the waiting list.
Choice Mobility Voucher (RAD Project-Based Vouchers)	AH does not plan to make any changes to the waiting list.
Site-Based – Assorted Properties	AH contracts with property managers that maintain waiting lists at the property level. AH does not plan any other changes.
MTW Public Housing	AH does not plan to make any changes to the waiting list.

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### III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

#### AW.2026.01 – Direct Rental Assistance (“DRA”) Program

##### **A. Activity Description**

###### **i. Describe the proposed activity**

Atlanta Housing postpones the introduction of this activity until the collaborative Direct Rental Assistance review process concludes. Atlanta Housing will introduce the Direct Rental Assistance Program once the collaborative review process concludes and program parameters are established.

## AW.2026.02 – Enrollment Vouchers

### A. Activity Description

#### i. Describe the proposed activity

Issue tenant-based vouchers (“TBVs”) under its Housing Choice Voucher (“HCV”) Program to households with children enrolled in the Atlanta Public Schools (“APS”) System.

#### *Activity Details*

AH introduces this activity in response to a charge from AH’s Board to prioritize HCV Program applicants that have a child in APS with good attendance, which coincides with Mayor Dickens’ desire to have Atlanta be the best city in the country to raise a child. To meet these challenges, AH will build on its existing partnership with APS.

Under this activity, AH establishes a local preference in the selection of households from the HCV waiting list, where AH seeks to issue up to 20 vouchers to applicant households that have a child actively enrolled in an APS school with the following provisions:

- The child(ren) has excellent attendance for a minimal amount of time (quarters or semesters)
- The head of household complies with AH’s work requirement
- The enrolled student(s) is not scheduled to graduate during the school year of issuance.

To create opportunities for other families in need, AH establishes term and time limits for this voucher program under this activity. The following terms and time limits are as follows:

- Enrollment Voucher **households must provide**, willingly and timely, academic data and information as needed to track and measure the progress of the program
- Enrollment Vouchers **expire 12 months post completion** of secondary school
- Enrollment Vouchers **terminate when any student displays less than** exemplary attendance
  - Attendance: “Good” and “Exemplary” attendance are descriptions that align with Atlanta Public Schools attendance definitions of “good” and “exemplary” attendance
- Enrollment Vouchers **terminate when any student** in the household **withdraws** from school
- Enrollment Vouchers **are not portable**; vouchers are **restricted to the City of Atlanta** and APS
- Enrollment Vouchers **cannot be extended** to newborn additions to the households.
- Enrollment Vouchers **will not exceed 15 years** of assistance/issuance

#### ii. Describe how the proposed activity will achieve one or more of the three statutory objectives and the specific impacts on the statutory objective(s)

This activity achieves the *Give Incentives to Families with Children where the Head of Household is Working, Seeking Work, or is Preparing for Work to Become Self-Sufficient* statutory objective.

AH administers rental assistance programs that requires able households to work an average of 20 hours per week. One quarter of the children in Atlanta live in poverty. Research shows that there is a 4% chance that children born into the bottom quartile make it to the top quartile. As such, economic and social mobility is exceptionally low for such children.

Under this activity, AH proposes to build one of the bridges to success, which is housing security. Through issuances of Enrollment Vouchers, such children do not have to switch schools as often, which may cause a higher absenteeism rate among lower-income households, thus making academic, social, and career success extremely difficult than households with housing security.

**iii. Provide the anticipated schedule for implementing the proposed activity**

The proposed implementation schedule presumes ample interest in the DRA Program:

<b>FY 2026</b> (July 1, 2025 – June 30, 2026)		
Start Date	End Date	Activities/Actions
July 1, 2025	September 30, 2025	Review/design program and corresponding metrics to measure program progress/success Metrics may include standard eligibility requirements, as well as compliance with APS enrollment, attendance records, grade reports, and compliance with AH’s Work/Program Requirement.
October 1, 2025	December 31, 2025	Coordinate with APS to set program guardrails and parameters. Create new Yardi code to ID participants issued an Enrollment Voucher.
January 1, 2026	March 31, 2026	Notify current applicants, via email blast, about Enrollment Voucher Program Review HCV waiting list and voucher availability.
April 1, 2026	June 30, 2026	Randomly select up to 50 eligible households currently enrolled in an APS school. from the respondent pool for 20 households to serve in the treatment group and 20 households to serve in the control group for July 1 implementation.

<b>FY 2027</b> (July 1, 2026 – June 30, 2027)		
Start Date	End Date	Activities/Actions
July 1, 2026	September 30, 2026	Issue Enrollment Vouchers to randomly selected AH HCV applicants enrolled in APS schools.
October 1, 2026	June 30, 2027	Monitor Enrollment Voucher households.

**iv. Please specify if the MTW PHA plans to apply this proposed activity to any Special Purpose Voucher (SPV) types<sup>26</sup>**

AH does not plan to apply this activity to any HUD SPVs

**B. Cost Implications**

**i. State whether the proposed activity will result in any cost implications (positive and/or negative) for the MTW PHA**

AH does not anticipate any cost implications, positive or negative, resulting from this proposed activity. AH plans to issue Enrollment Vouchers under the same administration terms of its HCV Program.

**ii. If the proposed activity does result in cost implications, provide an estimate of the amount and discuss how the MTW PHA will manage the surplus or deficit anticipated**

AH does not plan to increase or decrease the voucher subsidy for its Enrollment Vouchers. Therefore, AH does not anticipate a surplus nor a shortfall under this activity.

**C. Need/Justification for MTW Flexibility**

**i. Cite authorization(s) detailed in Attachment C and/or D of the Standard MTW Agreement (or applicable successor section in future iterations of the MTW Agreement) that gives the MTW PHA flexibility to conduct the proposed activity**

Under its Amended and Restated MTW Agreement, Attachment D – Legacy and Community Specific Authorizations, AH is permitted to create its own HCV Program, including waiting list, tenant selection procedures, and criteria and preferences in the creation of its own HCV Program.

**ii. Explain why the cited authorization(s) is needed to engage in the proposed activity**

Although AH can create its own HCV Program, including selection procedures and criteria and preferences, AH needs to deploy its MTW flexibilities to modify elements under 24 CFR § 982 Subpart J and § 983 Subpart E as necessary to set term and time limits as conditions for initial and continued participation.

In addition, AH needs to deploy its MTW flexibilities to also modify elements of 24 CFR § 960.206 and § 982.207 as necessary to set applicant and selection preferences for the proposed activity.

## **D. Rent Reform/Term Limit Information *(if applicable)***

HUD defines “rent reform” as any change to how rent/tenant share is calculated for a household that would not be allowable absent the MTW activity. Any MTW activity that an MTW PHA enacts that alters the rent calculation (the amount a household contributes towards their housing costs) would be considered a type of rent reform. The following information must be provided for all rent reform activities. In addition, any MTW activity that seeks to adopt a term limit in the public housing program must include information on items (ii)-(iv).

### **i. IMPACT ANALYSIS**

#### **1. Description of how proposed MTW Activity will impact household rent/tenant share**

This activity does not alter the rent calculation and is not considered a Rent Reform Action. Nonetheless, AH does not anticipate a negative impact on the household rent/tenant share because of this activity.

Under this program, AH will issue tenant-based vouchers to households with children enrolled in Atlanta Public Schools that meet program requirements. AH does not plan to change its subsidy payments to qualified households nor the rent share of those households receiving financial assistance from AH under this program.

#### **2. Description of how AH will implement and track the rent reform activity and how that process will enable the identification of any unintended consequences/impact**

AH plans to track this activity through proprietary software applications. Under the software application and its partnership with Atlanta Public Schools, AH can identify program participants that are no longer meeting the program requirements, including enrollment in an Atlanta Public School. Such notifications will help AH to intervene with identified households to avoid over subsidizing households, as well as erroneously ending program participation too early.

#### **3. Numerical analysis detailing the intended/possible impacts of the rent reform activity (including changes to the amount of rent/tenant share, rent burden increases/decreases, households affected, etc.)**

Since this activity does not alter the rent calculation and is not considered a Rent Reform Action, AH does not have any numerical data to share.

#### **4. Plan for how the MTW PHA will weigh the consequences/benefits of the rent reform activity to determine whether it should be adjusted / terminated / reduced / continued / expanded**

Although this activity does not alter the rent calculation and is not considered a Rent Reform Action, AH will evaluate data from Atlanta Public Schools to determine if outcomes aligned with program requirements and whether program benchmarks are achieved. These findings will help AH to determine whether it needs to adjust, terminate, reduce, continue, or expand its Enrollment Voucher Program.

### **ii. HARDSHIP CASE CRITERIA**

AH will administer this activity under its Housing Choice Voucher (“HCV”) Program and not adopt term limits under its Public Housing Program. Nonetheless, households meeting the program requirements are covered by AH’s Hardship Policy (see page 158) since they will be considered HCV Households.

**iii. DESCRIPTION OF ANNUAL EVALUATION**

AH senior leadership will convene with middle managers and line workers to review program outcomes and actual workloads. Actual evaluation of AH’s Enrollment Voucher Program will be detailed annually in its MTW Annual Report to close out each fiscal year.

**iv. TRANSITION PERIOD**

AH’s transition period comprises review of Housing Choice Voucher Program eligibility, verification of Atlanta Public Schools enrollment, and evaluation of other program requirements to move from waiting list applicant to random selection list to Enrollment Voucher Program participant. AH expects transition to take place over the last quarter of FY 2026 for a “clean program start” at the beginning of AH’s fiscal year on July 1, 2026.

