

MTW

MOVING

TO

WORK

ANNUAL REPORT

July 1, 2024 - June 30, 2025

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FY 2025



On the cover (clockwise, left to right from the top):

1. Atlanta Housing-assisted youth at Choice Family Expo held at Roosevelt Hall
2. Atlanta Housing-assisted family at 2025 Back to School Bash
3. Atlanta Housing-assisted youth at 2025 Juneteenth Resident Event
4. Groundbreaking at West Highlands

Pictured L to R: Various HUD and local officials and business leaders, Terri M. Lee, Atlanta Housing President and CEO; Honorable Andre Dickens, Atlanta Mayor

5. Aerial view of historic Roosevelt Hall

ATLANTA HOUSING LEADERSHIP

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¹ Commissioner Farooqui resigned from the Board of Commissioners on June 25, 2025.



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I. INTRODUCTION



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I. INTRODUCTION

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ABOUT ATLANTA HOUSING

The Housing Authority of the City of Atlanta, Georgia (“Atlanta Housing”) is considered the oldest public housing authority (“PHA”) and began with the construction of the first federal public housing community, Techwood Homes, in 1935. Additionally, the first federally subsidized housing community for African American residents, University Homes, was also built in Atlanta near Atlanta University. Atlanta Housing is the largest public housing authority in Georgia and one of the largest in the United States. Atlanta Housing served nearly 42,000 people across its housing assistance portfolio that includes the following:

- **Atlanta Housing-Owned Communities** comprise 5 traditional public housing sites:
 - 3 traditional public housing sites designated for elderly and disabled households.
 - 2 traditional public housing sites for families.
- **HomeFlex Program** is Atlanta Housing’s Moving-to-Work (“MTW”) unit-based assistance program, where the rental assistance remains with the unit in the multifamily community:
 - Standard HomeFlex
 - Assistance for multifamily units in Atlanta Housing-owned, mixed, or stand-alone privately-owned multifamily communities.
 - Assistance for buildings or communities that house older people (near elderly [55+] and elderly [62+] resident(s)).
 - Supportive Housing (HAVEN)
 - Assistance for properties housing vulnerable and specific population groups, where the property owner agrees to provide wrap-around services and housing for the intended population group(s).
- **Housing Choice Voucher Program** is tenant-based rental assistance administered by Atlanta Housing. In addition to various tenant-based voucher types, it also includes Special Purpose Vouchers (“SPVs”), and Atlanta Housing-created voucher programs under its MTW authority.
- **Local, Non-Traditional (“LNT”) Program** helps low-income families that are neither Housing Choice nor Public Housing Program participants. Ongoing examples of LNT Programs include:
 - Homeownership Program - downpayment assistance as a forgivable loan to help eligible, low-income, first-time homebuyers.
 - Home Again - short-term financial assistance to prevent displacement.
 - Low-Income Housing Tax Credit (“LIHTC”) - investment opportunities by Atlanta Housing that create or preserve affordable housing within the City of Atlanta.
- **Mixed Communities** consist of communities that are ground-leased on Atlanta Housing land and mixed developments in which Atlanta Housing has an ownership interest, investment, or subsidy agreement.
- **RAD PBV Communities** are former public housing communities converted to long-term Section 8 Project-Based Voucher (“PBV”) assistance under HUD’s Rental Assistance Demonstration (“RAD”) Program.

THE NEED FOR AFFORDABLE HOUSING

The City of Atlanta had the fastest rate of growth in 2024 and continues to experience steady population growth.² Several factors contributed to this growth: a comfortable climate, a business-friendly environment across many industries, and its various colleges and universities, which attract companies eager to tap into the talents of highly skilled employees.

This rapid growth, combined with a variety of broader economic factors, has resulted in significantly higher housing costs. Apartment rents and home purchase prices are outpacing working-class standard wage categories, such as the federal minimum wage, the poverty wage, and the living wage for Atlanta. The living wage is the hourly rate that an individual in a household must earn to support themselves and/or their family. The “Living Wage Calculator” provides living wage estimates for individuals and households with one or two working adults and zero to three children.

A typical demographic served by Atlanta Housing is a one parent, two child household. The living wage for a one-parent, two-child household in Atlanta is \$49.91 an hour; the amount needed to meet the families’ basic needs. The average wage in Atlanta is \$45.18 an hour, which is \$4.73 lower than the calculated living wage of \$49.91 per hour. This higher living wage tends to support several study findings that Atlanta is unaffordable.

The table shows the different hourly earnings and a typical household’s ability to afford housing:

Hourly Wage and Gross Monthly Income				
Category	Minimum Wage - Federal	Poverty Wage - Atlanta	Average Wage – Atlanta	Living Wage - Atlanta
Hourly Wage	\$7.25	\$12.81	\$45.18	\$49.91
Monthly Income	\$1,257	\$2,220	\$7,830	\$8,651
Estimated Housing Costs and Monthly Income Needed				
Average Rent – City of Atlanta	\$1,453/month	\$1,453/month	\$1,453/month	\$1,453/month
Est. Hourly Wage	\$12.57	\$12.57	\$12.57	\$12.57
Monthly Income Needed (1.5 x’s rent)	\$2,179.50	\$2,179.50	\$2,179.50	\$2,179.50
Unit Eligibility	No	Yes	Yes	Yes

² Atlanta Regional Commission

ATLANTA HOUSING’S STRATEGIC PLAN (2023 – 2027)

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

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

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

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

Key Targets

- 1.A Produce 5,000 new affordable units.
 - 1.A.1 Repurpose 300 acres of Atlanta Housing-Owned vacant land toward housing and create healthy, thriving neighborhoods.
 - 1.A.2 To support the creation of 5,000 units, invest \$220 million over five years to support Atlanta Housing’s development strategy.
- 1.B Preserve and improve 5,000 units in Atlanta Housing’s existing portfolio.
 - 1.B.1 To support the preservation of 5,000 units, invest at least \$30 million over five years.
- 1.C Increase designation of sustainability-certified units in our portfolio to 33% to lower the overall cost of living for 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 Atlanta Housing 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 Atlanta Housing-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 Atlanta Housing-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 Atlanta Housing's mission.
- 4.B Collaborate with public agencies and other organizations to leverage resources and align efforts.
- 4.C Raise \$2 million to improve energy efficiency in Atlanta Housing units.

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

Key Targets

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

GOAL 6: Strengthen Atlanta Housing Operations Work in Atlanta

Key Targets

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

MOVING-TO-WORK (“MTW”) DEMONSTRATION PROGRAM

Public Housing Authorities (“PHAs”) carrying the MTW designation can combine program funds and deploy MTW Authorizations (a.k.a. flexibilities) to create a Single-Fund Budget with Full Flexibility, as well as waive certain HUD rules and regulations³ to create policy in pursuit of innovative solutions to local housing challenges. These PHAs are required to meet MTW Statutory Requirements in the administration of their assistance programs. Atlanta Housing complies with all **MTW Statutory Requirements**, which are as follows:

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

Atlanta Housing’s participation in the MTW Demonstration Program⁴ has been critical in its ability to meet the housing needs of low-income individuals and to respond effectively to the twin challenges of rapid growth and increasing housing costs. Because of its participation in the MTW Program, Atlanta Housing has deployed MTW Authorizations to waive certain HUD Program rules and regulations. In these instances, Atlanta Housing’s policy creates an MTW Activity. MTW Activities must **align with at least one of the three** following **MTW Statutory Objectives**:

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

In addition to meeting MTW Statutory Requirements and MTW Statutory Objectives, Atlanta Housing supports the MTW Demonstration Program by assisting expansion MTW PHAs with MTW activities, strengthening the MTW Collaborative, and advancing affordable housing initiatives nationwide.

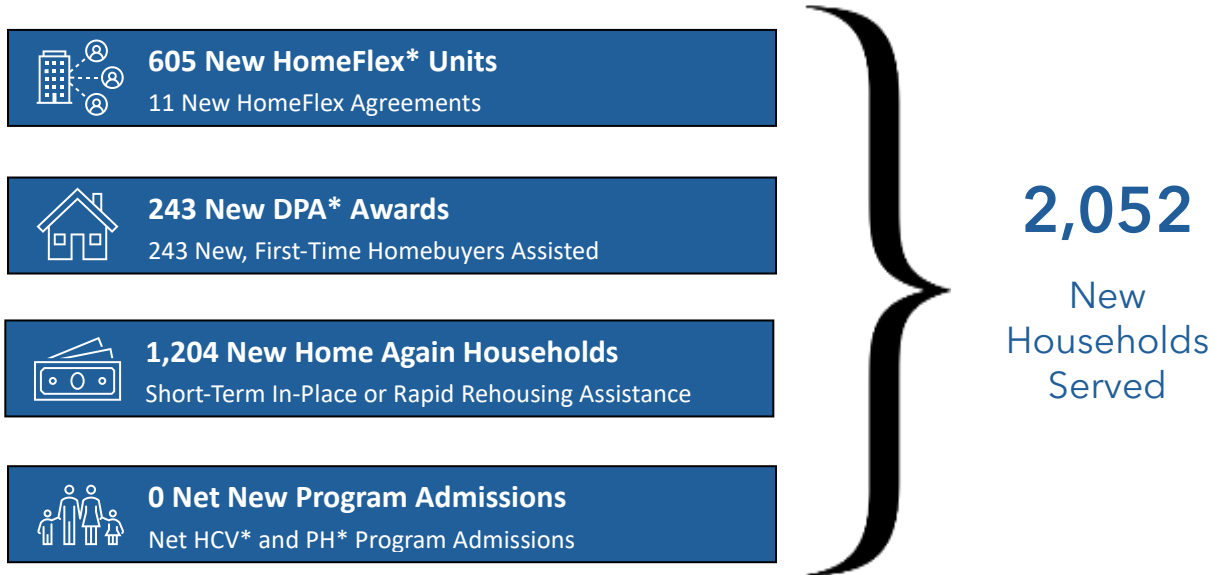
³ Found in the United States Housing Act of 1937 (Housing Act or the Act) applicable to the Housing Choice Voucher and Public Housing Rental Assistance Programs (Section 8 and Section 9).

⁴ 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 30, 2038. Atlanta Housing executed its MTW Agreement with HUD on September 23, 2003.

Ia. INTRODUCTION: FY 2025 HIGHLIGHTS

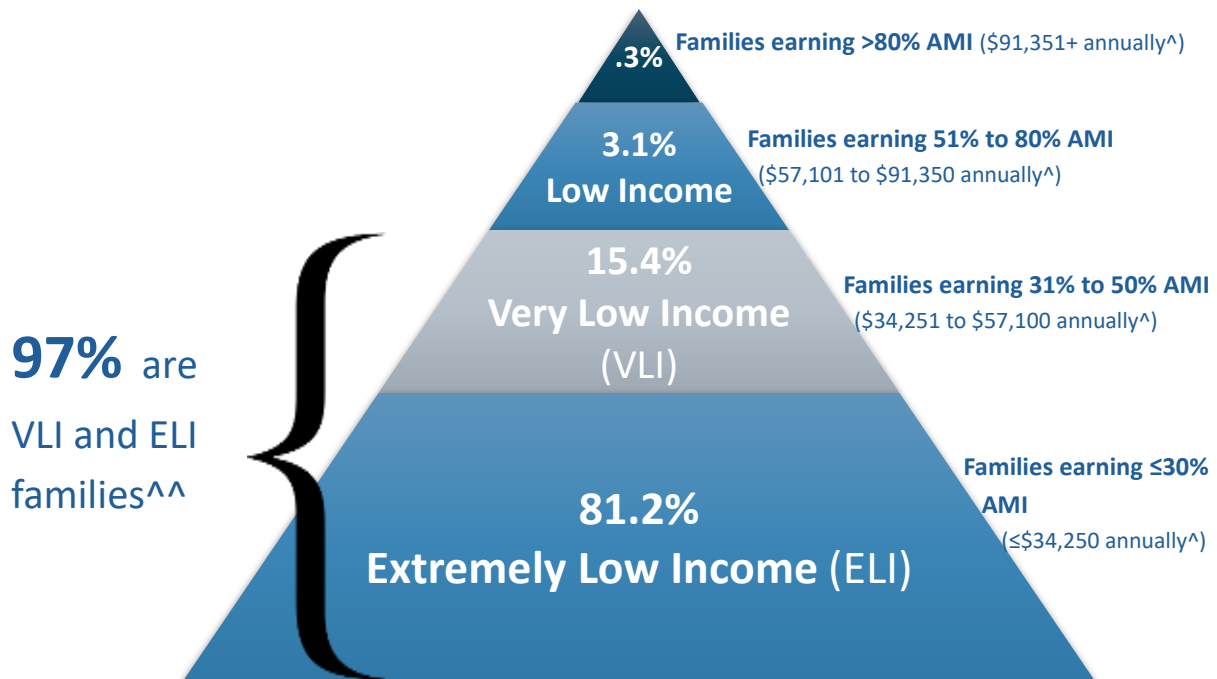
FY 2025 HOUSEHOLDS

27,589 Households Served in FY 2025



*HomeFlex = Atlanta Housing's Project-Base Voucher Program; DPA = Downpayment Assistance; HCV = Housing Choice Voucher; PH = Public Housing

Households Served Breakdown by AMI[^]



[^] AMI = Area Median Income, which HUD publishes annually. The income ranges shown are effective April 1, 2025, based on a family of four.

^{^^} Data Source: Atlanta Housing's Data Reporting and Analysis Team.

FY 2025 PRIORITY HIGHLIGHTS

FY 2025 closes out the third year of Atlanta Housing's Strategic Plan. The information below highlights Atlanta Housing's FY 2025 priorities, including goals and objectives in alignment with Atlanta Housing's Strategic Plan:

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

- **Created 2,100 new affordable housing units** through financial closings including new construction, acquisition projects, homeownership assistance, the issuance and lease-ups of tenant-based vouchers (TBVs), and the execution of new HomeFlex Agreements.
- **Invested \$97 million** to create new affordable units.
- **Preserved 1,251 existing affordable housing units** through the conversion of substantially rehabbed and significantly modernized units under the Rental Assistance Demonstration ("RAD") Program and the renewal of existing HomeFlex Agreements.
- **Invested \$287,660** to preserve existing affordable units.

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

- **Invested \$4.9 million in homeownership opportunities** for **243** new families to help build wealth and stabilize neighborhoods.
- **Assisted 1,204 households at-risk of eviction** by providing short-term, temporary⁵ housing assistance of **\$2,044** on average for a total investment of **\$2,461,363** to keep families housed.

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

- **Atlanta Housing created opportunities for target families to thrive:**
 - Supported **1,572** young people (under 17), including tutoring, after-school and summer camps, literacy initiatives and special events, with **33,546** visits to afterschool, holiday, and summer camps.
 - Facilitated the award of **12** scholarships totaling **\$98,000** for college-bound youth.
 - **308** residents received training and support, including **20** households through Atlanta Housing's Resident Entrepreneurial Program.
 - Assisted **5,203** target families⁶ in maintaining compliance with Atlanta Housing's work/program requirement.⁷
 - Supported **1,689** seniors with **666** hours of home care, **969** senior center visits, and **9,489** meals delivered.
- **Achieved a work/program compliance rate of 66%** by helping target households to meet or exceed the minimum work requirement⁸ by assisting compliant families in maintaining employment and assisting non-compliant families return to the workforce.

⁵ Not to exceed six months

⁶ Work-able families (18 to 61 years old)

⁷ Atlanta Housing requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

⁸ Atlanta Housing requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

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

- Secured **\$20 million** in **new funding to support Atlanta Housing’s development and redevelopment goals**, which includes the following funding sources: Housing Opportunity Bonds, Community Development Block Grants, and a Recycling and Waste Diversion Grant (RWD).

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

- **Maintained an agency dashboard** to clearly show programs, the communities impacted, and progress against the strategic goals.
- **Expanded the agency’s digital presence** across various social media platforms including, live streaming board meetings to Facebook and YouTube.
- Achieved **53,434 total engagements** across all social media platforms, a 7% year-over-year increase **underscoring strong audience interaction** with Atlanta Housing content.
- Held **first “State of Atlanta Housing”** meeting and address.