## 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	69	Section I.O: General Conditions; setting rents and term limits
AW	2005.02	Earned Income Disregard	70	Sections I.O: General Conditions. AH may adopt and implement any reasonable policies for setting rents, subsidy levels, and term limits for rental assistance programs.
AW	2005.03	Work / Program Requirement	71	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC	2005.04	Enhanced Inspection Standards	72	Section VII: Establishment of HCV Program
HD	2005.06	Good Neighbor Program II	73	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	Developing Alternate and Supportive Housing Resources	76	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	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	2005.11	Gap Financing	78	Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol

AH's MTW Activities				
Activity ID		Activity Name	Page	MTW Authorization(s) AH's Attachment D
HC	2006.01	AH Submarket Payment Standards	79	Section VII: Establishment of HCV Program
RE	2006.02	HomeFlex Site-Based Onsite Administration	80	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	81	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	82	Section V: Single-Fund Budget with Full Flexibility
RE	2007.04	HomeFlex as a Strategic Tool	83	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	84	Section I.O: General Conditions
HC	2008.02	Leasing Incentive Fee	85	Section VII: Establishment of HCV Program
PH	2008.03	Energy Performance Contracting	86	Section IX: Energy Performance Contracting
RE	2022.01	Choice Neighborhoods Down Payment Assistance Program	87	Section V: Single-Fund Budget with Full Flexibility

## AW.2005.01 - \$125 MINIMUM RENT

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

In response to budget constraints and identifying opportunities for program participants to contribute toward sustaining subsidized housing assistance and paying their “fair share,” AH utilized MTW Authorizations Section I.O under Attachment D of its Amended and Restated MTW Agreement to modify 24 CFR § 5.630(a) to increase the minimum rent to \$125 per month.

The rent increase was effective October 1, 2004 (FY 2005) and applicable to all rental assistance programs. Exempt households, defined as all members of the household that meet the definition of elderly or disabled and have a fixed, stable income source, such as:

- Social Security
- Employment Pension
- Veterans Affairs Benefits, or similar fixed income sources.

Rent calculations exclude annual income identified under 24 CFR § 5.609(b), such as income by minors, lump sum additions, special military pay, temporary, non-recurring or sporadic income, and other income types. Households meeting exclusionary definitions are exempt from the application of the minimum rent and continue to pay income-based rent or 30% of their adjusted gross income.

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## AW.2005.02 – EARNED INCOME DISREGARD

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

Incentivizing older persons whose primary source of income meets the definition of fixed, stable income to return to the workforce accomplishes the priorities of this activity. Fixed, stable income includes income from a verifiable plan such as:

- Social Security
- Employment or military pension
- Veterans Affairs Benefits, or similar fixed income sources.

Fixed income does not include incomes identified under 24 CFR § 5.609(b), such as income by minors, lump sum additions, special military pay, temporary, non-recurring or sporadic income, and other income types identified by HUD or AH policy.

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## **AW.2005.03 – WORK/PROGRAM REQUIREMENT**

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2005. Activity compliance hours were amended in FY 2019.

### **ii. Description/Update**

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

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## **AW.2005.04 – ENHANCED INSPECTION STANDARDS**

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2005. Activity vicinity radius has been amended since implementation.

### **ii. Description/Update**

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## HC.2005.05 – GOOD NEIGHBOR PROGRAM II

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## HD.2005.06 – HUMAN DEVELOPMENT SERVICES

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

Required participation of referred families maximizes outcomes to link self-sufficiency and supportive services programming to its program participants and since inception of this activity, AH expanded its service provider network to address a broad spectrum of training and social services for work-able, senior, and disabled families. Expenditures supporting this activity based on AH’s Single-Fund Budget with Full Flexibility Authorization are identified on page 26 and 27, as well as outlined on page 103.

AH’s Family Self-Sufficiency (“FSS”) Program or other resident service initiatives assesses the specific needs of the whole family in support of working-aged adults (ages 18-61) entering or returning to the workforce for the first time or after an extended period (6-months or longer) of unemployment. FSS Coordinators are assigned to AH’s Resident Services Department.

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## PH.2005.07 – 4-TO-1 ELDERLY ADMISSION

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## SH.2005.09 – DEVELOPING ALTERNATE AND SUPPORTIVE HOUSING

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## RE.2005.10 – REVITALIZATION PROGRAM

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

Since this activity’s implementation, AH’s primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, AH did not feature the revitalization component. However, innovative revitalization ideas and plans continued to generate for future consideration in commercial business ventures that support revitalization initiatives to stabilize local neighborhoods starving for reintegration into the surrounding community. Proposed ideas and plans include offering affordable housing units, retail and commercial ventures, great recreational facilities, and high performing schools to incorporate into AH’s Revitalization Program, which may include AH-ownership of retail and commercial facilities to initiate or sustain revitalization. Ownership of and investment in retail and/or non-residential commercial facilities by Atlanta Housing will not include federally awarded funds unless fund use is allowed under Sections 8 or 9 Programs or under the MTW Demonstration Program.

### **iii. Planned Non-Significant Changes**

### **iv. Planned Significant Changes**

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

**RE.2005.11 – GAP FINANCING**

**i. Plan Year Approved, Implemented, Amended**

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

**ii. Description/Update**

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

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

Since this activity’s implementation, AH’s primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, AH did not feature the various financing components beyond facilitating financial closings. However, AH intends to issue construction loans, generally not to exceed 5-years, to development partners as both a revenue stream to AH and to speed up the development of new affordable housing opportunities. AH also uses this activity to administer its Co-Investment Program, where AH collaborates with housing partners to create affordable housing units within the city limits. As AH continues to acquire and revitalize communities in accordance with its vision, mission, and current business model, such activities require access to short-term funding for the innovative revitalization ideas and plans to transform amenity-deficient communities into amenity-rich communities and first choice options, where families can live, work, and play. Below, AH lists its planned Co-Investment projects that may include other collaborative transactions that qualify as LNT units.

Co-Investment	Planned Unit Count		
	Affordable	Other or Market	Total
Garson Drive	130	0	130
One Peachtree	65	0	65
Two Peachtree	134	34	168
<b>Totals</b>	<b>329</b>	<b>34</b>	<b>363</b>

Source: AH Co-Investment Pipeline Tracker

**iii. Planned Non-Significant Changes**

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

**iv. Planned Significant Changes**

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

## HC.2006.01 – ATLANTA HOUSING SUBMARKET PAYMENT STANDARDS

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

In FY 2024, AH updated its submarket payment standards based on market studies that expanded the schedules to 24 submarkets from the previous update conducted in FY 2016. The new payment standards and submarket additions were not as dramatic a change as the change in FY 2016, which expanded the payment schedules from 7 in 2007 to 23 submarkets. During FY 2025, AH conducted an evaluation of its payment standards schedule, which may revise the payment ranges, as well as collapse or expand the number of submarket categories.

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

### **iii. Planned Non-Significant Changes**

Update the payment standard schedule based on program evaluation results. Depending on market conditions, AH may re-evaluate and implement revised or additional payment ranges and/or additional submarket delineation.

### **iv. Planned Significant Changes**

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

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

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

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

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2007. Activity maximum eligible purchase price has been amended since implementation.

### **ii. Description/Update**

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

Originally, AH sponsored a conventional Housing Choice Voucher (“HCV”) Homeownership Program (circa 2002 – 2009) that provided mortgage payment assistance to qualified, AH-assisted program participants purchasing a home under the terms of the HCV Homeownership Program. Primarily because AH was unable to get solid lender participation in this program, AH suspended its HCV Homeownership Program. During the active period of AH’s HCV Homeownership Program, AH assisted 88 voucher participants in becoming homeowners and continues to support the last families (9) matriculating through the HCV Homeownership Program under the original terms. AH may utilize a financial incentive protocol to close out the HCV Homeownership Program.

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

Under this activity, the DPA maximum eligible purchase price is \$375,000, although AH may increase this amount periodically based on market conditions and availability of funds. The eligible sales price aligns with the actual number of homes available to purchase in the city up to the higher price point (previously capped at \$335,000 and \$275,000). AH continues to refer all prospective homebuyers to its DPA Program developed under this MTW Activity.

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## RE.2007.04 – HOMEFLEX AS A STRATEGIC TOOL

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

Several years ago, AH innovatively reserved a portion of its Housing Choice Voucher funds to project base them at properties that might otherwise not provide affordable units. Doing so has increased housing choices for low-income families. AH's program Project-Based Rental Assistance ("PBRA") was an original concept and rebranded as HomeFlex nearly ten years ago (circa 2016).

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

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## AW.2008.01 – RENT SIMPLIFICATION / AH STANDARD DEDUCTIONS

### i. Plan Year Approved, Implemented, Amended

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

### ii. Description/Update

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

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

Mandatory Deduction Category	HUD Standard Deduction	AH Standard Deduction
Dependent	\$480 per	\$750 per
Medical	\$525	\$1,000

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

### iii. Planned Non-Significant Changes

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

### iv. Planned Significant Changes

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

## AW.2008.02 – LEASING INCENTIVE FEES

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

Living within AH’s service area is an expensive proposition, even for those households with incomes 20 percent above the Area Median Income (“AMI”)<sup>27</sup>. With this knowledge and understanding that AH was planning long-term revitalization of its housing stock, AH sought to recruit property owners through incentives to lease their units to families affected by relocation efforts because of HUD-approved demolition of AH-Owned communities.

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

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<sup>27</sup> Set by HUD annually.

## PH.2008.03 – ENERGY PERFORMANCE CONTRACTING

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

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

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

## SH.2022.01 – CHOICE NEIGHBORHOODS DOWN PAYMENT ASSISTANCE PROGRAM

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

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

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

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

This activity focuses on the homeownership component to offer an exclusive one-time DPA award of up to \$60,000 to eligible, qualified, first-time homebuyers at or below 80% of the Area Median Income (“AMI”)<sup>28</sup> to purchase and live in townhomes, flats, or condominiums on AH land or AH-approved locations.

AH offers the CN DPA award in the form of a deferred mortgage forgiven over 20 years. AH will review several factors, such as AH’s priorities, housing cost and composition, and available funding levels before approving full assistance.

### **iii. Planned Non-Significant Changes**

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

### **iv. Planned Significant Changes**

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

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<sup>28</sup> Published by HUD annually.

## B. Not Yet Implemented Activities

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

None at this time

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

None at this time.

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

Not applicable at this time.

## C. Activities On Hold

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

None at this time

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

None at this time

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

Not applicable at this time.

## D. Closed Out Activities

**i. List the Closed out MTW Activities. Specify Plan Year(s) in which the MTW Activity was Approved, Implemented (as applicable), and Closed out**

Activities listed on the close-out table (see pages 89-91).

**ii. Explanation of why the MTW Activity was Closed out**

Explanation details listed on close-out table (see pages 89-91).

## AH MTW Close Out Table

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
N/A	American Recovery and Reinvestment Act (“ARRA”) of 2009	N/A	2009 <sup>29</sup>	2012	AH did not need an MTW waiver to conduct this activity.
N/A	Voluntary Compliance Agreement (“VCA”)	N/A	2009 <sup>30</sup>	2011	AH did not need an MTW waiver to conduct this activity.
PH. 2003.01	Affordable Fixed Rent / Affordable Flat Rent	2003	N/A	2017	AH combined this activity with PH.2017.01 – Elimination of Flat Rent.
SH. 2005.08	Independent Living Demonstration	2005	2005	2020	AH has not been able to move forward with this activity because of various local and state requirements. In addition, it is unclear if an MTW waiver(s) is required.
RE. 2005.09	Reformulating Subsidy Arrangement in AH-Sponsored Mixed-Use Communities, including Centennial Place and AH’s Affordable Communities	2005	2005	2023	AH elected to close out this activity because of HUD’s introduction of the Rental Assistance Demonstration (RAD) Program.
HD. 2005.14	Individual Development Accounts (“IDAs”)	2005	N/A	2019	AH elected not to implement this MTW Activity.
HC. 2006.03	Housing Choice Inspection Fees	2006	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
HD. 2006.04	Standards for Residency in Single-Family Homes	2006	N/A	2008	AH did not need an MTW waiver to conduct this activity.
HC. 2006.05	Port Administration Re-engineering	2006	N/A	2019	Activity not supported under MTW Authorizations.

<sup>29</sup> AH’s estimated implementation year of Federal grant award.

<sup>30</sup> AH made enhancements and improvements to facilities, programs, policies, and procedures in response to accessibility requirements.

## AH MTW Close Out Table

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
HC. 2007.02	Rent Reasonableness	2007	2007	2023	AH did not need an MTW waiver to conduct this activity. This policy is an MTW requirement.
HD. 2007.05	Housing Choice Family Self-Sufficiency ("FSS") Program Re-engineering	2007	N/A	2008	AH combined this activity with RE.2007.03 – Comprehensive Homeownership Program.
RE. 2007.06	Quality of Life Initiative ("QLI")	2007	2007	2010	AH did not need an MTW waiver to conduct this activity.
PH. 2007.07	Utility Allowance Waiver	2007	2007	2010	AH elected to close out this activity based on AH analysis (admin costs outweighed estimated revenue).
SH. 2008.04	John O. Chiles Annex Supportive Housing Pilot	2008	2008	2014	AH did not need an MTW waiver to conduct this activity.
HD. 2008.05	Pre-Relocation Client Education (part of "QLI")	2008	2008	2010	AH did not need an MTW waiver to conduct this activity.
AW. 2010.01	Business Transformation Initiative ("ERP" solution)	2010	2010	2016	AH did not need an MTW waiver to conduct this activity.
AW. 2011.01	Non-Elderly Disabled Income Disregard	2011	2011	2020	AH combines this activity with AW.2005.02 – Elderly Income Disregard and may be able to close both activities in accordance with Notice PIH 2016-05 (HA) – Streamlining Administrative Regulations 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.

## AH MTW Close Out Table

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
RE 2012.01	Single Family Home Rental Demonstration	2012	2012	2021	AH met its obligation to deliver twenty-six 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 later.
SH 2013.01	Veterans Supportive Housing	2013	2013	2022	AH no longer needs an MTW waiver to conduct this activity.
HD. 2013.02	Endowment Fund for Human Development Services	2013	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	AH has converted all the Flat Rent paying families to income-based rent. AH only offers the income-based rent option for current and future program participants.
SH 2017.01	Next Step Youth Self-Sufficiency Program	2017	N/A	2021	AH never implemented this activity because the activity relied on receiving Foster Youth referrals aging out of foster care from the State of GA. Although an MOU was in place, AH did not receive any referrals from the state, so AH reallocated those vouchers to create other homelessness prevention programs.

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## V. PLANNED APPLICATION OF MTW FUNDS

### A. Planned Application of MTW Funds

#### i. Estimated Sources of MTW Funds

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

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

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$2,911,847
70600	HUD PHA Operating Grants	\$450,582,608
70610	Capital Grants	\$24,323,542
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$275,356
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$371,596
<b>70000</b>	<b>Total Revenue</b>	<b>\$478,464,949</b>

**Note:** The revenue amount shown above is a projection based on planned revenue sources at the time of preparation. This projection does not take into account possible funding shortfalls emanating from a possible Federal funding cut. This projection was not vetted through AH's budget process, adopted by AH's Board of Commissioners, nor submitted to HUD. AH will adopt and submit a final budget on or before June 30, 2025.

**ii. Estimated Application of MTW Funds**

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

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

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$60,341,856
91300+91310+92000	Management Fee Expense	\$561,738
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$3,891,526
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$1,983,966
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$6,043,248
95000 (95100+95200+95300+95500)	Total Protective Services	\$3,340,555
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$2,130,927
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$12,248,893
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$147,079
97100+97200	Total Extraordinary Maintenance	\$15,040,694
97300+97350	HAP + HAP Portability-In	\$255,734,467
97400	Depreciation Expense	\$7,000,000
97500+97600+97700+97800	All Other Expense	\$110,000,000
<b>90000</b>	<b>Total Expenses</b>	<b>\$478,464,949</b>

**Note:** The expenditure amount shown above is a projection based on planned activities at the time of preparation. This projection does not take into account possible funding shortfalls and policy shifts emanating from a possible Federal funding cut. This projection was not vetted through AH's budget process, adopted by AH's Board of Commissioners, nor submitted to HUD. AH will adopt and submit a final budget on or before June 30, 2025.

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

N/A

### iii. Description of Planned Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

#### PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY

AH will spend its MTW Funds, defined as its Public Housing Operating Subsidy, Housing Choice Voucher funds, and certain capital funds combined into a single fund pursuant to the authority outlined in AH's MTW Agreement, on MTW eligible activities. AH does not identify a singular activity nor multiple activities in which AH utilizes the MTW Single-Fund flexibility that do not require MTW 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 will continue to offer various programs designed to help AH-assisted households at various stages in life. During FY 2026, AH will utilize 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**.
- Resident Services and Economic Independence Activities focuses on upward mobility of new and existing TBV households residing throughout AH's service area and the administration of Family Self-Sufficiency ("FSS") and other economic independence 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 and other professionals to assist resident councils, facilitate reasonable accommodation requests, and 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 well-being of AH-assisted families and activities that promote healthy living, lifestyle independence and stress management**.
- HomeFlex Supportive Housing (HAVEN), an effort to create opportunities for specific AH-assisted population groups, while providing supportive services through AH resources and/or the **utilization of service agreements in supportive housing communities** within AH's service area.
- Innovation Station, an initiative highlighted to cultivate and embrace creativity in the delivery of housing units and services internally and externally.

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

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

**Description of Planned Expenditures of Unspent Operating Fund and HCV Funding**

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA’s appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30<sup>th</sup> and end-of-year at December 31<sup>st</sup>. For the public housing operating fund unspent balance, the MTW PHA may derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111, 114, 115, 120, 131, 135, 142, 144, and 145. Current liabilities are the sums of FDS line 310 and 343. Table XX below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate public housing operating fund unspent funds. More information on FDS line-items can be found at: [https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide\\_vJuly2020.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide_vJuly2020.pdf)

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

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

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

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

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

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

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

## B. Local Asset Management Plan

i. Is the MTW PHA allocating costs within statute?

No

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

Yes

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

Yes, see page 141 of Appendix E

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

AH does not propose any changes to the LAMP for FY 2026.

## C. Rental Assistance Demonstration (RAD) Participation

### i. Description of RAD Participation

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

#### RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

AH received a portfolio award to convert 3,741 PH units to long-term Section 8 assistance under the RAD Program. AH elected to convert its PH units to PBV assisted units. AH submitted a RAD Significant Amendment to HUD that HUD approved on November 15, 2016. AH has converted 2,283 units and plans to convert at least 195 units during FY 2026. AH received multiple Commitment to Enter into Housing Assistance Payments ("CHAPs") in 2018, and various new CHAPs through FY 2025. AH is working to convert its remaining approved public housing portfolio of units by FY 2029.

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

No

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

N/A

## VI. ADMINISTRATIVE

### A. Board Resolution and Certifications of Compliance

Please **see page 106 of Appendix A** to review the Board Resolution and Certifications of Compliance.

### B. Documentation of Public Process

**AH's FY 2026 MTW Annual Plan was available** for public review and comment on its website and through AH's social media platforms from **February 3, 2025, through March 7, 2025**. In addition, AH held a series of public meetings and a public hearing to receive comments on planned activities. Further, AH permitted public discussion of agenda items prior to their adoption. Please **see page 117 of Appendix B** to review AH's public process.