Strategic Priority 6: Strengthen Atlanta Housing Operations

- **Exceeded Housing Choice Voucher Budget Authority utilization rate** by issuing and leasing new and renewed tenant-based vouchers (“TBVs”), special purpose vouchers (“SPVs”), Atlanta Housing-created Haven Voucher Programs (HVPs), and execution of HomeFlex Agreements.
- **Atlanta Housing strengthened its operations:**
 - Introduced and modified MTW Activities to increase agency efficiency and productivity.
 - Exceeded 35% aspirational business enterprise goal and increased Section 3.
 - In support of the City of Atlanta’s 2019 Clean Energy Resolution, Atlanta Housing reduced its carbon footprint by 1.4% in FY 2025.
 - Continued to advance its operations to meet Section 3⁹ requirements.
- **Implemented various guidance tools** focused on delivering housing units and housing services more efficiently. Examples include:
 - Invested funds to develop affordable non-traditional housing units by utilizing elements under Notice PIH 2011-45.
 - Exercising options under the Housing Opportunity Through Modernization Act (“HOTMA”) to operate more effectively and efficiently.
 - **Helped stabilize 2,208 families and individuals** experiencing or recently recovering from homelessness with Atlanta Housing initiated and HUD target specific vouchers and Housing First initiative the provides wrap-around services to help targeted population groups.

⁹ Pursuant to HUD Regulation 24 CFR part 75.

Ib INTRODUCTION: FY 2025 ACCOMPLISHMENTS

This section summarizes Atlanta Housing's MTW activities administered or implemented during FY 2025.

Ba. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

MTW Activities involve the deployment of MTW Authorizations (i.e., flexibilities) granted under Atlanta Housing's Amended and Restated MTW Agreement. All MTW Activities are listed in Section IV.A.: Implemented Activities of this document. Atlanta Housing summarizes its MTW activities in alignment with its Strategic Plan goals:

Single-Fund Budget with Full Flexibility

Atlanta Housing deployed its Single-Fund Budget authority, which is the ability to combine its Capital Fund, Housing Choice Voucher, and Public Housing program funds into the MTW Block Grant, to pursue MTW eligible activities as outlined in its Amended and Restated MTW Agreement. An overview of MTW eligible activities is summarized below:

- Provided capital funds or operating assistance to newly developed and existing housing or housing operated pursuant to a contract between HUD and Atlanta Housing.
- The acquisition, new construction, reconstruction, or moderate or substantial rehabilitation of housing, or commercial facilities consistent with the objectives of the demonstration. Activities may include, but are not limited to, real property acquisition, site improvement, development of utilities and utility services and energy efficiency systems, conversion, demolition, financing, administration, and planning costs, relocation and other related activities prior to HUD approval is required for the development of any incremental public housing units.
- Provided housing or employment-related services, such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services, employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities.
- Reviewed the provision of management services, including preparation of work specifications, loan processing, inspections, tenant selection, management of tenant- and project-based rental assistance and management of housing projects or other facilities or operations developed under this program.
- Investigated opportunities to increase safety, security, and law enforcement measures and activities appropriate to protect program participants from crime.
- Provided Housing Choice Voucher Program assistance or project-based rental assistance, alone or in conjunction with other private or public sources of assistance.
- Preserved units currently serving people of low income or the acquisition and/or development of new units for people of low income, provided that all rehabilitation and construction is done in accordance with the requirements of Section 504 of the Rehabilitation Act and where applicable, the design and construction requirements of the Fair Housing Act.

Create and Preserve Affordable Housing Units

Create New Affordable Housing Units

Atlanta Housing continued to administer programs and activities implemented under deployed MTW flexibilities. These flexibilities allowed Atlanta Housing to maximize progress toward strategic goals. The following narratives summarize Atlanta Housing’s outcomes for Fiscal Year 2025.

- Under its **Revitalization Program**, Atlanta Housing continued to streamline new construction, rehabilitation, and modernization activities sited on Atlanta Housing land. Three of the multifamily projects planned for Fiscal Year (“FY”) 2025 achieved financial closings. A chart summarizing plan-to-actual closings is set forth below:

New Revitalization Multifamily Projects on Atlanta Housing-Land				
Project Name	Project Details	FY25 Unit Count Planned	FY25 Unit Count Actual*	Affordable Unit Count (%)
Bowen Phase 1	\$63.6M investment to redevelop a former public housing site at 2804 Yates Drive, NW	151	151 Closed 12/24 (FY 2025)	97 (64%) 48 Atlanta Housing-Assisted 49 Other Assisted
Englewood Phase IA - Multifamily	\$86.4M investment to redevelop a former public housing site at 401 Englewood Avenue	0	160 Closed 12/24 (FY 2025)	160 (100%) 100 Atlanta Housing-Assisted 60 Other Assisted
Herndon III	\$76.1M investment to redevelop a former public housing site at 464 Cameron Madison Alexander Boulevard	180	180 Closed 12/24 (FY 2025)	151 (84%) 71 Atlanta Housing-Assisted 80 Other Assisted
450 Hank Aaron Drive <i>(FY 25 Plan lists as Potential Acquisition in the Summerhill Area)</i>	Atlanta Housing expects to financially close these projects in FY 2026	260	0	245 (94%) 167 Atlanta Housing-Assisted 78 Other Assisted
Civic Center R1		292	0	177 (61%) 148 Atlanta Housing-Assisted 29 Other Assisted
Cupola Building		14	0	0 (0%)

New Revitalization Multifamily Projects on Atlanta Housing-Land				
Project Name	Project Details	FY25 Unit Count Planned	FY25 Unit Count Actual*	Affordable Unit Count (%)
Thomasville I	This project is moved to the long-term section because of plans to pursue other funding sources to assist in this redevelopment project	200	0	120 (60%) 80 Atlanta Housing-Assisted 40 Other Assisted
New Revitalization Multifamily Unit Count Totals		1,097	491	45% of the planned unit count created

Source: Real Estate Dataset Development Reforecast as of June 30, 2025

*Atlanta Housing counts units at this point in the process because it can begin unit construction.

Atlanta Housing planned to financially close 6 homeownership projects in FY 2025; however, 4 are now expected to close in early FY 2026. Atlanta Housing also planned to financially close 6 homeownership projects in FY 2025. Because some financial closings were postponed, Atlanta Housing expects to financially close 4 homeownership projects in FY 2026. The planned and actual financially closed projects are as follows:

New Revitalization Homeownership Projects on Atlanta Housing Land				
Project Name	Project Details	FY25 Unit Count Planned	FY25 Unit Count Actual*	Affordable Unit Count (%)
West Highlands - 2000 Perry Boulevard	\$30.0M investment to redevelop a former public housing site at 2000 Perry Boulevard	0	65	34 (38%) 25 Atlanta Housing-Assisted 0 Other Assisted
Englewood Phase IC	Atlanta Housing expects to financially close these projects in FY 2026	81	0	16 (20%) 16 Atlanta Housing-Assisted 0 Other Assisted
Magnolia Perimeter - CitiPlace		7	0	7 (100%) 7 Atlanta Housing-Assisted 0 Other Assisted
Mechanicsville Homeownership		136	0	27 (20%) 27 Atlanta Housing-Assisted 0 Other Assisted





New Revitalization Homeownership Projects on Atlanta Housing Land Continued				
Project Name	Project Details	FY25 Unit Count Planned	FY25 Unit Count Actual*	Affordable Unit Count (%)
Towns at Scholars Landing	Atlanta Housing expects to financially close this project in FY 2026	78	0	16 (21%) 16 Atlanta Housing-Assisted 0 Other Assisted
Affordable Homeownership Pilot	These projects are moved to the long-term section until detailed plans and funding sources become finalized	6	0	6 (100%) 6 Atlanta Housing-Assisted
Magnolia Perimeter - ANDP		8	0	8 (100%) 8 Atlanta Housing-Assisted
New Revitalization Homeownership Unit Count Totals		316	65	21% of the planned unit count created

Source: Real Estate Dataset Development Reforecast as of June 30, 2025

*Atlanta Housing counts units at financial closing because it can begin unit construction.




- Regarding the Affordable Homeownership Pilot Program in the above table, Atlanta Housing plans to deploy its MTW flexibility pursuant to **Notice PIH 2011-45: Parameters for Local, Non-Traditional Activities Under the Moving-to-Work Demonstration Program.**
 - Atlanta Housing may blend the pilot program within its Comprehensive Homeownership Program within 3 to 5 years post construction, if proven successful.

In addition to financially closing new multifamily and homeownership projects, Atlanta Housing continued to advance in-progress development and redevelopment projects toward construction completion. Atlanta Housing continued advancing the following multifamily projects:

In-Progress and Projected Revitalization Multifamily Projects on Atlanta Housing Land					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
Ashley Scholars Landing II		\$64.4M investment to redevelop a former public housing site at 668 Student Movement Boulevard	Transition to lease-up stage	212	114 (54%) 90 Atlanta Housing-Assisted 24 Other Assisted
Herndon Square Phase II		\$77.9M investment to redevelop a former public housing site at 510 Cameron Madison Alexander Boulevard	Start: 1/3/2024 End: 3/14/2026	201	170 (86%) 80 Atlanta Housing-Assisted 90 Other Assisted
Englewood Phase IA - Multifamily		\$86.7M investment to redevelop a former public housing site at 401 Englewood Ave., SE	Start: 12/30/2024 End: 4/15/2027	200	160 (80%) 100 Atlanta Housing-Assisted 60 Other Assisted
Englewood Phase IB - Senior Housing		\$70.1M investment to redevelop a former public housing site at 505 Englewood Ave., SE	Start: 9/14/2023 End: 6/30/2026	160	160 (100%) 100 Atlanta Housing-Assisted 60 Other Assisted
In-Progress Revitalization Multifamily Unit Count Totals				773	78% of the unit count is affordable (370 Atlanta Housing-Assisted 234 Other Assisted)

Source: Real Estate Dataset Development Reforecast as of June 30, 2025

Atlanta Housing also advanced in-progress homeownership projects toward construction completion. Atlanta Housing continued advancing the following homeownership projects:




In-Progress and Projected Revitalization Homeownership Projects on Atlanta Housing Land					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
Magnolia Perimeter - Quest		\$3.7M investment to redevelop a former public housing site at 2250 Perry Boulevard	Financially closed May 2025	27	12 (44%) 12 Atlanta Housing-Assisted 0 Other Assisted
West Highlands - Westside Atlanta Charter School ("WACS")		\$18.6M investment to redevelop a former public housing site at 2250 Perry Boulevard	Financially closed February 2023	55	18 (33%) 18 Atlanta Housing-Assisted 0 Other Assisted
West Highlands - 3B		Moved to the long-term section	Pending further information	103	21 (20%) 21 Atlanta Housing-Assisted 0 Other Assisted
In-Progress Revitalization Homeownership Unit Count Totals				185	28% of the unit count is affordable (51 Atlanta Housing-Assisted 0 Other Assisted)

Source: Real Estate Dataset Development Reforecast as of June 30, 2025

- Atlanta Housing identified and engaged in determination of rent reasonableness activities across its rental assistance portfolio for communities that it owns directly and indirectly as outlined in its Amended and Restated MTW Agreement.
 - Undertook determination of rent reasonableness activities for communities receiving funds for construction costs or communities receiving a subsidy from Atlanta Housing.
 - Underwent several strategic reviews of its FY 2026 budget in anticipation of potential funding reductions, including closely reviewing rent increase requests, subsidy levels, tenant rent share, and other operational items.

- Atlanta Housing evaluated acquisitions that aligned with its revitalization activities.
 - Atlanta Housing acquired 450 Hank Aaron Drive during FY 2025 and investigated 5 properties for potential acquisition. Atlanta Housing did undertake actions to acquire an existing multifamily property.
 - Any open FY 2025 deals executed in FY 2026 may require disposition under a long-term ground lease to the acquisition or development partner once consummated.
 - Continuing revitalization acquisition activities may be executed in FY 2026 under **Notice PIH 2011-45: Parameters for Local, Non-Traditional Activities Under the Moving-to-Work Demonstration Program.**
- Under its **Gap Financing** activity, Atlanta Housing focused on collaborative efforts to create and preserve affordable housing units within its portfolio and the city's housing stock. Committed and deployed designated funds as appropriated by Atlanta Housing's Board of Commissioners to administer its Co-Investment Program designed to collaborate with various organizations and independent developers to create and preserve affordable housing for low-income Atlantans.
 - Funds allocated for co-investment purposes are expended in collaborative efforts to address new construction, substantial rehabilitation, significant modernization, and other projects that offer affordable units throughout the City of Atlanta.
 - Advanced collaborative projects toward construction completion, in addition to underwriting projects, and recouped debt to ensure funding for investment opportunities that increase housing choices for low-income families.
 - Reviewed activities and opportunities that advanced or accelerate housing projects, such as removing or mitigating financial barriers through financial incentives.
 - Evaluated activities that decrease Atlanta Housing's long-term obligations, such as sizing loans to the total number of affordable units in the project, rather than limiting funding levels to the number of units receiving subsidy.
 - Atlanta Housing evaluated co-investment opportunities on a rolling basis and committed or expended funds for projects that met co-investment criteria.

Atlanta Housing monitored timelines of co-investment projects identified in previous MTW Annual Plans. The projects are as follows:

In-Progress Gap Financing Co-Investment Program Projects					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
Heritage Village at West Lake		\$42.9M investment to redevelop a former hotel into an affordable housing site at 239 West Lake Ave.	Start: 7/15/2024 End: 4/10/2026	102	102 (100%) 102 Atlanta Housing-Assisted 0 Other Assisted
Sylvan Hills II		\$51.2M investment to redevelop an apartment complex into an affordable housing site at 1150 Astor Avenue	Start: 6/13/2025 End: 1/14/2027	233	233 (100%) 45 Atlanta Housing-Assisted 182 Other Assisted
360 Peachtree*		Moved to the long-term section	Pending further evaluation	0	145 (85%) 51 Atlanta Housing-Assisted 94 Other Assisted
In-Progress Gap Financing Co-Investment Unit Count Totals				335	100% of the planned unit count created

Source: Co-Investment Pipeline Tracker as of June 30, 2025

*Atlanta Housing counts units at financial closing because it allows construction to begin.

- o Co-investment projects that do not receive an ongoing monthly subsidy are considered local, non-traditional units and follow Atlanta Housing’s MTW flexibility under **Notice PIH 2011-45: Parameters for Local, Non-Traditional Activities Under the Moving-to-Work Demonstration Program**. The local, non-traditional projects or LNTs are as follows:

In-Progress Gap Financing Local, Non-Traditional Program Projects					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
Stone Hogan: Flats		\$100M total development cost to construct a multifamily community with wrap-around services focusing on education, social, and emotional wellbeing of its residents	Start: 2/4/2025 End: 3/26/2027	256	256 (100%) 0 Atlanta Housing-Assisted 256 Other Assisted
Stone Hogan: Villas		\$68.9M total development cost to construct a senior community focusing on independent living for residents 55 years old and up	Start: 10/17/2024 End: 9/28/2027	192	192 (100%) 0 Atlanta Housing-Assisted 192 Other Assisted
The Proctor		\$54.4M total development cost to construct a Class A mixed-income mixed-use property at 698 Oliver Street	Start: 12/16/2024 End: 6/17/2026	148	41 (28%) 41 Atlanta Housing-Assisted 0 Other Assisted
In-Progress Gap Financing Local, Non-Traditional Unit Count Totals				596	489 (82%) 41 Atlanta Housing-Assisted 448 Other Assisted

Source: Co-Investment Pipeline Tracker as of June 30, 2025

- Atlanta Housing’s **HomeFlex as a Strategic Tool** activity focused on creating affordable housing units in privately-owned multifamily communities by way of project-based assistance. Project-based assistance helps to preserve unit affordability for low-income Atlantans during the agreement period. HomeFlex Agreements range from 2 to 20 years.