### C. Planned and Ongoing Evaluations

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

### D. Lobbying Disclosure

AH does not engage in lobbying activities. Therefore, AH only includes the Certification of Payments to Influence Federal Transactions form (HUD-50071). Please **see page 137 of Appendix D** to review the applicable document.

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***End Form 50900***

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## Appendix A: HUD Form 50900 Attachments

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Board Secretary Certificate

Board Resolution

Certifications of Compliance

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**SECRETARY'S CERTIFICATE  
THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA**

**I, TERRI M. LEE, DO HEREBY CERTIFY** that:

1. I am the presently appointed and qualified Secretary of the Board of Commissioners of The Housing Authority of the City of Atlanta, Georgia ("AH"). In such capacity, I am custodian of its records and I am familiar with its organization, membership and activities.

2. Attached hereto as Exhibit 1 is a true and correct copy of a resolution authorizing AH to submit its Fiscal Year 2026 Moving to Work (MTW) Annual Plan to the United States Department of Housing and Urban Development in accordance with AH's Amended and Restated MTW Agreement.


3. This resolution was presented to the AH Board of Commissioners (the "Board") at its Regular Meeting on March 26, 2025 (the "Meeting").

4. The following Commissioners were present for the Meeting:

Larry Stewart, Chair  
Joel Alvarado  
Rosalind Elliott  
Tony Martin

5. At the Meeting, the Board unanimously adopted and approved the resolution attached hereto as Exhibit 1.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the duly adopted official seal of The Housing Authority of the City of Atlanta, Georgia this 16 day of April, 2025.

  
\_\_\_\_\_  
Terri M. Lee  
Secretary

SEAL

**RESOLUTION NO. 25-10**

**THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA SEEKS AUTHORIZATION  
TO SUBMIT ITS FISCAL YEAR 2026 MOVING TO WORK  
ANNUAL PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

**WHEREAS**, The Housing Authority of the City of Atlanta, Georgia (“AH”) executed its Amended and Restated MTW Agreement, effective as of November 13, 2008, as further amended by subsequent Amendments (collectively, the “Amended and Restated MTW Agreement”) with HUD, and the Amended and Restated MTW Agreement is effective through June 30, 2038;

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

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

**WHEREAS**, AH has prepared its Fiscal Year (“FY”) 2026 MTW Annual Plan (also referred to herein as the “FY 2026 MTW Annual Plan”);

**WHEREAS**, the FY 2026 MTW Annual Plan identifies AH’s priorities, projects, activities, and initiatives for AH’s FY 2026 and any policy changes to be implemented during FY 2026;

**WHEREAS**, AH’s FY 2026 MTW Annual Plan is the product of a comprehensive planning process in which AH’s Leadership Team conducted a series of Stakeholders Briefings (public meetings) with resident association leaders, affordable housing advocates, housing policy and resident rights groups, service provider organizations, members of the business and philanthropy community, elected and appointed officials, public housing-assisted residents and housing choice-assisted participants and landlords, AH employees, various city and state agencies, and other stakeholders and members of the public;

**WHEREAS**, comments and suggestions were made at those various meetings, all of which were considered by AH’s Leadership Team and incorporated, where appropriate;

**WHEREAS**, the consultation process included a properly advertised and noticed public hearing held on March 6, 2025;

**WHEREAS**, during FY 2026, AH will continue to advance its real estate initiatives to create more housing opportunities, to advance its resident services and self-sufficiency initiatives, and to streamline its service delivery approach and financial protocols;

**WHEREAS**, AH’s Leadership Team consulted with the AH Board of Commissioners to solicit their input, guidance, and direction regarding the proposed projects, activities, initiatives, and policy changes that will be implemented during FY 2026, as described in Exhibit 25-10-A; and

**WHEREAS**, AH’s Leadership Team recommends Board authorization to: (i) approve AH’s FY 2026 MTW Annual Plan; (ii) authorize the submission of AH’s FY 2026 MTW Annual Plan to HUD; (iii) authorize the Chair of the Board of Commissioners and AH’s President and Chief Executive Officer/Secretary to execute the HUD Certifications of Compliance and Certification of Payments to Influence Federal Transactions, attached as Exhibit 25-10-B; and (iv) approve the implementation of the projects, activities, initiatives, and any policy changes set forth in the FY 2026 MTW Annual Plan.

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

1. AH’s Fiscal Year (“FY”) 2026 Moving to Work Annual Plan (the “FY 2026 MTW Annual Plan”), including the projects, activities, initiatives, and any policy changes that will be implemented during FY 2026 substantially as described in Exhibit 25-10-A, is hereby approved.
2. Each of the Chair of the Board of Commissioners and the President and Chief Executive Officer/Secretary, as required, is hereby authorized to execute the HUD Certifications of Compliance and Certification of Payments to Influence Federal Transactions, attached as Exhibit 25-10-B and any other required United States Department of Housing and Urban Development (“HUD”) documents, certifications or forms related to the approval and filing of AH’s FY 2026 MTW Annual Plan.
3. The President and Chief Executive Officer is authorized to submit AH’s FY 2026 MTW Annual Plan and such other required documents, certifications, or forms to HUD with such changes, additions, corrections or amendments as she shall deem necessary or appropriate or as may be required by HUD.
4. The President and Chief Executive Officer and any person or persons designated and authorized to so act by the President and Chief Executive Officer are hereby authorized to implement the projects, activities, initiatives, and any policy changes set forth in the FY 2026 MTW Annual Plan.


[Signatures on the Following Page]

ADOPTED, by the Board of Commissioners of The Housing Authority of the City of Atlanta, Georgia and signed in authentication of its passage, 26<sup>th</sup> day of March 2025.


ATTEST:

APPROVAL:

  
\_\_\_\_\_  
Terri M. Lee  
President and Chief Executive Officer

  
\_\_\_\_\_  
Larry E. Stewart  
Chair

APPROVAL FOR FORM AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
Lisa Y. Washington  
Interim General Counsel

FY 2026 MTW ANNUAL PLAN ACTIVITIES SUMMARY



# STRATEGIC GOALS



**GOAL 1:**  
Create or Preserve  
10,000 Affordable  
Housing Units



**GOAL 2:**  
Enhance Housing Assistance  
Resources for Atlantans in  
Need



**GOAL 3:**  
Create Opportunities for  
Individuals, Families, and  
Children to Thrive



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

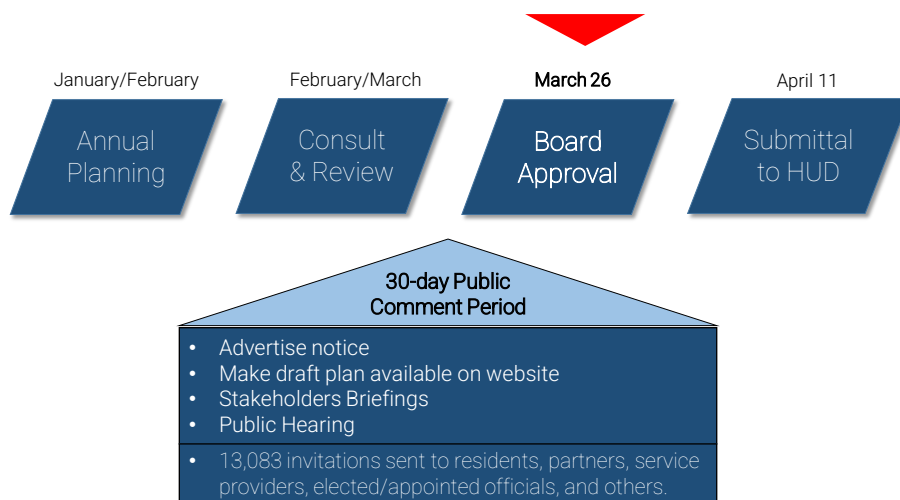


**GOAL 5:**  
Communicate the Impact of  
Atlanta Housing's Work to  
Atlanta



**GOAL 6:**  
Strengthen Atlanta Housing  
Operations

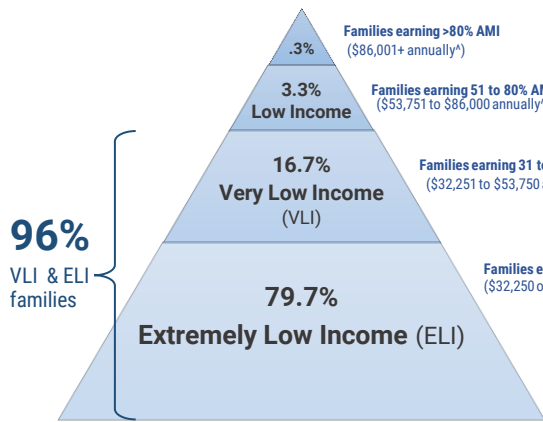
# MTW PLAN PROCESS



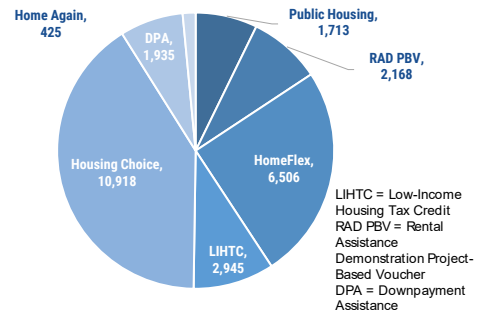
# PROJECTED FY 2026 HOUSEHOLDS SERVED



**26,610** Projected Total Households (HHs) Served in FY 2026



\*Source: HUD Income Limits approved April 2024 and based on a Family of Four.



## 835 Projected New Households

<b>175</b> New HomeFlex Households	<b>425</b> New Home Again Households	<b>235</b> New DPA Households
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4

# CREATE & PRESERVE

## Overview of New Affordable Units



5

### DEVELOPMENT

- Financially close 6 projects to create **546** New Rental Units on AH Land
- Financially close 3 projects to create **363** New Co-Investment Units

### HOMEFLEX

- Execute 4 agreements that will deliver **175** New HomeFlex Units

### HOMEOWNERSHIP

- Provide DPA awards to create **235** New First-Time, Homebuyers
- Financially close 4 projects to create **113** New Homeownership Opportunities on AH-Owned Land



# CREATE & PRESERVE

## Overview of Existing Affordable Units

### HOMEFLEX

- Renew 11 HomeFlex agreements to preserve **630** Affordable Units

### RAD PROGRAM

- Financially close 4 properties to preserve **292** Affordable Units

AH Plans to Preserve **922** Existing Affordable Units in FY 2026



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# ENHANCED ASSISTANCE PROGRAMS

## New Proposals for HUD Review/Approval



Finalize Possible Conceptual Design for **3** New Programs in FY 2026



### Veterans in Summerhill

- Plan to Project-Base **25 VASH Vouchers** at Summerhill Hotel

### Direct Rental Assistance

- Consider design of **3 programs** focused on 3 areas/population groups

### Enrollment Vouchers

- Potential **program focused on APS enrollment** and attendance

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## OTHER PLANNED ACTIVITIES

- **Closeout** 2014/15 Choice Neighborhoods Implementation Grant (University Homes).
- **Complete** implementation of Roosevelt Hall Use Plan.
- **Promote** economic mobility and educational opportunities for residents, utilizing ACCESS, AHGreen, Youth Scholarships, and other programs.
- **Begin/continue** infrastructure projects necessary to implement planned revitalization and rehabilitation activities.
- **Transform** Bowen Homes site (2022 Choice Neighborhoods Implementation Grant).
- **Deploy** Transfer of Assistance option or RestoreREBUILD Authority for public housing units excluded from covered project conversions or for new projects on AH-owned land.
- **Blend** BABA, HOTMA, NSPIRE, and other requirements into AH operations and current MTW activities as appropriate.

### Stabilize at-risk families by:

Dedicating 525 vouchers to the HAVEN CoC

Assisting 425 families under Home Again

Housing up to 100 families with APS Vouchers

Advancing 550-unit PSH Commitment  
598 units in progress

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CERTIFICATIONS OF COMPLIANCE	
<p><b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>  <b>OFFICE OF PUBLIC AND INDIAN HOUSING</b>  <b>Certifications of Compliance with Regulations:</b>  <b>Board Resolution to Accompany the Annual Moving to Work Plan</b></p>	
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning <u>(07/01/2025)</u>, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>	
<ol style="list-style-type: none"> <li>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</li> <li>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</li> <li>(3) The MTW PHA certifies that the Board of <del>Directors</del> <sup>Commissioners</sup> has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</li> <li>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.</li> <li>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</li> <li>(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).</li> <li>(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.</li> <li>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.</li> <li>(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing</li> <li>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</li> <li>(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.</li> <li>(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.</li> </ol>	

**EXHIBIT 25-10-B - Page 2**

OMB Approval No. 2577-0216 (exp. 08/31/2027)

- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment, 31 U.S.C. § 1352.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

The Housing Authority of the City of Atlanta \_\_\_\_\_ GA 006  
**MTW PHA NAME** **MTW PHA NUMBER/PHA CODE**

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).*

Larry E. Stewart \_\_\_\_\_ Chair, Board of Commissioners  
**NAME OF AUTHORIZED OFFICIAL** **TITLE**

  
 \_\_\_\_\_  
**SIGNATURE**

7/23/25  
 \_\_\_\_\_  
**DATE**

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

## Appendix B: Public Process Documentation

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### Summary Documentation

Overview of Stakeholders Briefings and Public Hearing

Public Comments

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**DOCUMENTATION OF PUBLIC PROCESS**

AH provides flexibility and increased opportunity for public and stakeholder participation by conducting hybrid meetings during its **public comment period: February 3, 2025, through March 7, 2025**.

AH’s MTW Annual Plan process includes in-person and online consultation with AH-assisted families, strategic partners, service providers, local community members, housing support organizations, members of state, and local agencies, elected and appointed officials, members of AH staff and leadership, the public, and AH’s Board of Commissioners.

The tables below summarize AH’s public meeting and public hearing outreach efforts and attendance.

FY 2026 Public Hearing Notification and Outreach				
Date	Stakeholders Group	Total Outreach	Public	AH Staff
February 18, 2025	Public Hearing Notice Posting to AH’s Landlord Portal & Announcement at LL Advisory Committee Meeting	2,374	2,372	2
February 27, 2025	Public Hearing Notice to HomeFlex Housing Partners and Property-Manager Developers for Community Posting	126	123	2
March 3, 2025	AH Public Hearing Notice – CoC Newsletter (Distribution)	1,037	1,036	2
March 4, 2025	Public Hearing Notice Email Blast to AH-Assisted Families	9,263	9,261	2
Various	Public Meeting Email Invitation to AH Stakeholder’s	283	281	2
<b>Total Outreach: Stakeholder Invitations and Public Hearing Notice</b>		<b>13,083</b>	<b>13,073</b>	<b>10</b>

FY 2026 Stakeholders Briefings and Public Hearing Schedule				
Meeting/Hearing Date	Stakeholders Group	Total Attendance	Public	AH Staff
February 12, 2025	Jurisdiction Wide Council	17	10	7
February 13, 2025	Housing Policy, Resident Rights & Research	6	3	3
February 20, 2025	Business & Philanthropy	18	3	15
February 27, 2025	Affordable Housing Advocates & Resident Services	29	17	12
March 4, 2025	Public Officials	25	12	13
March 6, 2025	Public Hearing	80	45	35
<b>Total Attendance: Stakeholders Briefings and Public Hearing</b>		<b>175</b>	<b>90</b>	<b>85</b>

AH communicated notification of its FY 2026 MTW Annual Plan and its availability through postings at AH-owned communities and buildings, on AH’s website, via invitation by electronic mail to AH-assisted households and external stakeholders, and via local media outlets and social media platforms.

AH published its Public Hearing Notice in the following publications during the dates shared:

FY 2026 Public Hearing Notification	
Media Publication	Publication Date
MundoNow	February 20, 2025
Atlanta Journal Constitution	February 21, 2025
The Atlanta Voice	February 21 - 27, 2025
The Atlanta Voice	February 28 - March 6, 2025
Atlanta Journal Constitution	March 5, 2025
South Fulton Neighbor	March 5, 2025

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Wednesday, February 12, 2025	Jurisdiction Wide Council	What does FHEO stand for?	<p>FHEO is The Office of Fair Housing and Equal Opportunity (“FHEO”) under HUD, which oversees fair housing issues.</p> <p>This office ensures that existing and proposed activities of all housing authorities comply with current laws and do not cause disparate impact on program participants.</p> <p>AH proposes an enrollment program for households with children enrolled in Atlanta Public Schools (“APS”). Under this proposal, which serves as a measure to prioritize these families and promote housing stability, AH needs to establish a local preference for these families, which requires review and approval from FHEO.</p>

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Wednesday, February 12, 2025	Jurisdiction Wide Council	How does Atlanta Housing obtain information regarding homeless students?	<p>Several years ago, Atlanta Housing (“AH”) deployed its MTW flexibility to create a Special Programs Voucher for Homeless Students activity locally known as Atlanta Public Schools (“APS”) Vouchers.</p> <p>AH and APS work closely to assist homeless students under the McKinney- Vento Homeless Education Program.</p> <p>Under this activity, APS identifies and refers homeless students to AH to determine eligibility for one of the 100 tenant-based vouchers allocated for APS students experiencing homelessness.</p> <p>APS manages the wait list and referral process, where APS Homeless Liaisons collect and process information on students and sends this information to APS headquarters for screening and submission to AH to become a participant in the Housing Choice Voucher Program.</p>
		Will the Stadium Hotel be converted into a senior center?	<p>The preliminary plans for the Summerhill Hotel property include 167 units of affordable housing for seniors, veterans, and individuals.</p> <p>Preliminary plans also include resources on the first level of the building, which may include senior-specific resources, but the current plans do not include converting the property into a senior center.</p> <p>AH has received high-quality proposals from firms versed in projects like the hotel property.</p>

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Wednesday, February 12, 2025	Jurisdiction Wide Council	Will the meeting attendees receive a booklet with the information from the presentation?	<p>We have limited physical copies for distribution because the Plan is available online, in the local library branches, and at AH-owned communities.</p> <p>AH can provide a copy of the FY 2026 MTW Plan by request at <a href="mailto:strategy@atlantahousing.org">strategy@atlantahousing.org</a> and a few at the end of the presentation as available.</p>
		After the proposal is presented when will Atlanta Housing receive an answer, and will the residents be notified?	<p>Once AH submits its FY 2026 MTW Annual Plan to HUD in April, typically, AH receives a HUD response in AH’s next fiscal year, which begins July 1.</p> <p>AH would like a response sooner, but HUD has designated more MTW agencies and current staffing issues in the federal government, including HUD, may delay response times.</p> <p>Nonetheless, once AH receives “approval” from HUD, AH expects new programs to launch initial steps during the first quarter (July - September) of fiscal year 2026.</p>
		How can residents access information about the services offered by Atlanta Housing?	<p>Residents, as well as non-residents, can access information about AH services through AH’s website at <a href="http://atlantahousing.org">atlantahousing.org</a>, as well as its social media presence on Facebook, Instagram, X, and LinkedIn.</p> <p>Residents may also call 404 892-4700, email questions to <a href="mailto:connectme@atlantahousing.org">connectme@atlantahousing.org</a> or call Resident Services at 404 685-4344.</p>