Atlanta Housing maintains an open Notice of Funding Availability (“NOFA”) and evaluated HomeFlex submissions from that NOFA on a rolling basis. As a result, Atlanta Housing identified HomeFlex projects and planned to execute 3 new HomeFlex Agreements during FY 2025. The planned and actual executed project agreements are as follows:

New HomeFlex Multifamily Projects on Atlanta Housing Land				
Project Name	Project Details	FY25 Unit Count Planned	FY25 Unit Count Actual*	Affordable Unit Count (%)
277 Moreland Avenue	\$6.5M investment to develop a housing site in partnership at 277 Moreland Avenue	54	56 Executed 5/27/2025 (FY 2025)	56 (100%) 56 Atlanta Housing-Assisted 0 Other Assisted
Abbingtion @ Ormewood	\$20.6M investment to develop housing site in partnership at 525 Moreland Avenue	42	42 Executed 9/30/2025 (FY 2025)	42 (100%) 8 Atlanta Housing-Assisted 34 Other Assisted
111 Moreland Avenue	\$6.5M investment to develop a housing site in partnership at 111 Moreland Avenue	42	0 Agreement Execution Projected for 6/30/26 (FY 2026)	42 (100%) 42 Atlanta Housing-Assisted 0 Other Assisted
New HomeFlex Multifamily Unit Count Totals		138	98	71% of the planned unit count created






Source: Real Estate Dataset Development Reforecast as of June 30, 2025.

*Atlanta Housing counts units at execution of the HomeFlex Agreement.

In addition to the new HomeFlex projects, Atlanta Housing identified several communities in the HomeFlex pipeline that were underway in FY 2025. These 10 HomeFlex pipeline communities were identified in the MTW Annual Plan as being advanced and are as follows:

In-Progress HomeFlex Program Projects					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
1055 Arden Avenue		\$17.6M investment to develop a new housing site in partnership at 1055 Arden Avenue	58 Executed 8/15/2024 (FY 2025)	58	58 (100%) 6 Atlanta Housing-Assisted 52 Other Assisted
356 James P. Brawley Drive		\$1.06M investment to renovate housing site in partnership at 356 James P. Brawley Drive	8 Executed 12/31/2024 (FY 2025)	8	8 (100%) 8 Atlanta Housing-Assisted 0 Other Assisted
507 English Avenue		\$1M investment to renovate housing site in partnership at 507 English Avenue	6 Executed 3/14/2025 (FY 2025)	6	6 (100%) 6 Atlanta Housing-Assisted 0 Other Assisted
588 and 592 Paines Avenue		\$1.5M investment to renovate housing site in partnership at 588 and 592 Paines Avenue	8 Executed 6/30/2025 (FY 2025)	8	8 (100%) 8 Atlanta Housing-Assisted 0 Other Assisted
Corridor Gardens Apartments (formerly 613 Echo Street & 687 & 693 Dalvigney)		\$2.8M investment to renovate housing site in partnership at 687 & 693 Dalvigney Street and 613 Echo Street	24 Executed 12/31/2024 (FY 2025)	24	24 (100%) 8 Atlanta Housing-Assisted 16 Other Assisted

Source: Real Estate Forecast Pipeline Tracker as of June 30, 2025

In-Progress HomeFlex Program Projects Continued					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
McAuley Park Phase I		\$50.6M investment to develop a new housing site in partnership at 375 Gartrell Street, SE	Transition to lease-up stage	180	180 (100%) 180 Atlanta Housing-Assisted 0 Other Assisted
Stanton Park		\$14.2M investment to develop a new housing site in partnership at 1056 Hank Aaron Drive	56 Executed 9/19/2024 (FY 2025)	56	56 (100%) 10 Atlanta Housing-Assisted 46 Other Assisted
The Melody		Atlanta Housing investment to create micro-units in south downtown at 184 Forsyth Street	Transition to leasing phase	40	40 (100%) 40 Atlanta Housing-Assisted 0 Other Assisted
The Steede (formerly 1265 Lakewood)		\$28.8M investment to develop a new housing site in partnership at 1265 Lakewood Avenue	160 Executed 8/150/2024 (FY 2025)	160	160 (100%) 16 Atlanta Housing-Assisted 144 Other Assisted
Thrive Sweet Auburn		\$19.3M investment to develop a new housing site in partnership at 302 Decatur Street	117 Executed 5/7/2024 (FY 2024)	117	117 (100%) 23 Atlanta Housing-Assisted 94 Other Assisted
In-Progress HomeFlex Unit Count Totals				657	100% of the planned unit count

Source: Real Estate Forecast Pipeline Tracker as of June 30, 2025

Under its open NOFA, Atlanta Housing has committed to subsidize 650 permanent supportive housing (“PSH”) units under its HomeFlex HAVEN Program. The Board of Commissioners have approved 554 PSH units of which 314 have active agreements. The remaining committed units are in the HomeFlex pipeline undergoing construction, substantial rehabilitation, or significant modernization work to transition to the lease-up stage of the unit delivery process.

Preserve or Improve Existing Affordable Housing Units

The preservation of affordable housing units is just as important as the creation of new affordable housing for Atlanta Housing. Therefore, Atlanta Housing made every effort to preserve affordable units.

- Flexibilities under the **HomeFlex as a Strategic Tool** activity were deployed to renew HomeFlex Agreements to ensure that market housing units in privately-owned multifamily communities would remain affordable for eligible, low-income families. Without Atlanta Housing’s HomeFlex Agreement, affordable housing units in its rental assistance portfolio would return to market rents.
 - Atlanta Housing identified 11 privately-owned communities with HomeFlex Agreements set to expire in FY 2025. These expiring agreements subsidize 868 multifamily housing units throughout the city. Renewing these agreements assures Atlanta Housing of retaining these units as affordable in its portfolio. The projects are as follows:

Renewed Existing HomeFlex Projects				
Project Name	HomeFlex Agreement Type	FY 2025 Unit Count Planned	FY 2025 Unit Count Actual*	HomeFlex Target Population
Arcadia at Parkway Village	Standard	116	116 Executed 9/1/2024 (FY 2025)	Family
Campbell Stone Apartments	Standard	236	236 Executed 12/1/2024 (FY 2025)	Senior (62+)
Columbia Heritage Senior Preservation	Standard	124	124 Executed 7/1/2024 (FY 2025)	Senior (62+)
Columbia Sylvan Hills - Supportive	Haven**	39	0	Haven/Senior (62+)
Columbia Tower at MLK Village	Haven	39	0	Haven/Senior (62+)
Lillie R. Campbell House	Standard	96	9 Executed 6/30/2025 (FY 2025)	Senior (62+)
Martin House at Adamsville	Standard	121	121 Executed 6/30/2025 (FY 2025)	Near-Elderly (55+)
Odyssey at Villas	Haven	32	32 Executed 2/8/2025 (FY2025)	Haven/Family

Source: Real Estate Dataset Development Reforecast as of June 30, 2025

*Atlanta Housing counts units at the execution of the HomeFlex Agreement

Renewed Existing HomeFlex Projects				
Project Name	HomeFlex Agreement Type	FY 2025 Unit Count Planned	FY 2025 Unit Count Actual*	HomeFlex Target Population
Park Commons/Gates Park (HFOP***)	Haven	22	22 Executed 3/1/2025 (FY 2025)	Haven/Near-Elderly (55+)
Park Commons/Gates Park (HFS****)	Haven	19	19 Executed 3/1/2025 (FY 2025)	Haven/Senior (62+)
The Legacy at Walton Lakes	Haven	24	24 Executed 9/1/2024 (FY 2025)	Haven/Near-Elderly (55+)
Mechanicsville Crossing	Standard	0	30 Executed 7/1/2024 (FY2025)	Family
Mechanicsville Station	Standard	0	35 Executed 7/1/2024 (FY2025)	Family
Quest Village III	Haven	0	10 Executed 6/30/2025 (FY 2025)	Haven Family
The Peaks at Martin Luther King	Standard	0	73 Executed 7/1/2024 (FY 2025)	Family
Welcome House	Haven	0	41 Executed 6/30/2025 (FY 2025)	Haven/Near-Elderly (55+)
Renewed Existing HomeFlex Unit Count Totals		868	892	102% of the planned unit count

Source: Real Estate Dataset Development Reforecast as of June 30, 2025

*Atlanta Housing counts units at the execution of the HomeFlex Agreement

**Supportive housing program, where property owners agree to provide supportive wrap-around services for specific at-risk populations.

***HFOP = Housing for Older Persons (55+)

****HFS = Housing for Seniors (62+)

Enhance Housing Assistance Resources

Provide Stable Housing and Emergency Assistance for At-Risk Families

Atlanta Housing continues to believe that supporting families through minor and urgent times is paramount to truly help families through challenging times. Atlanta Housing therefore made every effort to enhance its housing services and resources offered to assisted families.

- Continued to administer activities and assess solutions under its **Develop Alternate and Supportive Housing Resources** MTW activity to assist families experiencing or facing homelessness.
 - Atlanta Housing designated vouchers for targeted population groups generated by point-in-time counts, partner referrals, and other assistance methods. Voucher counts developed and dedicated under this activity are as follows:

Supportive Housing Programs				
Program Name	Program Description	Voucher Count Planned	Voucher Count Actual*	MTW Flexibility?
MTW Supportive Housing (Atlanta Housing Created)				
Emergency Housing ("EHV")	Absorbed or added Tenant-Based assistance from HUD	195	161	Limited
GA Housing Voucher	Absorbed or added Tenant-Based assistance from GA Dept. of Community Affairs ("DCA")	21	20	Yes
HAVEN Continuum of Care Voucher ("HCoCV")	Assignment of assistance from Atlanta Housing to Partners for Home (Atlanta's CoC)	525	557	Yes
Homeless Protection Supportive Vouchers	Tenant-Based assistance	46	0	Yes
Housing First Voucher	Tenant-Based assistance	80	57	Yes
Special Program Voucher for Homeless Student ("SPVHS")	Tenant-Based assistance designated for homeless students at Atlanta Public Schools	75	76	Yes
<i>MTW Supportive Housing Voucher Count Totals</i>		942	871	92.5%
<i>HUD Special Purpose Voucher Count Totals[^]</i>		893	782	87.6%
Total Vouchers for Supportive Housing[^]		1,835	1,653	90.1%
Home Again	Short-term financial assistance	405	1,204	Yes
Home First (HAVEN)	Project-Based assistance for units providing wrap-around services	638	555	Yes
<i>Alternative Supportive Housing Unit Count Totals</i>		1,043	1,759	168.6%
Total for All Supportive Housing		2,878	3,412	118.6%

Source: FY 2025 Month-by-Month Performance Template Tracker as of June 30, 2025

[^]See table on page 33 for voucher details.

Atlanta Housing also utilizes HUD Special Purpose Vouchers ("SPVs") for specific population groups to develop alternate and supportive housing resources.

- Utilized elements under its **Rent Simplification/Atlanta Housing Standard Deduction** activity to set deduction amounts for disabled, elderly, and family households to avoid burdensome documentation, which helped to reduce administrative burdens and improve the lease-up process.

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

- Enforced higher unit standards under its **Enhanced Inspection Standards** activity for units assisted under its rental assistance portfolio. This action was in response to alignment with Atlanta Housing’s quality of life (“QLI”) initiative, where Atlanta Housing wanted to assure that low-income families receiving assistance have access to the same quality units as market renters.
 - Higher standards applied toward rental units assisted under Atlanta Housing’s HomeFlex, Housing Choice Voucher, and Single-Room Occupancy Programs, where enforcement occurred during the conduct of Housing Quality Standards (“HQS”) inspections.
 - Atlanta Housing inspected 100% of units receiving financial assistance and, where applicable, accepted alternative inspection methods and results on all unit types, including homeownership opportunities. In alignment with HUD guidance, Atlanta Housing continued to blend National Standards for the Physical Inspection of Real Estate (“NSPIRE”) Standards within its Enhanced Inspection Standards MTW activity.
 - Aligning NSPIRE Standards within its Enhanced Inspection Standards helps Atlanta Housing to achieve a consistent administrative process across all assistance programs.
- Continued to reduce lease-up barriers for eligible, low-income households under its **Leasing Incentive Fees (“LIFs”)** activity. Under this activity, Atlanta Housing paid third-party entities on behalf of assisted families to help low-income families with moving expenses to take possession of quality units throughout the service area.

Provide Homeownership Opportunities

- Made awards to eligible, low-income families under its **Comprehensive Homeownership Program** with forgivable loans to help first-time, low-income families to purchase a home.
 - Awarded forgivable loans to 243 first-time homebuyers as downpayment assistance (“DPA”), which is forgiven over 10 years. Assisting families in becoming homeowners also assists in the start of changing family economic trajectories and creating generational wealth.
 - Eligible home buyers received up to \$25,000 of downpayment assistance under this program towards the purchase of a home with a purchase price up to \$375,000 within Atlanta’s boundaries.
 - Families or units assisted under this program do not receive a monthly assistance payment and are considered local, non-traditional households, guided by elements published under HUD Notice 2011-45 and elements outlined in Atlanta Housing’s Amended and Restated MTW Agreement.
- Although Atlanta Housing has deployed MTW flexibility to create its **Choice Neighborhoods Downpayment Assistance Program** (“CN DPA”), it did not implement any elements during FY 2025 because the homeownership phase of the University Choice Neighborhoods (“UCN”) project did not close.
 - Atlanta Housing continued to advance this project and is confident that the UCN homeownership phase, which estimates to deliver 78 condominiums, townhouses, and flats, where 20% of the housing opportunities are affordable designated and earmarked for households at or below 80 percent of the Area Median Income (“AMI”) will financially close in FY 2026.
 - CN DPA will be awarded like Atlanta Housing’s current DPA Program, except DPA awards are up to \$60,000 towards the purchase of a home at the Towns at Scholars Landing or within the established UCN footprint and forgiven over a 20-year period.
- Continued to enhance housing assistance by advancing affordable homeownership opportunities on Atlanta Housing-owned land. Strategies continued to include fee-simple land sales, a land trust form of ownership to assure long-term affordability, and other strategies that increase housing choices for low-income households.
 - Land sales, construction, and homeownership closings may include reduced land value, an Atlanta Housing investment, and/or Atlanta Housing down payment assistance to support affordability.
 - Atlanta Housing may also pursue long-term affordability through land dispositions, collaboration with land trusts, and similar activities.

Create Opportunities for Individuals, Families, and Children to Thrive

Atlanta Housing continued the process of reviewing the performance of contracted service providers to improve outcomes for participating Atlanta Housing-assisted families.

Provide a Continuum of Care for Atlanta Housing-Assisted Seniors

- Atlanta Housing utilized its Single-Fund Budget with Full flexibility under its MTW Agreement to expend funds on MTW eligible activities that focused on assisting its senior population (62+ years old) in remaining independent and aging in place. Senior services included intensive case management, adult day-programming, and support other activities that created opportunities for seniors to thrive.

Support Residents to Succeed in Jobs and Careers

- In alignment with self-sufficiency goals, Atlanta Housing deploys its MTW flexibilities to require targeted households (non-disabled, 18 to 61 years old) to be employed for an average of at least 20-hours per week under its **Work/Program Requirement** activity. Atlanta Housing worked closely with third-party entities to offer guidance and self-help resources to targeted households and achieved a 66% compliance rate.

Atlanta Housing initiated a 5-year plan to achieve a benchmark of 75%. The table below outlines Atlanta Housing’s timeline for this plan.

Compliance Benchmark Atlanta Housing’s Work/Program Requirement						
Metric	Fiscal Year 2023	Timeline to 75% Benchmark				
		2024	2025	2026	2027	2028
Benchmark	65%	67%	69%	71%	73%	75%
Actual	68%	68%	66%	TBD		

Source: MTW Detail Report as of June 30, 2025

Additionally, Atlanta Housing originally had an hourly work compliance requirement for targeted assisted households set at 30 hours per week, which was modified to an average of 20 hours per week. Employer scheduling practices and pandemic protocols caused many targeted assisted households to become non-compliant. In response, Atlanta Housing reduced the hourly work compliance requirement to an average of 20 hours per week.