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Wednesday, February 12, 2025	Jurisdiction Wide Council	Are the youth programs just for students in the housing program?	Overall, our youth programs are designed for AH-assisted youth. There may be instances where youth programs are community wide events that youths in neighboring communities can attend and obtain youth services information.
		When will Marian High Rise be rehabbed?	Unfortunately, project timelines are fluid, and several factors contribute to the fluidity of an official date. Currently, AH’s real estate pipeline indicates FY 2028 (July 1, 2027 – June 30, 2028).
		The Good Neighbor program is not being conducted in the senior community. There are a lot of residents with mental illness issues and residents who do not know how to live. There should be mental illness service providers on the properties to assist residents with mental illness.  Why is the Good Neighbor program not being conducted in the senior community, and are there plans to provide on-site mental illness service providers to assist residents with mental illness issues?	The Good Neighbor Program (“GNP”) is designed to orientate new HCV households, this program is a collaboration with the Martin Luther King, Sr. Community Resources Center and is not conducted onsite at any AH-owned community.  In addition to orientating new HCV households, the GNP serves to counsel HCV families referred to GNP by property managers, neighbors, and AH staff.  GNP sessions are held onsite at the Martin Luther King Sr. Community Resources Collaborative Complex 101 Jackson Street N.E. Atlanta, Ga. 30312  All AH-owned communities and communities receiving AH assistance have staff to connect residents to service providers. Also, AH continues internal conversations regarding partnerships with mental illness healthcare providers.

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Thursday, February 13, 2025	Housing Policy, Resident Rights and Research	For the (Direct Rental Assistance) program, would it be for only Atlanta Housing participants or is it for others?	<p>AH’s Direct Rental Assistance (“DRA”) Program is designed for HCV wait list applicants. AH proposes the DRA Program as a voluntary program, so if there is not enough interest, AH may open it up to its Public Housing and Housing Choice families.</p> <p>Another option may include AH collaborating with other entities to administer its DRA Program citywide for more interest.</p> <p>Existing Housing Choice families about to exceed income thresholds and Public Housing families making more than 80% of the area median income may be ideal existing participants.</p>
Thursday, February 20, 2025	Business and Philanthropy	What type of funding will be used for 1 Peachtree and 2 Peachtree?	<p>Both projects will be assisted under AH’s Co-Investment MTW Activity, where AH invests in the projects to ensure that units for households at or below 80% of the area’s median income are created within the project.</p> <p>Sources are expected to change as the development progresses and changes. Preliminarily, a soft subordinate development loan will be submitted along with Tax Exempt Loans, Federal LIHTC, Georgia LIHTC, and Deferred Developer Fees.</p> <p>AH can share final sources and amounts as projects move through negotiation and development stages</p>

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Thursday, February 27, 2025	Affordable Housing Advocates & Resident Services	What type of construction does AH use on its construction sites?	<p>AH uses standard construction techniques in the development of its properties and requests green-friendly, green-certified techniques be incorporated into the development plans as able.</p> <p>In addition, AH is exploring the use of modular construction, particularly in the context of homeownership. AH believes this construction method holds significant potential for the future. Active evaluations are underway, particularly within single-family neighborhoods.</p> <p>Although AH peers have experienced mixed results, AH is focused on ensuring that the modular housing option is implemented effectively to achieve the cost savings and time efficiencies that it promises.</p>
		Regarding the last program, the enrollment voucher, would it be separate from the special program dealing with the McKinney Vento students or just [the] general population students attending APS schools?	<p>AH’s Enrollment Voucher Program will be a separate program from the Special Programs Voucher Homeless Students Program, known as APS Vouchers that align with the McKinney-Vento Homeless Act.</p> <p>AH’s Enrollment Voucher Program seeks to promote housing stability in APS districts citywide.</p>
		Will there be opportunities for AH to discuss the referral process?	AH would love the opportunity to work with APS and other organizations that work directly with assisted families to implement a strong and meaningful program.

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Thursday, February 27, 2025	Affordable Housing Advocates & Resident Services	The APS Preference is amazing.	AH is incredibly grateful for this feedback and incredibly grateful for its partnership with APS. AH will use this feedback to strengthen and improve its housing program and housing services to assisted households.
Tuesday, March 4, 2025	Elected, Appointed, and HUD Officials	What is the difference between Choice and Comprehensive DPA Programs?	<p>Both of AH’s Downpayment Assistance (“DPA”) Programs are forgivable subsidy loans designed to assist families at or below 80% of the area median income with a home purchase up to \$375,000 within Atlanta.</p> <p>The primary difference between the two programs essentially is the DPA total, which is dependent on purchase location and the forgiveness period.</p> <p>AH’s initial DPA Program assists eligible first-time homebuyers citywide with \$20,000 that is forgiven over 10 years. Select households may be able to receive an additional \$5,000.</p> <p>AH’s Choice Neighborhood Downpayment Assistance (“CN DPA”) assists eligible, first-time homebuyers with \$60,000 exclusively with purchases at the Towns at Scholars Landing and on AH-acquired property within the Choice Neighborhood footprint. The CN DPA is forgiven over 20 years.</p>
		Is there an update on Magnolia Park Apartments?	<p>AH’s leadership team is developing a strategy to use the conversion option under the Rental Assistance Demonstration (“RAD”) Program.</p> <p>Once AH has finalized plans, AH will share them with residents and other interested parties.</p>

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Tuesday, March 4, 2025	Elected, Appointed, and HUD Officials	Does AH have data sharing agreements – outcome reports from external partners?	AH works in partnership with several organizations and engages in several agreement types. Most of those agreements include data collection clauses, including the completion of HUD Form MTW-50058.  AH’s Strategic Plan Dashboard offers a comprehensive view of AH’s progress toward its six strategic goals. It reflects AH’s commitment to transparency and data-driven results.
Thursday, March 6, 2025	Public Hearing	Can an individual stay in foster care up until the age 24?	Yes, although some individuals leave foster care sooner, the foster care system allows individuals to remain in foster care until age 24.  This additional time gives some individuals more time to stabilize. The additional time also helps to reduce the number of foster youths that age out of care and become homeless.
		Regarding the new programs-S.T.E.P., HALO and Flat Assistance, is there a time limit?	Yes, conceptually, AH is designing the program to help for a time not to exceed 10 years, where the underlying philosophy is to assist families in becoming self-sufficient through a progressive approach: move in, move up, move out.
		Does AH need [a] debt management service that helps low-income families?	AH is looking at all opportunities to assist its families in being self-sufficient and productive. As the Graduation Taskforces are created. AH wants to think outside the box and incorporate unique opportunities for resident self-sufficiency.

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Thursday, March 6, 2025	Public Hearing	Does AH only go through not-for profit for services?	No, AH is open to reviewing all service providers and services as it looks to introduce new innovative programs that create unique opportunities for resident self-sufficiency.
		Under the co-investment how would a developer start to get involved?	AH maintains an open application on its website, <a href="http://www.atlantahousing.org">www.atlantahousing.org</a> . Starting at the homepage, find the top right corner and select Doing Business with AH.
		Has Bowen Phase 1 reached the maximum limit for housing residents?	Bowen Phase 1 has just begun and has not started accepting Right of First Return residents, nor pre-leasing applications. Currently, Bowen Phase 1 is projected to be 66% affordable between AH and tax credit units. In addition, plans include 10 workforce units targeted for households above 80%, up to 120% of area median income. The remaining units are market.
		If living in an apartment under HUD, how easy is it to go from an apartment to a house?	The transition from an apartment to a home is relatively easy. AH program participants only need to express an interest in owning a home and AH’s homeownership team can help you navigate through the steps that prepare a family to move from renter to owner. AH program participants may be eligible for up to \$25,000 of downpayment assistance that is forgiven over 10 years, and this assistance may be combined with other downpayment assistance in the city to really reduce the cost of the home.

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Thursday, March 6, 2025	Public Hearing	Does Atlanta Housing work with Habitat for Humanity?	<p>Habitat for Humanity’s business model includes building homes by contributing labor in exchange for ownership to provide homes at or near build-cost, so AH’s downpayment assistance is not applicable in these cases.</p> <p>Overall, AH does work with Habitat, in fact, AH’s new Chief Real Estate and Housing Officer, Dr. Alan Ferguson, is the former CEO of Habitat for Humanity.</p> <p>AH continues to view several opportunities to use AH-land to help support Atlanta Habitat properties and other ways to continue to partner with Habitat.</p>
		Does AH provide assistance with the downpayment program?	<p>AH’s homeownership team can help you navigate through the steps that prepare a family to move from renter to owner. AH’s downpayment assistance information can be found at: <a href="http://www.atlantahousing.org/Programs/downpayment-assistance">www.atlantahousing.org/Programs/downpayment-assistance</a></p>

Stakeholder Briefing Received Comments and AH Responses			
Briefing/Hearing Date	Stakeholder Group	Public Comment	AH Response/Action
Thursday, March 6, 2025	Public Hearing	<p>I've reviewed the draft of the annual plan and am concerned that little will change for some neighborhoods in the near future. While AHA focuses on affordable housing, we continue to lose quality single-family homes in areas facing rapid gentrification and displacement. These neighborhoods will likely transition to owner-occupants or rental properties that may not accept Section 8 due to stigma. I've been selling homes in the 30310 and 30311 areas due to low rents, high taxes, and ongoing issues like code enforcement.</p> <p>Without meaningful changes, more of my properties may no longer be available to families in need of affordable housing in quality neighborhoods.</p> <p>Could you provide insight into the realistic plan moving forward? I need this information to make informed decisions regarding the 80+ homes I currently own.</p>	<p>First, AH is incredibly grateful for this feedback and will use this feedback in assessing its housing services to assist families.</p> <p>Overall, AH's primary focus through the end of its Strategic Plan in FY 2027 is to add affordable housing units to Atlanta's housing stock that includes adding affordable single homes throughout the city.</p> <p>AH has taken deliberate steps to combat the addition of "luxury" rentals in Atlanta by investing in deals to add affordable units and begin designing and introducing programs that remove or reduce the stigma associated with Section 8-assisted households.</p> <p>AH's MTW Annual Plan and AH's 5-Year Strategic Plan highlight these efforts and plans that we hope will benefit the residents and communities of Atlanta.</p>

## Appendix C: AH's MTW Agreement

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

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ELEMENT I. HOUSEHOLDS SERVED

Planned Households - By Unit Size

Community and Program Type	FY 2026 Households by Unit Size					
	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total
AH-Owned	173	595	45	20	26	859
MIXED	10	1,265	1,044	346	20	2,685
RAD PBV Conversions	83	907	412	201	24	1,627
HomeFlex	259	2,785	1,439	285	8	4,776
Housing Choice: Tenant-Based	75	2,475	3,356	2,745	902	9,553
Housing Choice: Ports	1,270	0	0	0	0	1,270
<b>Totals:</b>	<b>1,870</b>	<b>8,027</b>	<b>6,296</b>	<b>3,597</b>	<b>980</b>	<b>20,770</b>

**Note:** The table reflects estimates based on data that AH has direct access, such as AH-sponsored, ongoing assistance programs. The table excludes local, non-traditional data, such as AH-supported one-time assistance programs, which AH is unable to access.

Planned Households - By Family Size

Community and Program Type	FY 2026 Households by Family Size					
	1 Member	2 Members	3 Members	4 Members	5+ Members	Total
AH-Owned	737	68	19	11	24	859
MIXED	1,622	484	308	169	102	2,685
RAD PBV Conversions	1,053	275	167	84	48	1,627
HomeFlex	3,502	839	248	118	69	4,776
Housing Choice: Tenant-Based	3,171	2,338	1,718	1,176	1,150	9,553
Housing Choice: Ports	261	235	230	265	279	1,270
<b>Totals:</b>	<b>10,346</b>	<b>4,239</b>	<b>2,690</b>	<b>1,823</b>	<b>1,672</b>	<b>20,770</b>

**Note:** The table reflects estimates based on data that AH has direct access, such as AH-sponsored, ongoing assistance programs. The table excludes local, non-traditional data, such as AH-supported one-time assistance programs, which AH is unable to access.

Planned Households - By Income Group

Community and Program Type	FY 2026 Households by Area Median Income				
	≤ 30% AMI	31 to 50% AMI	51 to 80% AMI	≥ 80% AMI	Total
AH-Owned	791	60	7	1	859
MIXED	2,026	528	118	13	2,685
RAD PBV Conversions	1,316	261	46	4	1,627
HomeFlex	3,957	739	74	6	4,776
Housing Choice: Tenant-Based	7,031	1,975	502	45	9,553
Housing Choice: Ports	1,134	106	27	3	1,270
<b>Totals:</b>	<b>16,255</b>	<b>3,669</b>	<b>774</b>	<b>72</b>	<b>20,770</b>

	Total ≤ 50% AMI	Total > 50% AMI
	(VLI & ELI Families)	
<b>Number of HHs by Income</b>	19,924	846
<b>% of HHs Served</b>	95.9%	4.1%

**Note:** The table reflects estimates based on data that AH has direct access, such as AH-sponsored, ongoing assistance programs. The table excludes local, non-traditional data, such as AH-supported one-time assistance programs, which AH is unable to access.

Planned Households - By Program Housing Type

Household Served Totals						
Community and Program Type	Assistance Type <sup>^</sup>	FY 2022 Actual	FY 2023 Actual	FYE 2024 Actual	FYE 2025 Estimate	FY 2026 Projection
Homeownership: AH-Sponsored	Down Payment Assistance	1,737	1,913	1,700	1,682	1,935
Housing Choice: Tenant-Based	Housing Choice Vouchers	9,628	9,513	9,525	9,555	9,555
Housing Choice: Port Outs (Transfers)		1,481	1,314	1,266	1,248	1,353
Housing Choice: Homeownership		14	11	10	9	9
Mixed-HomeFlex	HomeFlex	1,521	1,521	1,521	1,521	1,383
HomeFlex	HomeFlex	5,045	5,008	5,100	5,123	5,123
Mixed-Income	Low-Income Housing Tax Credit	1,078	1,127	1,139	1,120	1,158
HomeFlex		1,668	1,385	1,696	1,787	1,787
Home Again: Short-Term Assistance	MTW	270	264	521	869	425
AH-Owned	Public Housing	1,132	1,003	854	572	572
Mixed-Income	Public Housing	1,532	1,418	1,308	1,141	1,141
	RAD PBV	1,370	1,742	2,001	2,001	2,168
<b>Totals:</b>		<b>26,476</b>	<b>26,219</b>	<b>26,641</b>	<b>26,628</b>	<b>26,610</b>

<sup>^</sup> **Assistance Type:** MTW = Moving-to-Work, RAD PBV = Rental Assistance Demonstration Project-Based Voucher

**Note:** AH sponsors homeownership downpayment assistance (“DPA”) under its Comprehensive Homeownership Program, which provides eligible, first-time homebuyers with a forgivable subsidy loan as DPA to make homeownership attainable for low-income families. The DPA is a subordinate lien on the property that AH records in the county public records. The loan is forgivable at maturity and AH will reconcile mature or paid off loans to record a “cancellation of lien” in the public records. This action makes the household served count under DPA fluid. Final DPA counts are reflected in AH’s MTW Annual Report as confirmation of reconciled maturity dates and lien releases become recorded.

## Appendix D: Lobbying Disclosure

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Certification of Payments  
Form 50071 or SF-LLL as applicable

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OMB Approval No. 2577-0157 (Exp. 1/31/2027)

**Certification of Payments to Influence Federal Transactions**

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Report Management Officer, Office of Policy Development and Research, HUD, Department of Housing and Urban Development, 451 Tenth St., Room 4176, Washington DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

The Housing Authority of the City of Atlanta, Georgia

Program/Activity Receiving Federal Grant Funding

Moving-to-Work Demonstration Program

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

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

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

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

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

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

Name of Authorized Official

Terri M. Lee

Title

President and Chief Executive Officer

Signature



Date (mm/dd/yyyy)

03/26/2025

Previous edition is obsolete

form HUD 50071 (01/14)

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## Appendix E: Other Information

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

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## Background and Information

AH's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008, and as further amended by the Second Amendment effective January 16, 2009, and confirmed by HUD on April 14, 2016<sup>31</sup>, authorizes AH to design and implement a Local Asset Management Plan (LAMP) for its Public Housing Program and describe such program in its Annual MTW Plan. The term "Public Housing Program" means the operation of properties owned or units in mixed-income communities subsidized under Section 9 of the U.S. Housing Act of 1937, as amended ("1937 Act") by the Agency that are required by the 1937 Act to be subject to a public housing declaration of trust in favor of HUD. The Agency's LAMP shall include a description of how it is implementing project-based property management, budgeting, accounting, financial management, and any deviations from HUD's asset management requirements. Under the First Amendment of the MTW Agreement, AH agreed to describe its cost accounting plan as part of its LAMP, including how the indirect cost fee for service rate is determined and applied.

## Project-Based Approach for Public Housing Program

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

In addition, each mixed-income, mixed-finance rental community that contain AH 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.

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<sup>31</sup> AH's MTW Agreement has been extended by Congress through June 30, 2038.

## Classification of Costs

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

### **Definitions:**

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

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

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

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

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

## AH Cost Objectives

AH has identified the following cost objectives:

### **Direct Costs:**

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

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

**Special Purpose Housing Choice Tenant-Based Vouchers** – such vouchers include, but are not limited to, Family Unification Program (FUP) vouchers, Veterans Affairs Supportive Housing (VASH) Vouchers, 1-year Mainstream (Non-Elderly Disabled (NED)) Vouchers, Emergency Housing Vouchers, and 5-year Mainstream (Section 811) Vouchers.

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

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

### AH Direct Costs

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

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

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

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

1. Leasing incentive fees,
2. Legal expenses,
3. Professional services,
4. Case management and other resident services,
5. Relocation,
6. Extraordinary site work,
7. Demolition,
8. Acquisitions,
9. Program administration,
10. Gap financing in qualified real estate transactions,

11. Homeownership down payment assistance,
12. Investments such as loans, grants, etc., and
13. Other development and revitalization expenditures.

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

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

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

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

**Direct Costs – Substitute System for Compensation of Personal Services**

In addition to the direct costs identified previously, when required to charge direct staff time to a non-MTW funding source, AH will allocate direct salary and wages based upon quantifiable measures (substitute system) of employee effort rather than timesheets. This substitute system is allowed under 2 CFR §200.430. The substitute system permits AH to allocate direct costs on measures that are readily determined for each department more efficiently and effectively. Those departments and measures will be re-evaluated periodically and updated, as necessary. The Operating Divisions functions and measures are listed below:

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

## AH Fee-For-Service

Corporate Support consists of administrative and support departments that support the Operating Divisions and AH as a whole. AH establishes a Fee-for-Service Rate based on the anticipated indirect costs for the fiscal year. The Fee-for-Service Rate is determined in a reasonable manner where the proportion of indirect costs for each cost objective is determined as a ratio of the indirect costs to a direct cost base. The resulting amount is the fee-for-service amount charged to program not funded by the MTW Single Fund. Based on current budget estimates, subject to current economic condition changes, 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 on 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 assistance listings number. HUD defined its cost objective at the property level, which fails to recognize the overall effort required to deliver the housing resources to low-income families under the MTW Program. Because the cost objectives are defined differently, direct, and indirect costs are defined based on the cost objectives identified under this LAMP.