During FY 2025, Atlanta Housing discussed an increase to the hourly work compliance requirement for targeted households. Atlanta Housing may increase the work requirement to an average of 25 hours per week.

- As of June 30, 2025, employment hours and incomes support an increase in requirements without a significant impact on participants. Work requirements apply to target or workforce families (18 to 61 years old).
- Expected effective dates for participants are at their next annual examination or interim examination, whichever is sooner, after notification of new work/program requirements.
- Atlanta Housing continued its partnership with the Martin Luther King Senior Community Resources Collaborative under the **Good Neighbor Program II** activity to prepare residents with life skills and living in mixed-income communities and areas of opportunity. New HCV Program participants and referred HCV Program participants are required to complete the prescribed curriculum.

- Atlanta Housing deployed its Single-Fund Budget with Full flexibility under its MTW Agreement to expend funds on MTW eligible activities that offer supportive services to assisted households:
 - Achieving Connectivity to Create Equity, and Self-Sufficiency (“ACCESS”), a training program focused on **preparing low-income Atlantans for higher paying job opportunities** in the technology sector.
 - Resident Services (formerly Human Development Services) focused on the **upward mobility of tenant-based voucher (“TBV”) households** living within Atlanta Housing’s service area and assisted by Atlanta Housing’s Housing Choice Voucher (“HCV”) Program by focusing on coaching and needs-based referral assistance to include:
 - Increasing Family Self-Sufficiency (“FSS”) enrollment to help participants achieve economic independence or housing self-sufficiency.
 - Providing employment related supportive services, including referral-based services focused on job coaching, upskilling, and preparing participants for gainful employment.
 - Providing learning opportunities for children through various platforms.
 - Measuring referral impact through close monitoring and follow up.
- Resident Initiatives is a collection of activities coordinated by Atlanta Housing Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and liaise between residents and Property-Manager Developers (“PMDs”) at communities owned by Atlanta Housing. Regular events included the **coordination of workshops focused on the wellbeing of assisted families and activities that promote healthy living and stress management**.
- HomeFlex Supportive Housing (“HAVEN”) reflects Atlanta Housing’s efforts to create opportunities for vulnerable population groups assisted by Atlanta Housing while **providing supportive services through the utilization of service agreements in supportive housing communities**.
 - Under Atlanta Housing’s HomeFlex Program, Atlanta Housing offered Designated Service Coordination, which is not a program, but the facilitation of activities for HomeFlex-assisted households residing in mixed-income communities. Designated Service Coordinators did not provide direct core services but provided general assistance and referral services.

Youth Achievement

- Continued to offer training opportunities to assisted youth (13 to 17 years of age) through its partnership with Martin Luther King Senior Community Resources Collaborative under the **Good Neighbor Program II** activity. Under this activity, Atlanta Housing engaged youth in training that focused on the youth’s role in their family’s success and in five core training areas.
- Atlanta Achievers Program is a collection of activities focused on youth assisted by Atlanta Housing, including youth leadership and after-school, and summer camp programming, as well as the **promotion of activities that prepare assisted youth for adulthood**.

Leverage Resources and Align Efforts

- Reviewed property management activities and updated its **HomeFlex Site-Based On-Site Administration** MTW activity to assure the standardizing and aligning of property management best practices. Under this activity, Atlanta Housing’s rental assistance portfolio accomplished the following annual activities:
 - Reviewed activities, such as selection, wait list management, unit assignment, and other functions, assigned to its housing partners at the property level.
 - Implemented performance standards at communities receiving assistance from Atlanta Housing through regular, periodic training opportunities and business process reviews (“BPRs”) for property-manager developers (“PMDs”) and housing partners. Some activities also included the full implementation of accountability measures.
 - Assured Rental Assistance Demonstration Project-Based Voucher (“RAD PBV”) families that expressed an interest in Choice Mobility were placed on the RAD PBV waiting list.
 - Assured that RAD PBV families on the RAD PBV waiting list received priority issuance of turnover¹⁰ tenant-based vouchers (“TBVs”) before turnover TBV was issued to Housing Choice Voucher (“HCV”) waiting list applicants by overseeing site-based waiting lists.
 - Factored Atlanta Housing’s ability to project-base assistance at communities by monitoring its TBV to PBV ratio, while factoring its ability to project-base up to 100% assistance at communities owned directly or indirectly by Atlanta Housing without a competitive procurement process in accordance with its MTW Agreement, as well as HOTMA guidance.

MTW Administration

- Atlanta Housing operated holistically under MTW protocols in alignment with its Amended and Restated MTW Agreement. Continued to address local issues and challenges in the delivery of housing services and affordable housing units within the city.
 - Reviewed MTW guidelines and its MTW Agreement to ensure MTW Program compliance, as well as ensure alignment with published HUD guidance as applicable.
 - Details of current MTW activities can be found under Section IV.A. Implemented Activities.
 - An overview of obsolete MTW activities can be found under Section IV.D. Closed Out Activities.
- Atlanta Housing completed the close out of **AW.2024.01 - Eliminate/Reduce Interim Examinations** activity since Atlanta Housing can achieve planned goals utilizing elements outlined under the Housing Opportunities Through Modernization Act (“HOTMA”).
- Atlanta Housing initiated the close out of **PH.2008.03 - Energy Performance Contracting** activity since the loan associated with the program was repaid. Over the 12 years the EPC was in place, Atlanta Housing saved over \$7.6 million in electricity, water and gas expenses, which will continue. Atlanta Housing may pursue rate reduction incentives as applicable across its rental assistance portfolio.

¹⁰ Atlanta Housing 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.

Bb. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

Create and Preserve Affordable Housing Units

Create New Affordable Housing Units

- Continued to sponsor or support activities that aligned with its plans to develop or re-develop vacant sites (300+/- acres) owned by Atlanta Housing within the City of Atlanta. Atlanta Housing completed and is positioned to submit applications to properly dispose of vacant or developed parcels, including the demolition of existing structures.
 - Monitored approval status of applications submitted to HUD's Special Applications Center ("SAC").
 - Continued to assess the feasibility of undertaking activities that increase Atlanta Housing's self-development capacity while taking the lead on single-family home construction utilizing modular or stick built techniques.
 - Entered or renewed ground leases related to affordable housing within Atlanta Housing's service area.
 - Evaluated the feasibility of acquiring parcels that align with Atlanta Housing's priorities. Acquisition methods explored included monetary and non-monetary transactions.
- Atlanta Housing advanced efforts to reduce the energy burden for residents.
 - Ongoing activities included incorporating design recommendations into the Request for Proposal/Quote ("RFP"/"RFQ") selection process, adopting energy-efficiency development standards, and monitoring long-term progress.
 - Evaluated the applicability of other energy-efficiency requirements and efforts to substantial rehabilitation and significant modernization contracts.
 - Launched ATL RES UP Program to provide technical assistance

**Preserve/Improve Existing Affordable Housing Units
Rental Assistance Demonstration**

Under HUD’s Rental Assistance Demonstration (“RAD”) Program, Atlanta Housing can reposition its public housing rental portfolio through conversion, by converting its public housing stock from Section 9 assisted units, to long-term, Section 8 project-based voucher (“PBV”) assisted units.

With the Consolidated Appropriations Act of 2024, HUD extended the date for Public Housing Authorities to apply for a RAD conversion. The act also streamlines the process for RAD/Section 18 blends. Atlanta Housing’s Portfolio Award expiration date is extended to September 30, 2029.

- Implementing a conversion of assistance under the RAD tool provides both financial relief and flexibility to Atlanta Housing and the property owner. Conversion also assures the long-term affordability of units. Atlanta Housing’s conversion portfolio will preserve 4,163 affordable units.
 - Atlanta Housing planned to convert 3 properties in FY 2025. Completed conversion projects and unit counts are as follows:

RAD Conversions Atlanta Housing’s Work/Program Requirement				
Property/Project Name	Total Converted Units Planned	Total Converted Units Actual	Total Section 8 RAD PBV Assisted Units	Total Section 18 Non-RAD Assisted Units
Ashley Collegetown I	78	0	0	0
Capital Gateway	89	0	0	0
Cosby Spear Highrise*	0	282	113	169
Georgia Avenue	79	0	0	0
Unit Count Totals	246	282	113	169

Source: FY 2025 and Cumulative Month by Month Performance Report as of June 30, 2025
*Postponed conversion that achieved financial closing during FY 2025.

- Replaced converted public housing units with non-RAD PBV units at converted sites. Housing Construction Costs (“HCC”), published by HUD, determine the number of eligible units that Atlanta Housing may dispose of under Section 18 at a converted site.
- Initiated actions to strengthen and add to resources in preparation to engage in Transfer of Assistance activities, which could be executed under one of the following priority scenarios:
 1. Emergency due to physical hazards and other causes
 2. Demolition, disposition, revitalization, or rehabilitation, including RAD conversions
 - Account for public housing excluded for “returning” to the covered project
 3. Reasonable accommodation
 4. Under Violence Against Women Act (“VAWA”)
 5. Split family
 6. Occupancy standards
 7. Incentive
 8. Tenant initiated

Prepared to deploy transfer of assistance priorities under Section 8(bb) of the United States Housing Act of 1937 and submit a proposal to accept the remaining budget authority of terminated or expired project-based rental assistance housing assistance payment contracts.

Choice Atlanta

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

University Choice

- Atlanta Housing received a Choice Neighborhoods Implementation Grant ("CNIG") award of \$30 million to transform the former University Homes public housing site.
 - Continued to advance University Choice Neighborhood ("UCN") transformation activities toward project closeout.
 - Continued to advance activities associated with completing construction projects undertaken with the 2014/15 Choice Neighborhoods Implementation Grant ("CNIG") award.

Advanced Ashley II, a 212-unit multifamily community, toward completion:

- 114 affordable units (90 HomeFlex, 24 low-income housing tax credit, "LIHTC") designated for households at or below 80% of the area median income ("AMI")
- Expended over \$2 million in Community Development Block Grant ("CDBG") funds awarded by the City of Atlanta for off-site public improvements for improved streets and lighting, sidewalks, stormwater management, and utilities at the site.
- Completed Block G comprised of 128 total units in three buildings which includes 69 affordable (55 HomeFlex and 14 LIHTC). The remaining 84 units in Block F will be completed in Fall 2025
- Conducted re-occupancy activities with Former University Homes ("FUH") Residents. First Right of Return invitations and surveys mailed to 146 FUH households. So far, all five households that expressed interest have completed applications and are approved for move-in

Advanced Towns at Scholars Landing toward financial closing:

- 78 housing units, (40 townhomes and 38 condominiums/flats); 16 of the planned units are designated for purchase by eligible households at or below 80% of the AMI.
- Grant agreement being finalized for a \$900,000 Community Development Block Grant ("CDBG") award from the City of Atlanta to support the homeownership phase off-site public improvements
- Received HUD disposition approval for the land enabling Atlanta Housing, Integral, and Levanta Residential to move forward with the financial closing.

Leveraged Choice Funds:

- By fiscal year end, approximately \$372 million in Housing, People, and Neighborhood leverage expended against the \$30 million award with approximately \$35 million pending to be expended with the completion of the Ashley II phase.
- Undertook activities to advance the development of 7 acquired vacant parcels within the UCN footprint as affordable housing.

Bowen Choice

- Implemented elements of its transformation plan outlined under its 2022 CNIG for the former Bowen Homes Public Housing site or Bowen Choice Neighborhood (“BCN”).
 - Atlanta Housing received a CNIG award for \$40 million, part of which will be used to deliver 756 total units (includes 557 affordable housing units) at the BCN site during the grant implementation period.

Housing

- Achieved financial closing and construction start on \$64 million 151-unit multifamily rental Phase I, which will include 107 affordable units.
- Continued to advance design and development plans for the \$43 million 112-unit, multifamily Phase II, which will include 79 affordable units.
- Continued advancing plans for the \$43 million 164-unit multifamily Phase III, which will include 115 affordable units.

Neighborhood:

- Continued to advance three critical community improvements that have received HUD concept approval that support the **Bowen Gateway Development** (neighborhood serving amenities), **CHaRM Facility** (Brownfield remediation/recycling and education center) and **Memorial Park** (public space/placemaking that connects with Bowen’s history and culture).
- Awarded \$1.68 million Remediation Grant through the Georgia Environmental Protection Division to support the development of the CHaRM Facility.
- Completed Stormwater Pond 1, a creative stormwater management solution for the housing phases and Memorial Park.
- Awarded \$1 million in CDBG funds in FY 2025 (\$1 million in previous fiscal year) and \$2 million in Housing Trust Funds from the City of Atlanta to support public improvements and infrastructure at the Bowen site.

People:

- Continued providing case management and workforce, health and education supportive services to the targeted 163 Bowen households.
 - Formed Bowen Resident Advisory Council and held monthly informational meetings for residents to receive and respond to project updates and to receive educational resources from the Bowen Choice team and partnering organizations.
 - Awarded \$31,000 in scholarships (using non-Choice funds) to nine college-bound youth as part of the Bowen Choice Neighborhood Scholarship program launch.
 - Students also received a \$150 scholarship gift bundle and laptop to further support their send-off to college.
- Monitored notifications of funding availability for Choice Neighborhoods Planning or Implementation Grants for Hollywood Courts, Thomasville Heights, or other eligible projects, should financial and real estate market conditions allow.

Enhance Housing Assistance Resources

Provide Stable Housing and Emergency Assistance for At-Risk Families

Atlanta Housing continued to administer HUD Special Purpose Voucher (“SPV”) Programs that are designated for specific population groups and cannot be modified with MTW flexibilities. A summary of households assisted by HUD SPVs is shown below:

- As part of Atlanta Housing’s solution-oriented efforts to assist families experiencing or facing homelessness, Atlanta Housing utilizes HUD Special Purpose Voucher (SPV) Programs.
 - Atlanta Housing requests SPVs for specific population groups as generated by point-in-time counts, partner referrals, and other assistance methods. SPV counts issued by HUD or requested by Atlanta Housing are as follows:

Supportive Housing Programs				
Program Name	Program Description	FY 2025 Voucher Count Planned	FY 2025 Voucher Count Actual*	MTW Flexibility?
HUD Special Purpose Voucher (“SPVs”)				
Family Unification Program (“FUP”) / Family Youth Independence (“FYI”)	Tenant-Based assistance - HUD	300	295	No
Mainstream 1/Non-Elderly Disabled (“MS1”/“NED”)		175	153	No
Mainstream 5 (“MS5”)		125	73	No
Mainstream 5 (“MS5 PFH”, Partners For Home)		23	18	No
Veterans Affairs Supportive Housing (“VASH”)	Tenant-Based assistance - HUD and VA	270	243	No
<i>HUD Special Purpose Voucher Count Totals</i>		893	782	87.6%
Total Vouchers for Supportive Housing^		1,835	1,653	90.1%

Source: FY 2025 Month-by-Month Performance Template Tracker as of June 30, 2025

^See table on page 23 for Atlanta Housing MTW-created voucher details.

Create Opportunities for Individuals, Families, and Children to Thrive

Provide a Continuum of Care for Atlanta Housing-Assisted Seniors

- Atlanta Housing supported activities for seniors (62+) and partnered with local organizations to help them remain independent and age in place.

Support Residents to Succeed in Jobs and Careers

- Continued to support the John Hope Community EnVision Center, through the collaborative effort which offers a range of educational and supportive services to Atlanta Housing-assisted households in alignment with HUD's EnVision Program.
- Continued to advance the design of its Energy-Efficiency Program to introduce and train Atlanta Housing-assisted households for renewable energy jobs, which often have higher living wage pay.
- Resident Services focused on upward mobility of families in the HCV Program. Non-MTW activities included assisting households in improving soft skills for employment, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics.
 - Other activities included the facilitation of workshops regarding lease agreements, good neighbor programs and other activities that will lead to the gaining of lifestyle and economic independence for program participants.
- Facilitated the selection of six Atlanta Housing-assisted families to participate in the Women in Technology ("WIT") Single-Mother's Program. Five of the six Atlanta Housing-assisted selectees graduated and received Emory University Cyber Security certifications and job placement assistance WIT.
 - The program is equivalent to an Emory University-level education and leverages more than \$23,000 per selectee. Funding is provided by partners.
- In its continued partnership with the Lifecycle Building Center ("LBC"), LBC received a grant to train Atlanta Housing-assisted households in the deconstruction trades.
 - 12 Atlanta Housing participants applied; 8 were interviewed, and 2 were accepted into and graduated from the training program. The 2 participants were employed by LBC
- Collaborated with both of Atlanta's Hispanic Chambers of Commerce to attract and support participant training and employment through the recruitment of Hispanic and Latino population groups assisted by Atlanta Housing.
- Sponsored Women's Entrepreneurial Opportunity Project ("WEOP") training and business development workshops for households assisted by Atlanta Housing, low-income Atlantans, and local business owners to incentivize Atlanta Housing families and strengthen our vendors doing business with Atlanta Housing.
 - A total of 76 participants enrolled in WEOP's business development program, 59 (78%) students graduated, and 20 (34%) entrepreneurs started their business.

Youth Achievement

- Facilitated scholarship awards for Atlanta Housing-assisted youths through its James Allen Scholarship and the UCN Scholarship. Through these opportunities, Atlanta Housing awarded more than \$98,000 of non-federal funds to 12 college-bound youth.
 - The James Allen Scholarship awarded a total of \$81,710 to 7 college-bound youths.
 - The UCN Scholarship awarded a total of \$17,000 to 5 college-bound youths.
- Provided opportunities through its 12-week Summer Internship Program to high school seniors, recent high school graduates, and college students to gain professional exposure and development.

Build or Expand Partnerships to Pool Resources and Maximize Impact

Given its limited resources, Atlanta Housing relies on strategic partnerships to fulfill its mission. Each year, Atlanta Housing strives to build upon prior achievements through continued collaboration and expanded impact.

Secure New/Renewed Funding Annually and Improve Energy Efficiency

- Pursued federal, philanthropic, and state opportunities to secure bond funds, grant awards, tax credits, and other assistance consistent with Atlanta Housing goals to incentivize working families with children while increasing housing choices for low-income Atlantans.
- Sought new sources of funding and partners to support neighborhood revitalization.
 - Allocated \$1 million in Community Development Block Grant (“CDBG”) funds for green infrastructure for the redevelopment of the former Bowen Homes public housing site.
 - Launched ATL RES U program assisting 2 multi-joining providers in expediting energy efficient upgrades to over 150 units in 3 buildings.
 - Training and technical assistance over 6-day long. 45 hours of one-on-one training and expertise.
- Established a partnership with the Center for Hard to Recycle Materials (“CHaRM”) as part of its Bowen Choice Neighborhood (“BCN”) Plan.
 - CHaRM will assist in the beautification and remediation of brownfields abutting and adjacent to the BCN footprint.
 - Atlanta Housing received \$1.7 million Recycling and Waste Diversion Grant from the Environmental Protection Division of the State of Georgia for the BCN CHaRM facility.

Leverage Resources and Align Efforts

- Maintained a partnership with STEAMsport, administered through John Hope Community Center, a designated HUD EnVision Center.
- Atlanta Book Rich Environments (“BRE”) Program is a product of the National Book Foundation and Santa for A Day (“SFAD”). BRE is supported nationally and locally by the U.S. Department of Education, National Libraries Council, National Center for Families Learning, Atlanta Housing, and the Fulton County Library System.
 - Atlanta Housing administers the BRE Program through the National Book Foundation and partners with the Fulton County Library System and SFAD.
 - More than 18,000 books were distributed to Atlanta Housing-assisted households.
 - Supported the Summer Reading Program with multiple book distribution events.
- SFAD is a literacy program focused on assisting youth ages 5-12, beginning with youth writing letters by hand to Santa.
 - Letter writing events took place in late September into December 2024, which resulted in more than 1,000 handwritten letters and over 1,000 gifts distributed to Atlanta Housing assisted heads of household on behalf of Atlanta Housing assisted youth before Christmas.
 - Amazon and Uber were major SFAD sponsors and helped to assist 1,003 Atlanta Housing youth representing 509 households.

Communicate the Impact of Atlanta Housing's Work

In alignment with building and expanding partnerships, Atlanta Housing understands the need to undertake activities that share its work in the community. Communication plays a pivotal role in articulating the work of Atlanta Housing, which helps to attract likeminded agencies and individuals to accomplish community and citywide goals and objectives.

Increase Visibility and Targeted Communication

- Continued the publication and improvement of its external dashboard that shows Atlanta Housing's performance and the status of its priority metrics.
- Continued significant steps toward expanding the agency's digital presence through strategic content development and targeted engagement designed to keep program participants, current and potential partners, and stakeholders informed. FY 2025 efforts included:
 - Continuation of departmental staff training to empower members with the necessary skills and knowledge to enhance usage of digital platforms, including the completion of a Digital Marketing Professional Certification course for the agency's marketing director and attendance at a marketing & public policy conference.
 - Heightening brand presence across various social media platforms, such as Facebook, Twitter, Instagram, and LinkedIn.
 - Shared timely updates on available housing programs, agency news, success stories, press releases, and community events, and strategically enhancing the usage of video, stories, and "reels" in posts.
 - Social Media followers increased from 25,528 to 29,581, a more than 15% growth across all platforms.
 - Impressions and engagement metrics demonstrated growth of the same magnitude.
 - Continued to support its YouTube channel with new and historical content.
 - Discontinued its podcast.
 - Live streaming board meetings to Facebook, Vimeo, YouTube, and the corporate website via Zoom to further expand the digital footprint, connect with the community, and increase accessibility to the public.
 - Conducted first "State of Atlanta Housing" event.

Strengthen Atlanta Housing Operations

Atlanta Housing administers a Housing Choice Voucher Program and a Public Housing Program. Atlanta Housing delegates elements of each program to its housing partners.

Improve Access to Programs

- Hosted a Landlord Symposium to recruit and retain Housing Choice Voucher property owners.
- Atlanta Housing held multiple housing fairs in FY 2025 to connect voucher families with property owners offering vacant units.
- Atlanta Housing continued to offer decentralized waiting list to allow families to place their name on multiple lists at communities that align with their preferred interest rather than receiving the first available unit in an area that the family has little or no interest in calling home.
 - Site-based waiting lists increase a family's chances of being offered an assisted unit sooner when compared to placement on a centralized waiting list including thousands of applicants.

Create Economic Opportunity

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

Reduce Carbon Footprint

- Reduced carbon footprint by 2.61% in FY 2025 compared to FY 2024.
- 16.4% of Atlanta Housing's rental portfolio has an energy-efficiency certification¹¹, which totals 4,109 units. Atlanta Housing continues to review additional units receiving energy efficient upgrades.

¹¹ Units using materials that have EarthCraft or LEED certifications.






Atlanta Housing continued to review the local real estate market and corresponding challenges to its operations.

Create and Preserve Affordable Housing Units

- Atlanta Housing continued to advance its robust real estate development pipeline curated over the years toward financial closing and construction.

Pipeline Revitalization and Co-Investment Program Projects					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
1 Peachtree <i>(Renamed 5 Peachtree during the preparation of this report)</i>		Co-Investment project projected financial closing in FY 2026 (Nov.)	Pre-Development Stage	65	65 (100%) 65 Atlanta Housing-Assisted 0 Other Assisted
2 Peachtree		Co-Investment project projected financial closing in FY 2026 (Q3; Jan - Mar)	Pre-Development Stage	168	168 (100%) 134 Atlanta Housing-Assisted 0 Other Assisted
360 Peachtree*		Postponed pending further evaluation	Pre-Development Stage - Postponed	170	145 (85%) 51 Atlanta Housing-Assisted 94 Other Assisted
450 Hank Aaron		Revitalization project projected financial closing is FY 2028 (Nov. 2027)	Pre-Development Stage	260	245 (94%) 167 Atlanta Housing-Assisted 78 Other Assisted
Bowen Phase 3		Revitalization CNIG project projected financial closing is FY 2027 (Nov. 2027)	Pre-Development Stage	164	115 (70%) 115 Atlanta Housing-Assisted 0 Other Assisted

Source: Real Estate Pipeline and Co-Investment Pipeline Trackers as of June 30, 2025

Pipeline Revitalization and Co-Investment Program Projects					
Project Name	Project Image	Project Details	Construction Status	Unit Count Total	Affordable Unit Count (%)
Carver Homeownership		Co-Investment project projected to financially close in FY 2026 (Feb.)	Pre-Development Stage	144	36 (25%) 36 Atlanta Housing-Assisted 0 Other Assisted
Cupola Building^^		Revitalization project projected to financially close in FY 2026 (Q3; Jan. - Mar.) (Note: work is limited to the building's interior only. No exterior changes will take place in accordance with historical preservation guidelines)	Pre-Development Stage	14	0 (0%) 0 Atlanta Housing-Assisted 0 Other Assisted
Garson Drive		Co-Investment project projected to financially close in FY 2026 (Feb.)	Pre-Development Stage	130	130 (100%) 130 Atlanta Housing-Assisted 0 Other Assisted
Model Homes (formerly Affordable Homeownership Pilot)		Homeownership project projected to financially close in FY 2028 (Nov.)	Pre-Development Stage	6	6 (100%) 3 Single-Family Homes with 3 ADUs
The Mallory		Co-Investment project projected to financially close in FY 2026 (Feb.)	Pre-Development Stage	40	40 (100%) 40 Atlanta Housing-Assisted 0 Other Assisted
Revitalization and Co-Investment Program Unit Count Totals				1,161	950 (82%) of the planned unit count is affordable

Source: Real Estate Pipeline and Co-Investment Pipeline Trackers as of June 30, 2025

- Continued to pursue a model housing initiative with Accessory Dwelling Units (“ADUs”) and associated construction methods and techniques under its **Revitalization Program**. This initiative is consistent with Atlanta Housing’s development strategy to create more affordable housing units and may include the creation of a long-term investment vehicle to develop affordable residential communities. This initiative may also include manufacturing homes, selling lots, and servicing mortgages.
- Continued advancing its homeownership plan at Atlanta Housing-owned sites. **Homeownership sites** include Englewood, Herndon, Magnolia Perimeter, Mechanicsville, Scholar’s Landing, and West Highlands. Atlanta Housing’s Homeownership Initiative Plan assists in creating affordable housing units in transitioning communities.
- Collaborated with various agencies, organizations, or developers to advance public-private development projects while continuing to blend local, non-traditional housing elements within its housing goals and objectives, including exploring opportunities for short-term construction loans and similar funding products that align with its development strategy to create affordable housing under its **Gap Financing** MTW Activity.

Create Opportunities for Individuals, Families, and Children to Thrive

- During FY 2025, Atlanta Housing discussed and reviewed increasing the work requirement hours from an average of 20 hours per week to an average of 25 hours per week under its **Work/Program Requirement** activity.
 - Any increases will be communicated in advance and will take effect on the participant’s next annual or interim examination date, whichever comes first, after notification of the new hour requirements.
 - Outcomes of impact analyses showing the number of affected households are tabled below:

Atlanta Housing Work/Program Requirement Impact Analysis						
By Household Type and Size Near Elderly (55 - 61 years of age)						
Analysis Category	1 Member	2 Member	3 Member	4 Member	5+ Member	Total Households Impacted
Number of Households Working <25 Hours per Week	45	18	6	2	6	77
Number of Households Working <29 Hours per Week	2	3	1	0	1	7
Total Households Impacted	47	21	7	2	7	84
By Household Type and Size Workforce (18 - 54 years of age)						
Analysis Category	1 Member	2 Member	3 Member	4 Member	5+ Member	Total Households Impacted
Number of Households Working <25 Hours per Week	78	140	148	130	138	634
Number of Households Working <29 Hours per Week	7	19	17	20	25	88
Total Households Impacted	85	159	165	150	163	722

Atlanta Housing will continue to advance long-term real estate activities.

- Continued to assess the feasibility of self-development and entering an agreement to a new Annual Contributions Contract for Public Housing (ACC/PH) units under its RestoreREBUILD¹² limit.
 - Atlanta Housing can add up to 9,205¹³ public housing units to its rental assistance portfolio. Plans for units added RestoreREBUILD include an immediate conversion from public housing to long-term Section 8 project-based voucher assistance.
- Continued to review, revise, and advance its public housing portfolio conversion schedule under the RAD Program. Atlanta Housing’s conversion schedule includes supportive project management functions involving substantial rehabilitation or significant modernization activities to ensure that its public housing conversions meet RAD requirements. Additional functions include submitting applications to the Special Applications Center (“SAC”) and securing Commitments to enter a Housing Assistance Payments (“CHAP”) contracts, as appropriate and applicable to Atlanta Housing’s public housing portfolio, including units within mixed-income communities.
- Expressed an interest in the acquisition of properties on its HomeFlex Program from those HomeFlex partners that desire to sell their property and no longer participate in the HomeFlex Program. Atlanta Housing’s acquisition interest complements its goal to preserve affordable housing within the city. Furthermore, Atlanta Housing remains interested in working closely with property owners with expiring tax credits to position Atlanta Housing to gain a significant ownership role to preserve unit affordability.
- Continued to advance its strategy to preserve affordable units not currently in Atlanta Housing’s rental assistance portfolio. Such units include naturally affordable units and units with expiring contracts. In these cases, Atlanta Housing may consider issuing bond instruments to fund new construction, substantially rehabilitated, or significant modernization activities and projects that align with Atlanta Housing’s preservation goals to retain affordable units in Atlanta’s housing stock.
- Worked to offer energy efficiency related job training to program participants and coordinated the training of Atlanta Housing inspectors on energy and utility audits to help Atlanta Housing-assisted households reduce their energy costs.

¹² Section 9(g)(3) of the United States Housing Act of 1937 (“Faircloth Amendment”) limits the construction of new public housing units. The Faircloth Amendment states that the Department cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a net increase in the number of units the PHA owned, assisted or operated as of October 1, 1999 (the “Faircloth Limit”).

¹³ As of December 31, 2023.

C. ANNUAL NARRATIVE/SELF-REPORTED DATA (OPTIONAL)

Resident Entrepreneurial Program (“REP”)

Atlanta Housing has offered its voucher-holding families an opportunity to recognize and embrace its entrepreneurial ambitions since 2020. Atlanta Housing’s initial outcomes were marginal under pandemic protocol conditions. In fiscal year 2023, Atlanta Housing collaborated with Women’s Entrepreneurial Opportunity Project (WEOP), Inc. and since that time 76 voucher households or an average of 25 households per year have graduated from Atlanta Housing’s Resident Entrepreneurial Program.

Annually, REP accommodates up to 30 participants and Atlanta Housing specifically markets this opportunity to workforce voucher-holding families, who are defined as non-elderly, non-disabled households ranging in age from 18 to 61 years of age. The selection process is tedious, as Atlanta Housing markets REP to nearly 900 voucher-holding households and receive nearly 300 responses. WEOP circulates a survey to narrow down applicants and interviews approximately 50 households for the 30 available slots.

Of the 76 graduating households, some have “legitimized” their passion by incorporating their business, some have taken the next step to follow their dream, and some are applying the techniques and strategies learned through the WEOP curriculum.

D. PARTICIPANT IMPACT STORY (OPTIONAL)

Home Again Program

Atlanta Housing served more than 1,200 households through its Home Again Program. Under this program, Atlanta Housing and United Way of Greater Atlanta collaborated to provide one-time financial assistance to help low-income Atlantans facing urgent times to remain housed. The program also helps to house homeless families through the built-in “rapid rehousing” component.

During FY 2025, the Home Again assisted 1,053 households with homeless prevention assistance and 151 households under the “rapid rehousing” services. Without Atlanta Housing’s Home Again Program, these households would have faced the bleak prospects of the eviction process (or being evicted) and then face the burden of finding help without stable shelter. Through this program, Atlanta Housing helps these households to avoid being homeless by helping them to overcome a minor and temporary setback.