## Appendix E: Planned Demolition/Disposition Applications

<b>Special Applications Center (“SAC”) Submissions Pending Approval</b>			
Property/Parcel Name*	Proposed Action	Property/Parcel Name*	Proposed Action
Carver On Site and Off-Site Vacant Parcels	Disposition	Johnson Road – Medical Bldg.	Demolition
Cosby Spear Highrise	RAD Section 18 Disposition	Magnolia Perimeter Quest	Disposition
Civic Center R1/P1	Disposition	Mechanicsville Homeownership	Disposition
Herndon III	Disposition		

<b>Planned SAC Submissions: FY 2026</b>			
Ashley Collegetown I	Disposition	Jonesboro North and South	Disposition
Bowen Homes Phase II (CNI)	Disposition	Leila Valley	Disposition
Capital Gateway I	RAD Section 18 Disposition	Scholars Landing Outparcels	Acquisition
Cupola Building at Centennial	Disposition	Thomasville Heights	Disposition
Englewood IC	Disposition	Villages at Carver III	RAD Section 18 Disposition
Englewood IIB & IIC	Disposition		

<b>Future SAC Submissions: FY 2027 – FY 2031**</b>			
Bankhead Courts	Disposition	Johnson Road / Quarry Park	Disposition
Bowen Homes Phase III (CNI)	Disposition	Magnolia Perimeter Citiplace	Disposition
Bowen Homes Phase IV – VI (CNI)	Disposition	North Avenue (a.k.a. SoNo 301)	Disposition
Cheshire Bridge Road	Disposition	Palmer House	Disposition
Hollywood Courts	Disposition		

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

*\*\*Future SAC submissions may be filed earlier than indicated based on market conditions and developer's advancement of redevelopment*

Appendix E: RAD Unit Conversion Details

PLANNED RAD CONVERSIONS: 2026			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Courts @ Cascade I	GA006000830	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
46	Mixed-Income Family	Mixed-Income Family	\$94,960
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	7	7	No Change
Two Bedroom	18	18	No Change
Three Bedroom	17	17	No Change
Four Bedroom	4	4	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Collegetown	GA006000930	PH to PBV	No/Yes
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
78	Mixed-Income Family	Mixed-Income Family	\$148,521
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	16	16	No Change
Two Bedroom	46	46	No Change
Three Bedroom	16	16	No Change
Four Bedroom	0	0	No Change

Appendix E: RAD Unit Conversion Details

PLANNED RAD CONVERSIONS: 2026			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Georgia Avenue Highrise	GA006000250	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
81*	Mixed-Income Family	Mixed-Income Family	\$266,983
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom*	78	78	No Change
Two Bedroom	1	1	No Change

\*Two UOO<sup>32</sup> units will continue to remain for common area utilization. One unit will continue to serve as a fitness room and the other unit will serve as a billiards and activity room. These units are not included in the pre-and post-RAD unit counts for a total count of 79.

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Villages at Carver III	GA006000910	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
108	Mixed-Income Family	Mixed-Income Family	\$216,182
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	23	23	No Change
Two Bedroom	45	45	No Change
Three Bedroom	35	35	No Change
Four Bedroom	5	5	No Change

<sup>32</sup> Units Out of Occupancy usually include residential units converted for other uses, such as maintenance, administrative, or resident use.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Courts @ Cascade II	GA006000870	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
41	Mixed-Income Family	Mixed-Income Family	\$86,156
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	4	4	No Change
Two Bedroom	18	18	No Change
Three Bedroom	15	15	No Change
Four Bedroom	4	4	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Courts @ Cascade III	GA006000900	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
29	Mixed-Income Family	Mixed-Income Family	\$58,442
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	8	8	No Change
Two Bedroom	11	11	No Change
Three Bedroom	7	7	No Change
Four Bedroom	3	3	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Auburn Pointe	GA006001080	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
54	Mixed-Income Family	Mixed-Income Family	\$106,435
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	8	8	No Change
Two Bedroom	35	35	No Change
Three Bedroom	11	11	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Auburn Pointe II	GA006001110	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
51	Mixed-Income Family	Mixed-Income Family	\$93,395
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	24	24	No Change
Two Bedroom	24	24	No Change
Three Bedroom	3	3	No Change
Four Bedroom	0	0	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Collegetown II	GA006001090	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
70	Mixed-Income Family	Mixed-Income Family	\$130,109
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	24	24	No Change
Two Bedroom	40	40	No Change
Three Bedroom	6	6	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Terrace West End	GA006000840	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
34	Mixed-Income Family	Mixed-Income Family	\$62,089
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	9	9	No Change
Two Bedroom	25	25	No Change
Three Bedroom	0	0	No Change
Four Bedroom	0	0	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Atrium at Collegetown	GA006001030	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
76	Mixed-Income Family	Mixed-Income Family	\$120,838
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	61	61	No Change
Two Bedroom	15	15	No Change
Three Bedroom	0	0	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Capitol Gateway	GA006000970	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
89	Mixed-Income Family	Mixed-Income Family	\$168,070
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	30	30	No Change
Two Bedroom	51	51	No Change
Three Bedroom	6	6	No Change
Four Bedroom	2	2	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Capitol Gateway II	GA006000990	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
49	Mixed-Income Family	Mixed-Income Family	\$86,424
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	29	29	No Change
Two Bedroom	15	15	No Change
Three Bedroom	5	5	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Cheshire Bridge Highrise	GA006000470	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
162	Near Elderly, Elderly, and Non-Elderly Disabled	Housing for Elderly Persons	\$528,455
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	161	161	No Change
Two Bedroom	1	1	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Magnolia Park I	GA006000820	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
87	Mixed-Income Family	Mixed-Income Family	\$164,983
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	26	26	No Change
Two Bedroom	40	40	No Change
Three Bedroom	21	21	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Magnolia Park II	GA006000860	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
732	Mixed-Income Family	Mixed-Income Family	\$140,516
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	221	221	No Change
Two Bedroom	27	27	No Change
Three Bedroom	24	24	No Change
Four Bedroom	0	0	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Marian Road Highrise	GA006000520	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
240	Near Elderly, Elderly, and Non-Elderly Disabled	Housing for Elderly Persons	\$790,859
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	239	239	No Change
Two Bedroom	1	1	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Martin Street Plaza	GA006000560	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
59	Family	Family	\$249,783
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	0	0	No Change
Two Bedroom	10	10	No Change
Three Bedroom	20	20	No Change
Four Bedroom	29	29	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
The Garden at Collegetown	GA006001070	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
26	Mixed-Income Family	Mixed-Income Family	\$36,700
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	11	11	No Change
Two Bedroom	15	15	No Change
Three Bedroom	0	0	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Veranda at Auburn Pointe	GA006001040	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
38	Mixed-Income Family	Mixed-Income Family	\$60,466
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	33	33	No Change
Two Bedroom	5	5	No Change
Three Bedroom	0	0	No Change
Four Bedroom	0	0	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

Appendix E: RAD Unit Conversion Details

FUTURE RAD CONVERSIONS: 2027 - 2031*			
Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Villages at Carver V	GA006001020	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
78	Mixed-Income Family	Mixed-Income Family	\$147,638
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	16	16	No Change
Two Bedroom	57	57	No Change
Three Bedroom	5	5	No Change
Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Westminster	GA006000440	PH to PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
32	Family	Family	\$114,837
Bedroom (BR) Type	Pre-Conversion BR Count	Post-Conversion BR Count	BR Count Change
One Bedroom	2	2	No Change
Two Bedroom	30	30	No Change

\*Future RAD Conversions may convert earlier than planned based on market conditions, funding availability, and RAD conversion timelines.

## Atlanta Housing Hardship Guidelines

### **Atlanta Housing will follow the Hardship Guidelines outlined in the Statement of Corporate Policy, Section 1.11 General Rent Policies, HARDSHIPS.**

If a hardship waiver is requested, AH must consider the following, has the household lost eligibility, or is waiting on eligibility determination from a Federal, State or Local assistance programs, has the household's income decreased because of extraordinary changed circumstances including a job layoff and are there any other extraordinary circumstances.

If a hardship is determined and the household is compliant with its obligations under the applicable Rental Assistance Program, the temporary suspension of the entire Minimum Rent shall not last over 90 days unless otherwise extended based on verifiable circumstances. The extension request will be reviewed and approved by AH or the Owner of the Covered Unit based on the following: accelerated enrollment in Resident Services formally known as Human Development Services, referral to a third-party agency for assistance with rent payment or any other actions AH or the Owner of the Covered Unit shall direct. The AH-Assisted household will not be required to pay arrearages that accumulate during the entire period of temporary suspension of the minimum rent due to an approved hardship consideration.

If a member of an AH-Assisted Household experiences a loss of employment or welfare benefits, whether through quitting, resignation, termination, or similar circumstances, the household must continue to pay Tenant Rent based on the individual's previous income or benefit amount. However, if the member provides third-party verification deemed acceptable by the Management Agent confirming that the loss was solely due to circumstances beyond their control (e.g., a reduction in force or other external factors), the household may be considered for a Tenant Rent reduction reflecting the decrease in income.

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## ***End MTW Plan Submission***

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