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II. GENERAL OPERATING INFORMATION



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II. GENERAL OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Actual New Project Based Vouchers

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

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*)	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
1055 Arden	0	6	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
111 Moreland Avenue	42	0	Committed	No	Adult supportive housing - HAVEN HomeFlex Agreement.
277 Moreland Avenue (Ralph David House)	54	54	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
356 James P. Brawley Drive	0	8	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
507 English Avenue	0	6	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
588 and 592 Paines Avenue	0	8	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Abbingdon at Ormewood	8	0	Committed	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Corridor Garden Apartments (613 Echo and 687 and 693 Dalvigney)	0	8	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Lillie R. Campbell	0	9	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*)	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
McAuley Park Phase 1	0	30	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Stanton Park	0	56	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
The Melody	0	40	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
The Steede (formerly 1265 Lakewood)	0	16	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Ashley Collegetown I	78	0	Committed	Yes	PBV units created under the RAD and/or Section 18 Blend Program.
Capital Gateway I	89	0	Committed	Yes	PBV units created under the RAD and/or Section 18 Blend Program.
Cosby Spear Highrise	0	282	Committed	Yes	PBV units created under the RAD and/or Section 18 Blend Program.
Georgia Avenue	79	0	Committed	Yes	PBV units created under the RAD and/or Section 18 Blend Program.
Total: Planned or Actual Newly Project-Based	350	523			

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

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

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

Atlanta Housing attributes the net difference in voucher counts to the timing of agreement execution and conversion. Some agreements and conversions planned for FY 2024 were executed and converted in FY 2025. Some projects planned for FY 2025 execution or conversion are now expected to be executed during FY 2026.

ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

Note: Atlanta Housing does not include non-Annual Contributions Contract (“ACC”) units in the actual PBV tables that follow. Atlanta Housing does, however, assist negotiated units in a community via a HomeFlex Agreement under its HomeFlex Program. Three communities in Atlanta Housing’s rental assistance portfolio have a Designated Housing Plan (“DHP”) and comprise both public housing and units receiving assistance. Atlanta Housing includes their development number and a note under the “Description of Project” heading for ease of identification while including a table at the end of this list that details unit breakdown.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
395 James P. Brawley Drive	20	20	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
55 Milton	18	18	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Academy Lofts at Adair Park	5	5	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Adamsville Green	35	35	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Adamsville Green	46	46	Leased / Issued	No	Senior supportive housing (62+) - HAVEN HomeFlex Agreement.
Arcadia at Parkway Village	116	116	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Ashley Auburn Pointe I	8	8	Leased / Issued	No	Family housing in a mixed community - Standard HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Ashley Scholars Landing IA & IB	54	54	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Ashley Scholars Landing IC	25	25	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Ashton at Browns Mill	74	74	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Ashton at Browns Mill	5	5	Leased / Issued	No	Near-elderly supportive housing (55+) - HAVEN HomeFlex Agreement.
Atrium at College Town GA006001030	114	114	Leased / Issued	No	Senior housing (62+) in a mixed community - Standard HomeFlex Agreement.
Avalon Park Family	53	53	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Avalon Park Senior	136	136	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Avalon Ridge Family	89	89	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Brightstone at DeKalb Medical Parkway	175	175	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Campbell Stone	236	236	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Capital Gateway II	16	16	Leased / Issued	No	Family housing in a mixed community - Standard HomeFlex Agreement.
Capital View	43	43	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Capital View	24	24	Leased / Issued	No	Family supportive housing - HAVEN HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Centennial Place I	74	74	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Centennial Place II	70	70	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Centennial Place III	74	74	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Centennial Place IV	83	83	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Columbia Colony Senior	62	62	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Columbia Commons	15	15	Leased / Issued	No	Family housing - RAD HomeFlex Agreement.
Columbia Heritage	124	124	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Columbia High Point (Senior)	94	94	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Columbia Mechanicsville Apartments	35	35	Leased / Issued	No	Family housing - RAD HomeFlex Agreement.
Columbia Mechanicsville Parkside Apartments	32	32	Leased / Issued	No	Family housing - RAD HomeFlex Agreement.
Columbia Senior Residences at Blackshear	78	78	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Columbia Senior Residences at Edgewood	135	135	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Columbia Senior Residences at Martin Luther King, Jr.	122	122	Leased / Issued	No	Senior housing (62+) in mixed community - Standard HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Columbia Senior Residences at Mechanicsville	81	81	Leased / Issued	No	Senior housing - RAD HomeFlex Agreement.
Columbia South River Gardens	51	51	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Columbia Sylvan Hills	37	37	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Columbia Sylvan Hills	39	39	Leased / Issued	No	Senior supportive housing (62+) - HAVEN HomeFlex Agreement.
Columbia Tower at Martin Luther King, Jr. Village	56	56	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Columbia Tower at Martin Luther King, Jr. Village	39	39	Leased / Issued	No	Senior supportive housing (62+) - HAVEN HomeFlex Agreement.
Commons at Imperial Hotel	90	90	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Constitution Avenue Apartments	67	67	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Covenant House Georgia	30	30	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Dwell at Alcove	9	9	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Gateway at Capitol View	162	162	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Gateway at East Point	100	100	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
GE Tower	189	201	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Heritage Greene Apartments	44	54	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Heritage Station I	88	88	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Heritage Station II	150	150	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Herndon Square Senior	97	97	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Intrada Westside	25	25	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Juanita H. Gardner Village	108	108	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Lakewood at Christian Manor	199	199	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Legacy at Vine City	105	105	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Lillie R. Campbell House	86	86	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
London Townhomes	94	128	Leased / Issued	No	Family housing Standard HomeFlex Agreement.
Manor at Indian Creek II	75	75	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Manor at Scott's Crossing	100	100	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Martin House at Adamsville	113	121	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Mechanicsville Crossing	30	30	Leased / Issued	No	Family housing in a mixed community - Standard HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Mechanicsville Station	35	35	Leased / Issued	No	Family housing in a mixed community - Standard HomeFlex Agreement.
Oasis at Scholars Landing	60	60	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Odyssey at Villas	32	32	Leased / Issued	No	Family supportive housing - HAVEN HomeFlex Agreement.
O'Hern House	76	76	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Park Commons / Gates Park HFOP	130	130	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Park Commons / Gates Park HFOP	22	22	Leased / Issued	No	Near-elderly supportive housing (55+) - HAVEN HomeFlex Agreement.
Park Commons / Gates Park	110	110	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Park Commons / Gates Park HFS	19	19	Leased / Issued	No	Near-elderly supportive housing (55+) - HAVEN HomeFlex Agreement.
Phoenix House	44	44	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Providence Parkway Village	50	50	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Quest Village III	10	10	Leased / Issued	No	Family supportive housing - HAVEN HomeFlex Agreement.
Renaissance at Park South - Senior	100	100	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Retreat at Edgewood	40	40	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Reynoldstown Senior Residences	26	26	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Seven Courts	30	0	Committed	No	Expired: HAVEN HomeFlex Agreement not Renewed.
Spring View Apartments	24	24	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Sterling at Candler Village	170	170	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Summerdale Commons	50	50	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
Summit Trail	40	40	Leased / Issued	No	Family supportive housing - HAVEN HomeFlex Agreement.
The Legacy at Walton Lakes	24	24	Leased / Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
The Peaks at Martin Luther King, Jr.	73	73	Leased / Issued	No	Family housing - Standard HomeFlex Agreement.
The Remington Apartments	160	160	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Thrive Sweet Auburn	0	117	Leased / Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Veranda at Auburn Pointe I GA006001040	86	86	Leased / Issued	No	Senior housing (62+) in mixed community - Standard HomeFlex Agreement. This community has 38 PH units with elderly only designation.
Veranda at Auburn Pointe II	93	93	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Veranda at Auburn Pointe II	5	5	Leased / Issued	No	Near-elderly supportive housing (55+) - HAVEN HomeFlex Agreement.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Veranda at Auburn Pointe III	96	96	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Veranda at Auburn Pointe III	6	6	Leased / Issued	No	Near-elderly supportive housing (55+) - HAVEN HomeFlex Agreement.
Veranda at Carver	90	90	Leased / Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Veranda at CollegeTown	100	100	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Veranda at Groveway	74	74	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Veranda at Scholars Landing	100	100	Leased/Issued	No	Near-elderly housing (55+) - Standard HomeFlex Agreement.
Welcome House	41	41	Leased/Issued	No	Adult supportive housing - HAVEN HomeFlex Agreement.
Woodbridge at Parkway Village	98	98	Leased/Issued	No	Senior housing (62+) - Standard HomeFlex Agreement.
Non-RAD Total: Planned and Actual Existing Project-Based Vouchers	6,668	6,819			

Note: As discussed at the beginning of this section, the table below outlines communities in Atlanta Housing’s rental assistance portfolio with a Designated Housing Plan (“DHP”). The table below shows the number of units for each program, the bedroom counts for public housing units and the DHP type.

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

Actual Existing Project Based Vouchers - RAD

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Barge Road Senior Tower	129	129	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Columbia Commons	48	48	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	50	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Apartments	62	62	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Parkside Apartments VI	47	47	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Park Citi Residences at West Highlands	61	61	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Senior Residences at Mechanicsville	54	54	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Columbia Village	30	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
East Lake Highrise	149	149	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
James Allen, Jr. Place	129	129	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Marietta Road Senior Tower	129	129	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Peachtree Road Senior Tower	196	196	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	208	208	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Tenth & Juniper Highrise	149	149	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Villages at Carver (Phase I)	66	66	Leased	Yes	PH unit conversion to PBV units under RAD Program.
Villages at Carver (Phase I)	44	44	Leased	Yes	RAD TBV unit conversion to PBV units under RAD Section 18 option.
Villages at Castleberry Hill I	66	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at Castleberry Hill II	46	46	Leased	Yes	PH unit conversion to PBV units under RAD Section 18 option.
Villages at Castleberry Hill II	68	68	Leased	Yes	RAD TBV unit conversion to PBV units under RAD Section 18 option.
Villages at East Lake Redevelopment I & II	271	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
RAD Total: Planned and Actual Existing Project-Based Vouchers	2,002	2,002			
Non-RAD + RAD Total: Planned and Actual Existing Project-Based Vouchers	8,670	8,821			

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

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

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

Atlanta Housing attributes the difference to the timing of executed of agreements. Some agreements planned for FY 2024 were executed during FY 2025. Some agreement executions planned for FY 2025 are now expected to be executed during FY 2026.

i. Actual Other Changes to Housing Stock in the Plan Year

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

ACTUAL OTHER CHANGES TO HOUSING STOCK IN THE PLAN YEAR

As a strategy, Atlanta Housing continued to hold units off-line at its remaining communities to start, advance, or complete substantial rehabilitation and significant modernization to units directly associated with repositioning its rental assistance portfolio to meet the requirements of the Rental Assistance Demonstration ("RAD") Program.

ii. General Description of All Actual Expenditures

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

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR

Atlanta Housing’s capital expenditures totaled more than \$38.8 million for various purchases and investments focused primarily on extending the useful life and safety enhancements of its 5 residential communities, 3 office buildings, 1 vacant structure and other future endeavors. A general description of all actual capital expenditures between July 1, 2024 through June 30, 2025 is summarized below:

- \$665,115 for various site improvements at Cheshire Bridge Road Highrise. Examples include repairs, replacements, or updates in the community room, for PTAC equipment, to entry way roof, for security measures, and exterior painting.
- \$482,471 for various site improvements at Georgia Avenue Highrise. Expenditures included repairs, replacements, or updates to the elevator, for security cameras, and the irrigation system.
- \$1.4 million for various site improvements at Marian Road Highrise. Examples include repairs, replacements, or updates for security cameras, to the access control module, for the chilled water pump motor, and for toilet shut off valves.
- \$32,797 for various site improvements at Westminster. Improvements include repairs, replacements, or upgrades to the security system and the laundry room.

\$ 2,617,653 for Atlanta Housing owned residential communities.

- \$1.8 million for various site improvements at Ashley Scholars Landing II, which includes remedial sitework, public improvements, installation of access control devices, and furniture.
- \$11.7 million for investments at Heritage at West Lake, Flats at Stone Hogan, and Villas at Stone Hogan to help create 100% affordable housing communities.

\$13,484,982 for co-invested communities

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR

Atlanta Housing’s capital expenditures summarization between July 1, 2024 through June 30, 2025 continues below:

\$2.4 million for various site improvements at John Wesley Dobbs. Examples include repairs, replacements, or upgrades to workspaces, to modernize elevators, for the maintenance shop, for the community room to hold board meetings and accommodate the public.

\$965,541 for various site improvements at Roosevelt Hall. Expenditures include repairs, replacements, or upgrades to the rooftop, to the community room, for flood damage and future prevention, for landscaping, and for appliances.

\$1.5 million for various site improvements at Zell Miller. Examples include repairs, replacements, or upgrades to the air conditioning for flood mitigation, for basement remediation, and for exterior lighting.

\$ 4,809,871 for corporate and satellite office buildings

\$351,212 for information technology equipment, fleet vehicles, and other items meeting the definition of a capital outlay.

\$17.7 million for the acquisition, land improvement, and repairs of a vacant structure that will be transformed from commercial use to affordable housing.

\$17,942,160 for other expenditures

B. LEASING INFORMATION

i. Actual Number of Households Served

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

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Actual	NUMBER OF HOUSEHOLDS SERVED** Planned^^	NUMBER OF HOUSEHOLDS SERVED** Actual
Public Housing Units Leased	22,992	25,944	1,916	2,162
Housing Choice Vouchers (HCV) Utilized***	236,976	234,312	19,748	19,526
Local, Non-Traditional: Tenant-Based	4,860	14,448	405	1,204
Local, Non-Traditional: Property-Based	30,144	33,768	2,512	2,814
Local, Non-Traditional: Homeownership	23,580	22,596	1,965	1,883
Planned and Actual Totals:	318,552	331,268	26,546	27,589

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

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

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

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

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

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

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

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY (NAME and NUMBER)	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual	NUMBER OF HOUSEHOLDS SERVED Planned^^	NUMBER OF HOUSEHOLDS SERVED Actual
Tenant-Based	Developing Alternative and Supportive Housing Resources / SH.2005.09	4,860	14,448	405	1,204
Property-Based	Gap Financing / RE.2005.11	13,524	14,004	1,127	1,167
Property-Based	HomeFlex Site-Based Administration / RE.2006.02	16,620	19,764	1,385	1,647
Homeownership	Comprehensive Homeownership Program / RE.2007.03	23,580	23,004	1,965	1,917
Planned and Actual Totals		58,584	71,220	4,882	5,935

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

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

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

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

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

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
Public Housing	Faced with the challenge of relocating 269 public housing RAD residents to temporary housing units, however there were not enough vacant units at the time the RAD conversion project began. To address these leasing issues, Atlanta Housing issued a stop leasing directive to all its Atlanta Housing Partners to accommodate the Cosby Spear Resident Relocation Project. As a result, Atlanta Housing deployed a unit attrition protocol which allowed all 269 residents to relocate seamlessly to other Atlanta Housing-Assisted properties with ease within an 8-month timeframe.
Housing Choice Voucher	<p>Due to the uncertainty of federal funding levels early on during FY 2025, the recruitment of new landlords has been somewhat challenging however, Atlanta Housing has continued efforts to recruit and retain property owner partners, especially those with one and two-bedroom units. In addition, Atlanta Housing continued to experience a low percentage of available units due to issues connected to the city's eviction moratorium, which limited voucher management activities related to lease-ups and program terminations.</p> <p>Leasing solutions included the continued promotion of our landlord incentive programs along with hosting Atlanta Housing's annual Landlord symposium and first annual "State of Housing" address.</p>
Local, Non-Traditional	<p>While Atlanta Housing continued its efforts to recruit and retain property owner partners for its voucher program, Atlanta Housing also sought property owner partners willing to provide temporary housing to prevent households from becoming homeless. Other challenges under the LNT Program include expiring tax credits, which if not renewed by the owner convert into market rate units.</p> <p>Atlanta Housing actively marketed its Home Again and HAVEN Programs to address short-term and long-term housing solutions while seeking strategies to continue support of tax credit units those families living in those units while adding affordable units to the City of Atlanta's affordable housing stock.</p>

iii. Unique Households Served (OPTIONAL)

The 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
<p>Atlanta Housing served 1,204 households through its Home Again Program. Under this program, Atlanta Housing and United Way of Greater Atlanta collaborated to provide one-time financial assistance to help low-income Atlantans facing urgent times to remain housed. The program also helps to house homeless families through the built-in "rapid rehousing" component.</p> <p>During FY 2025, the Home Again assisted 1,053 households with homeless prevention assistance and 151 households under the "rapid rehousing" services. Without Atlanta Housing's Home Again Program, these households would have faced eviction and the burden of seeking help without stable shelter. Through this program, Atlanta Housing helps these households avoid homelessness by helping them to overcome temporary setbacks.</p>

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list (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
Housing Choice Voucher Program	Community-wide voucher WL for all populations.	20,873	Closed	No
RAD Choice Mobility Vouchers Program	Specific voucher WL for eligible residents living at converted PH sites.	0	Partially Open	Yes
Public Housing Program	Community-wide WL for all populations managed by a third party at the property level for 572 units at 5 Atlanta Housing-Owned sites.	781	Open	Yes
Site-Based Administration - HomeFlex and Mixed Communities	Community-wide WL for all populations managed by property owners at the property level for 6,560 units at 74 sites.	20,472	Closed	No
Site-Based Administration - HomeFlex and Mixed Communities	Community-wide WL for all populations managed by property owners at the property level for 3,350 units at 33 sites.	31,553	Open	No
Site-Based Administration - Supportive Housing HomeFlex and Mixed Communities	Community-wide unit WL for all population managed by property owners at the property level for 561 units at 18 sites.	0	Open	Yes

Please describe any duplication of applicants across waiting lists:

Atlanta Housing decentralized its waiting list and sponsors site-based wait lists. Families are not discouraged from applying to multiple sites. Consequently, there may be instances in which families appear on multiple waitlists. For example, a family may appear on the HCV waiting list as well as a site-based waiting list or multiple site-based waiting lists that are managed by property owners or property management agents. Atlanta Housing monitors subsidy assistance between rental assistance programs to prevent duplicative subsidy awards. Atlanta Housing utilizes a date and time stamp process to receive applications and then administers a “lottery” selection process that randomly draws applicant names.

ii. Actual Changes to Waiting List in the Plan Year

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

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

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. 75 percent of Families Assisted Are Very Low Income

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

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	205
49%-30% Area Median Income	548
Below 30% Area Median Income	693
Total Local, Non-Traditional Households Admitted	1,446

ii. Maintain Comparable Mix

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

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

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

* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA and/or unrelated to the MTW PHA's local MTW program. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below. MTW PHAs must continue to adhere to all fair housing obligations as detailed in the MTW Certifications of Compliance. MTW PHAs must continue to adhere to all Federal, State, and local fair housing and civil rights obligations including those detailed in the MTW Certifications of Compliance.

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

N/A

MIX OF FAMILY SIZES SERVED (in Plan Year)

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	36%	10,519	52%	16%
2 Person	18%	3,733	18%	0%
3 Person	18%	2,579	13%	-5%
4 Person	14%	1,781	9%	-5%
5 Person	14%	901	4%	-10%
6+ Person	0%	716	4%	4%
TOTAL	100%	20,229	100%	0%

** The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^ The "Total" in the "Number of Households Served in Plan Year" column should match the "Actual Total" box in the "Actual Number of Households Served in the Plan Year" table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

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

Atlanta Housing attributes variances of more than 5% between the Plan Year and Baseline Year shown in the table above to past methodology, where HUD approved Atlanta Housing to use bedroom sizes, instead of family sizes, to establish the baseline and subsequent household served counts because Atlanta Housing was unable to collect family size data of its public housing communities because of operating agreements with contracted property managers.

Atlanta Housing, after renewing operating agreements, has since collected and reported this information by family size. Nonetheless, Atlanta Housing acknowledges that the alternate methodology solely using bedroom sizes for the baseline, establishes an inaccurate representation of households served, but it does include reasonable assumptions and projections. Consequently, Atlanta Housing will continue to show an annual variance because the alternate methodology "blends" two data sources, bedroom size and family size.

Unfortunately, any changes to the updated methodology would negatively affect the comparable mix baseline in such a way it would appear Atlanta Housing would lose households. Other contributing factors to the variances of more than 5% may include:

- "Right-sizing" 1-Person Families over-housed because of shrinking family sizes over time and in response to RAD conversions, which required some relocation.
- Shrinking large family sizes, such as 5-Person Family, as well as "right-sizing" efforts in response to RAD converted properties and units.

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

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

MTW ACTIVITY (NAME and NUMBER)	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF- SUFFICIENCY
Earned Income Disregard/AW.2005.02	372	Elderly and Non-Elderly Disabled persons with earned income
Human Development Services/HC.2005.06	142	Housing Choice households paying 100% of their rent or graduated from Atlanta Housing's Housing Choice Voucher Program
	0	<i>(Households Duplicated Across MTW Activities)</i>
	514	Total Households Transitioned to Self- Sufficiency

* Figures should match the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.



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III. PROPOSED MTW ACTIVITIES



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III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

"All proposed MTW activities that were granted approval by HUD are reported in Section IV as approved activities."



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IV. APPROVED MTW ACTIVITIES



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IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

A. IMPLEMENTED ACTIVITIES

Atlanta Housing MTW Activities			
Activity ID Number	Activity Name	Page	Attached D Authorization
AW.2005.01	\$125 Minimum Rent	79	Section I.O: General Conditions; setting rents and term limits
AW.2005.02	Earned Income Disregard	80	Sections I.O and VII.A.4: General Conditions and . . . Authorized to Create its own HCV Program
AW.2005.03	Work / Program Requirement	81	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC.2005.04	Enhanced Inspection Standards	82	Section VII: Establishment of HCV Program
HD.2005.05	Good Neighbor Program II	83	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
HD.2005.06	Human Development Services	84	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
PH.2005.07	4-to-1 Elderly Admissions	85	Section III: Occupancy Policies Section IV: Self-Sufficiency/Supportive Services
SH.2005.09	Develop Alternate and Supportive Housing Resources	86	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
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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/Impact/Update

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

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

Atlanta Housing's housing policies extend to all properties under Atlanta Housing's portfolio, including public housing, Mixed (i.e., mixed-finance, mixed-income), and HomeFlex rental communities achieved through public-private partnerships, managed by professional property management agents. Management agents at those sites are responsible for implementing Atlanta Housing policies at their respective properties.

Atlanta Housing 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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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

Atlanta Housing 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 to improve the quality of life of its program participants. Atlanta Housing deployed MTW Authorizations Section I.G and I.O: General Conditions under Attachment D of its Amended and Restated MTW Agreement to disregard earned income from employment earned by elderly persons or disabled persons.

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

In instances where the Annual Fixed Income is not the primary source of income, Atlanta Housing, 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 included in the annual household income calculation for the Total Tenant Payment amount. In addition, this activity complements Atlanta Housing's Aging Well strategy.

iii. Actual Non-Significant Changes

Modifications of this activity discussed include Atlanta Housing identifying a small number of households whose earned income significantly exceeded fixed income in contrast with the intent of the original activity. Atlanta Housing conducted impact analyses and developed a proposal to amend the activity to exclude only the lower of the two sources of income and plans to implement the change in FY 2026.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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

Atlanta Housing believes that the primary paths to self-sufficiency are work and education - a perspective supported by evidence-based studies. As such, and in line with Atlanta Housing's goal of positioning families for success, Atlanta Housing 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, Atlanta Housing 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 disability, must submit relevant documentation.

Atlanta Housing may grant rent relief for program participants for employment terminations beyond the participant's control; otherwise, participants have 60 days to comply with the requirement unless an exemption applies. Atlanta Housing 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 Atlanta Housing's requirement.

In general terms, Atlanta Housing 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, Atlanta Housing 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. Atlanta Housing, will continue to monitor employment practice and compliant families and adjust the requirement over time as appropriate.

iii. Actual Non-Significant Changes

Modifications of this activity discussed Atlanta Housing increasing the hourly work compliance requirement for targeted households to an average of 25 hours per week. Atlanta Housing conducted impact analyses and developed a proposal to amend the activity. Current employment hours and incomes support an increase in requirements without a significant impact on participants. Expected effective dates for participants are at their next annual examination or interim examination, whichever is sooner, after notification of the new work program requirements.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

HC.2005.04 - Enhanced Inspections Standards

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Certain elements of the standards, such as the condition of home within a specific radius, have been amended since implementation.

ii. Description/Update

In response to Atlanta Housing's competitive service area, Atlanta Housing regularly reviews inspection processes and procedures to improve the delivery of affordable housing to all program participants. Atlanta Housing 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.

A portion of Atlanta Housing'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 certifications at the initial inspection.

Other enhancements include pre-contract assessments, initial inspections for property inclusion onto the rental assistance program, annual property and unit inspections, special inspections related to health and safety issues as initiated by program participants, property owners/housing partners, or community neighbors, as well as quality control inspections. Atlanta Housing 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 Atlanta Housing's tight and extremely competitive affordable rental market.

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

HD.2005.06 - 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 Atlanta Housing's original plans to create mixed-income properties required the relocation of existing residents to other communities, Atlanta Housing felt the need to design this activity to help prepare low-income families to succeed in low-poverty neighborhoods. Atlanta Housing deploys 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, property managers, housing partners, and other community interest groups can refer Atlanta Housing-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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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

Atlanta Housing continually searches for community resources to assist program participants. Along this vein, Atlanta Housing deploys 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 assisted families referred to Human Development Services (HDS).

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

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

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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 Atlanta Housing-Owned communities. Atlanta Housing deploys MTW Authorizations Sections III: Occupancy Policies and IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to create an admission preference for older applicants.

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

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

SH.2005.09 - Developing Alternate and Supportive Housing Resources

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

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

Although the last change in this activity merged Developing Alternative Housing Resources and Developing Supportive Housing into this current activity, the original concept and focus remains intact, which is homeless prevention/solution assistance programs and supportive services and non-targeted or mainstream programs. Examples of programs tracked by this activity include Home Again, Atlanta Housing'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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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

Atlanta Housing 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, Atlanta Housing deploys MTW Authorizations Sections II.A.3 becoming a catalyst for community revitalization, V.A.2.b “commercial facilities” consistent with the objectives, and Attachment G - Good Cause Justification and other previously identified MTW Authorizations under Attachment D of its Amended and Restated MTW Agreement to explore and enter into agreements aligned with its neighborhood revitalization or affordable housing strategies.

Since this activity’s implementation, Atlanta Housing’s primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, Atlanta Housing 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, healthcare and high performing schools to incorporate into Atlanta Housing’s Revitalization Program, which may include Atlanta Housing ownership of retail and commercial facilities to initiate or sustain revitalization.

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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

Atlanta Housing introduced this activity to facilitate financial closings in development projects associated with repositioning its public housing properties, which Atlanta Housing presumed to include funding other financial funding vehicles. As a result, Atlanta Housing 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 Atlanta Housing's Real Estate Development Strategy or Atlanta Housing'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 funding delays for real estate development deals and contributes to increased costs. These actions are contradictory to spending Federal dollars effectively and efficiently and hinder Atlanta Housing from increasing housing choices for low-income families.

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

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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, FY 2022 and FY 2024.

ii. Description/Update

Atlanta Housing deploys 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, Atlanta Housing identified seven submarkets within its service area after consulting with an independent entity to develop its own Payment Standards. Beginning in 2007, Atlanta Housing 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, Atlanta Housing updated its submarket payment standards based on market studies that expanded the schedules to twenty-four submarkets from the previous update conducted in FY 2016. The new payment standards and submarket additions were not as dramatic a change as was the change in FY 2016, which expanded the payment schedules from 7 in 2007 to 23 submarkets.

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

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

RE.2006.02 - HomeFlex Site-Based Onsite 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, Atlanta Housing introduced this activity to eliminate duplicated administrative processes, eligibility determinations, and resident screenings at Atlanta Housing's Project-Based Rental Assistance (rebranded as "HomeFlex") communities. By deploying MTW Authorizations Sections V: Single-Fund Budget with Full Flexibility, VII.A: Atlanta Housing is Authorized to Create its own Housing Choice Voucher Program, VII.B: Simplification of the Process to Project-Based 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, Atlanta Housing initially used this activity to launch a homeless demonstration program and a supportive housing program for persons with developmental disabilities and chronic mental illness at seven privately owned communities. By agreement, Atlanta Housing entered seven two-year renewable HomeFlex contracts with property owners, the property owner to engage 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 Atlanta Housing inspections and reviews, and administrative and programmatic functions conducted in connection with admissions and occupancy procedures relating to HomeFlex assisted units as well as reducing administrative burdens.

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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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

Atlanta Housing introduced this activity to take advantage of cost efficiencies that effectively streamline Atlanta Housing's Housing Choice Voucher ("HCV") Program processes. Atlanta Housing deploys 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, Atlanta Housing sought to move closer to a paperless, state-of-the-art, client-focused, self-servicing program, where the key areas focused on and continue to include Organizational Structure, Systems and Processes, Training and Capacity Building, Customer Service Delivery, and State-of-the-Art Technology. Since implementation of this activity, Atlanta Housing 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.

Atlanta Housing reviews its core business processes and operating policies annually to keep them aligned with industry's best practices and, as appropriate, to emulate them to private sector business practices. Through these reviews and alignments, Atlanta Housing 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, Atlanta Housing 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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

RE.2007.03 - Comprehensive Homeownership Program

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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

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

As developed, Atlanta Housing’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 Atlanta Housing can help by limiting the assistance to a one-time dollar amount that can combine 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 (formerly \$275,000) although Atlanta Housing may increase this amount periodically based on market conditions and availability of funds which aligns with the actual number of homes available to purchase in the city up to the higher price point. Atlanta Housing continues to refer prospective homebuyers to its DPA Program developed under this MTW Activity.

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

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, Atlanta Housing 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. Atlanta Housing's program Project-Based Rental Assistance ("PBRA") was an original concept and rebranded as HomeFlex in the last 5 years.

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

Through this activity, the project-basing theme remains intact, and Atlanta Housing can project base rental assistance at communities owned directly or indirectly by Atlanta Housing with or without competition. Therefore, Atlanta Housing may project base up to 100% assistance at communities owned by Atlanta Housing, 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 Atlanta Housing 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 Atlanta Housing to approve tenancy of a unit when a unit fails HQS provided the unit only has NLT deficiencies. The Alternative Inspection provision allows Atlanta Housing 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 Atlanta Housing 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 Atlanta Housing to receive and approve solicited and unsolicited proposals from developers and owners of multifamily rental properties outside of Atlanta Housing's service area. Such examples may include negotiating intergovernmental agreements with other PHAs, local government entities, 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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

AW.2008.01 - Rent Simplification / Atlanta Housing 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

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

Deduction Category	HUD Standard Deduction	Atlanta Housing Standard Deduction
Dependents	\$450	\$750
Medical	\$525	\$1,000

Atlanta Housing submits that its standard deduction amounts add value to the integrity, because they provide an equitable approach for all assisted families and reduces the verification burden of unreimbursed out-of-pocket expenses. The standard deduction amounts also improve productivity because it eliminates the burden of recertifying eligible households after receipt of out-of-pocket expenses. Finally, the standard deductions improve the accuracy of the rental calculation process.

iii. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

HC.2008.02 - Leasing Incentive Fee

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 Atlanta Housing's service area is expensive, even for those households with incomes 20 percent above the Area Median Income (AMI)¹⁴. With this knowledge and understanding that Atlanta Housing was planning long-term revitalization of its housing stock, Atlanta Housing sought to recruit property owners through incentives to lease their units to families affected by relocation efforts because of HUD-approved demolition of Atlanta Housing-Owned communities.

Since implementation, this activity has evolved to create a faster program move process. Atlanta Housing deploys 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, Atlanta Housing provided incentives for both prospective program participants and property owners to work together to find units and submit the Request for Tenancy Approval (RTA) within 30 days of voucher issuance.

The Leasing Incentive Fees (LIF) serve to remove or reduce obstacles and barriers preventing low-income families from leasing quality housing in areas of opportunity. Overall, LIFs delays the cost of application fees, security deposits, and similar out-of-pocket expenses not readily accessible to voucher families, especially first-time renters. Further, LIFs help to attract property owners with units in areas of opportunity, which increases both the affordable housing stock and number of housing partners accepting vouchers. Finally, Atlanta Housing 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. Actual Non-Significant Changes

Atlanta Housing did not have any non-significant changes to this activity during the reporting period.

iv. Actual Significant Changes

Atlanta Housing did not have any significant changes to this activity during the reporting period.

¹⁴ Set 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

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

ii. Actions Taken Towards Implementation

While Atlanta Housing continues to advance rental unit projects in the UCN to completion, Atlanta Housing simultaneously continues to advance the homeownership phase to a financial closing. The closing is now anticipated in early FY 2026.

C. ACTIVITIES ON HOLD

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

N/A

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

N/A

D. CLOSED OUT ACTIVITIES

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

Atlanta Housing lists closed out activities in tables that follow.

ii. Explanation of MTW Activity Closeout

Atlanta Housing lists closed out activities in tables that follow.

iii. MTW Activity Closeout

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

Please see tables on the following pages.

Atlanta Housing Closed Out MTW Activities					
Activity		Fiscal Year			Close Out Reason
ID Number	Name	Approved	Implemented	Closed	
	American Recovery and Reinvestment Act (ARRA) of 2009	N/A	2009 ¹⁵	2012	Atlanta Housing did not need an MTW waiver to conduct this activity.
	Voluntary Compliance Agreement (VCA)	N/A	2009 ¹⁶	2011	Atlanta Housing did not need an MTW waiver to conduct this activity
PH. 2003.01	Affordable Fixed Rent / Affordable Flat Rent	2003	N/A	2017	Atlanta Housing combined this activity with PH.2017.01 - Elimination of Flat Rent.
SH. 2005.08	Independent Living Demonstration	2005	2005	2020	Atlanta Housing has not been able to move forward with this activity because of various local and state requirements. In addition, it is unclear if an MTW waiver(s) is required.
HD. 2005.14	Individual Development Accounts (IDAs)	2005	N/A	2019	Atlanta Housing elected not to implement this MTW Activity.
HC. 2006.03	Housing Choice Inspection Fees	2006	N/A	2019	Atlanta Housing determined that this activity requires more research. Atlanta Housing may propose this activity in the future.
HD. 2006.04	Standards for Residency in Single-Family Homes	2006	N/A	2008	Atlanta Housing did not need an MTW waiver to conduct this activity.
HC. 2006.05	Port Administration Re-engineering	2006	N/A	2019	Activity was not supported under MTW Authorizations.
HC 2007.02	Rent Reasonableness	2007	2007	2023	Rent reasonableness is an MTW Statutory Requirement. Atlanta Housing does not need to deploy MTW flexibility to administer this activity.
HD. 2007.05	Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering	2007	N/A	2008	Atlanta Housing combined this activity with RE.2007.03 - Comprehensive Homeownership Program.
RE. 2007.06	Quality of Life Initiative (QLI)	2007	2007	2010	Atlanta Housing did not need an MTW waiver to conduct this activity.
PH. 2007.07	Utility Allowance Waiver	2007	2007	2010	Atlanta Housing elected to close out this activity based on Atlanta Housing analysis (admin costs outweighed revenue).

¹⁵ Atlanta Housing's estimated implementation year of Federal grant award.

¹⁶ Atlanta Housing's made enhancements and improvements to facilities, programs, policies, and procedures in response to accessibility requirements.

Atlanta Housing Closed Out MTW Activities					
Activity		Fiscal Year			Close Out Reason
ID Number	Name	Approved	Implemented	Closed	
SH. 2008.04	John O. Chiles Annex Supportive Housing Pilot	2008	2008	2014	Atlanta Housing did not need an MTW waiver to conduct this activity.
HD. 2008.05	Pre-Relocation Client Education (part of QLI)	2008	2008	2010	Atlanta Housing did not need an MTW waiver to conduct this activity.
RE 2005.09	Reformulating the Subsidy Arrangement in Mixed-Use Communities	2005	2005	2023	The RAD Program permits Atlanta Housing to reformulate subsidy arrangements for public housing units.
AW. 2010.01	Business Transformation Initiative (ERP solution)	2010	2010	2016	Atlanta Housing did not need an MTW waiver to conduct this activity.
AW. 2011.01	Non-Elderly Disabled Income Disregard	2011	2011	2020	Atlanta Housing combines this activity with AW.2005.02 - Elderly Income Disregard and may be able to close both activities in accordance with Notice PIH 2016-05 (HA) - Streamlining Admin. Regs for Programs Administered by PHAs.
AW. 2011.02	HCV Program Housing Assistance Payment Abatement Policy	2011	2011	2022	Atlanta Housing did not need an MTW waiver to conduct this activity.
AW. 2011.03	Aging Well Program	2011	2011	2022	Atlanta Housing did not need an MTW waiver to conduct this activity.
RE 2012.01	Single Family Home Rental Demonstration	2012	2012	2021	Atlanta Housing met its obligation to deliver 26 homes under this format. Until homebuyers complete home purchase, Atlanta Housing will manage a long-term ground lease.
HC. 2012.02	Comprehensive Graduation Program	2012	N/A	2019	Atlanta Housing determined that this activity requires more research. Atlanta Housing may propose this activity in the future.
SH 2013.01	Veterans Supportive Housing	2013	2013	2022	Atlanta Housing no longer needs an MTW waiver to conduct this activity.
HD. 2013.02	Endowment Fund for Human Development Services	2013	N/A	2019	Atlanta Housing determined that this activity requires more research. Atlanta Housing may propose this activity in the future.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	Atlanta Housing has converted all Flat Rent paying families to income-based rent. Atlanta Housing only offers the income-based rent option for current and future program participants.

Atlanta Housing Closed Out MTW Activities					
Activity		Fiscal Year			Close Out Reason
ID Number	Name	Approved	Implemented	Closed	
SH 2017.01	Next Step Youth Self-Sufficiency Program	2017	N/A	2021	Atlanta Housing never implemented this activity although an MOU was in place with the GA Department of Health and Human Services (DHHS). Atlanta Housing did not receive any referrals from DHHS or other state agencies and reallocated the vouchers designated for this program to existing or latest programs dedicated to homelessness or its prevention.
PH 2008.03	Energy Performance Contracting	2008	2008	2025	Atlanta Housing paid off the loan and no longer needs this activity. Atlanta Housing will investigate rate reduction incentives as an option to find energy efficiency savings at its public housing communities.



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V. ACTUAL APPLICATION OF MTW FUNDS



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V. ACTUAL APPLICATION OF MTW FUNDS

A. FINANCIAL REPORTING

i. Available MTW Funds in the Plan Year

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

ii. Expenditures of MTW Funds in the Plan Year

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

iii. Describe Application of MTW Funding Flexibility

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

APPLICATION OF "MTW FUNDING" FLEXIBILITY

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

Atlanta Housing focuses on all activities involved in providing affordable housing to residents and does not focus on specific programs. Utilizing that platform, Atlanta Housing continued to offer various programs designed to help Atlanta Housing-assisted households at various stages in life. During FY 2025, Atlanta Housing utilized its Single-Fund flexibility to offer the following programs or supportive services:

- Achieving Connectivity to Create Equity, and Self-Sufficiency (ACCESS), a training program focused on **preparing low-income Atlantans for higher-paying job opportunities** in the technology sector.
- Atlanta Achievers Program is a collection of activities focused on Atlanta Housing-assisted youth. Activities may include youth leadership and after-school/summer camp programming, as well as the **promotion of activities that prepare Atlanta Housing youth for adulthood**.
- Human Development Services focuses on upward mobility of new and existing TBV households residing throughout Atlanta Housing's service area and the administration of Family Self-Sufficiency ("FSS") activities. Upward mobility activities may include **assisting households in improving soft skills for employment, coordination of life skills training**, including facilitating healthcare services, financial literacy, and related topics. Other activities may include the facilitation of workshops to help understand lease agreements and other housing-related topics.
- Resident Initiatives is a collection of activities coordinated by Atlanta Housing Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and function as a liaison between residents and Property-Manager Developers ("PMDs") at Atlanta Housing-owned and other assisted communities. Regular events may include the **coordination of workshops focused on the wellbeing of Atlanta Housing-assisted families and activities that promote healthy living and stress management**.
- HomeFlex Supportive Housing (HAVEN), an effort to create opportunities for vulnerable assisted population groups and provide supportive services through the **utilization of service agreements in supportive housing communities** within Atlanta Housing's service area.

B. LOCAL ASSET MANAGEMENT PLAN (LAMP)

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

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

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

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

VI. ADMINISTRATIVE



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VI. ADMINISTRATIVE

A. REVIEWS, AUDITS, AND INSPECTIONS

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

B. EVALUATION RESULTS

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

C. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA

This element is no longer applicable because Atlanta Housing paid off its energy loan. Atlanta Housing will continue to investigate other opportunities for energy efficiency, including rate reduction incentives.



End Form 50900

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Appendix A

Impact Analyses



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MINIMUM RENT POLICY IMPACT ANALYSIS

POLICY BACKGROUND

100% of the rental units in Atlanta Housing-Owned Communities and a portion, generally 40%, of the rental units in MIXED Communities (*See Note below) are funded with operating subsidies under Section 9 of the 1937 Housing Act, as amended or modified by Atlanta Housing's MTW Agreement. Atlanta Housing's Minimum Rent Policy for these communities is outlined below. Part I, Article Eleven, Paragraphs 7 Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on September 9, 2024, states:

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

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

Rental assistance to households in the Housing Choice Tenant-Based Program within jurisdiction and HomeFlex Developments (*See Note above) are covered under Section 8 of the 1937 Housing Act, as amended, or modified by Atlanta Housing's MTW Agreement. Atlanta Housing's Minimum Rent Policy for households receiving rental assistance is outlined below. Part I, Article Eleven, Paragraphs 7, Amended and Restated Statement of Policies adopted by the Board of Commissioners on September 30, 2025, states:

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

DATA ANALYSIS

Chart 1 compares FY 2024 and the FY 2025 rents paid by households residing in units supported under a public housing subsidy in Atlanta Housing-Owned and mixed-income communities on Atlanta Housing land.

Chart 1				
Category	2024 Households		2025 Households	
	Paying <\$125/month	Paying >=\$125/month	Paying <\$125/month	Paying >=\$125/month
Disabled HHs	6 (5%)	107 (95%)	33 (36%)	59 (64%)
Elderly HHs	14 (6%)	218 (94%)	59 (35%)	108 (65%)
Workforce HHs	0 (0%)	93 (100%)	106 (54%)	92 (46%)
Totals	20 (5%)	418 (95%)	198 (43%)	259 (57%)

The number of public housing households paying rent increased 4%, from 438 households to 457. The number of households paying less than the \$125 minimum rent increased 890% from a total of 20 households to a total of 198 households. The number of households paying \$125 per month or more decreased 38% from 418 households to 259 households.

Chart 2 compares FY 2024 and the FY 2025 rents paid by households residing in units supported under the Housing Choice Voucher (“HCV”) subsidy, including units under Atlanta Housing’s HomeFlex Program and former public housing units converted to the HCV Program under RAD.

Chart 2				
Category	2024 Households		2025 Households	
	Paying <\$125/month	Paying >=\$125/month	Paying <\$125/month	Paying >=\$125/month
Disabled HHs	361 (25%)	1,074 (75%)	324 (33%)	649 (67%)
Elderly HHs	117 (8%)	1,332 (92%)	193 (18%)	887 (82%)
Workforce HHs	23 (2%)	1,293 (98%)	82 (6%)	1,360 (94%)
Totals	501 (12%)	3,699 (88%)	599 (17%)	2,896 (83%)

The number of housing choice voucher households paying rent decreased 17%, from 4,200 households to 3,495. The number of households paying less than the \$125 minimum rent increased 20% from a total of 501 households to a total of 599 households. In addition, the number of households paying \$125 per month or more decreased 22% from 3,699 households to 2,896 households. Atlanta Housing attributes much of this change to the utility allowance adjusts participants’ rent share below the \$125 minimum rent threshold.

IMPACT ANALYSIS CONCLUSION

Atlanta Housing’s Minimum Rent Policy and its \$125 per month minimum does not have a negative impact on assisted families because more than four-fifths (80%) of the assisted households are able to pay at or above the Minimum Rent of \$125 per month. The policy also provides an opportunity for Atlanta Housing-assisted families to file an appeal for hardship.

Chart 3				
Category	2024 Households		2025 Households	
	Paying <\$125/month	Paying >=\$125/month	Paying <\$125/month	Paying >=\$125/month
Disabled HHs	367 (24%)	1,181 (76%)	357 (34%)	708 (66%)
Elderly HHs	131 (8%)	1,550 (92%)	252 (20%)	995 (80%)
Workforce HHs	23 (2%)	1,386 (98%)	188 (11%)	1,452 (89%)
Totals	521 (11%)	4,117 (89%)	797 (20%)	3,155 (80%)

ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Part I, Article Eleven, Paragraph 1 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on September 9, 2024, states:

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

Part II, Article Eleven, Paragraph 1 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on September 9, 2024, provides the policy direction for HomeFlex (Atlanta Housing's MTW Project-Based Rental Assistance Program). Under HomeFlex, all program activities are administered at the property level by the owner entity's professional management agent. Although HomeFlex is administered independent of and separate from the Housing Choice Tenant-Based Program, the Elderly and Non-Elderly Disabled Income Disregard policy as stated above is applicable to HomeFlex households.

DATA ANALYSIS

Chart 1 compares assisted disabled households under each rental assistance program for fiscal years 2024 and 2025.

Chart 1						
Assistance Program	2024 Disabled Households			2025 Disabled Households		
	Total Households	Disregard Application	% of HHs	Total Households	Disregard Application	% of HHs
HomeFlex	546	11	2.0%	497	6	1.2%
Mixed HomeFlex	55	1	1.8%	74	3	4.1%
Mixed Public Housing	145	6	4.1%	97	1	1.0%
Mixed RAD	107	4	3.7%	116	4	3.4%
Atlanta Housing-Owned	185	3	1.6%	106	4	3.8%
RAD PBV	239	10	4.2%	216	1	0.5%
Housing Choice: Tenant-Based Vouchers	1,953	115	5.9%	1,911	114	6.0%
Totals	3,230	150	4.6%	3,017	133	4.4%

Chart 2 compares assisted elderly households under each rental assistance program for fiscal years 2024 and 2025.

Chart 2						
Assistance Program	2024 Elderly Households			2025 Elderly Households		
	Total Households	Disregard Application	% of HHs	Total Households	Disregard Application	% of HHs
HomeFlex	3,272	122	3.7%	3,327	74	1.2%
Mixed HomeFlex	1,078	36	3.3%	1,075	14	4.1%
Mixed Public Housing	294	4	1.4%	146	0	1.0%
Mixed RAD	200	5	2.5%	294	5	3.4%
Atlanta Housing-Owned	564	20	3.6%	390	20	3.8%
RAD PBV	663	28	4.2%	660	5	0.5%
Housing Choice: Tenant-Based	1,920	125	6.5%	2,016	121	6.0%
Totals	7,991	340	4.3%	7,908	239	3.0%

IMPACT ANALYSIS CONCLUSION

Overall, the Elderly and Non-Elderly Disabled Income Disregard rent policy has a positive impact for fixed income participants that choose to return to the workforce, but it negatively impacts Atlanta Housing's subsidy share because it reduces the rent (or Total Tenant Payment*) of assisted households by disregarding the employment income of household members with eligible fixed income and employment income. Therefore, Atlanta Housing used FY 2025 to revisit this policy and will disregard the lower of the two income sources, fixed and earned, since disregarding only the earned income has a negative impact on the number of households that Atlanta Housing can assist, as well as reduces a households "fair share" contribution to their portion of rent.

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



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Appendix B

Elements of Legacy Attachment B



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Element I. Households Served

By Programming Type

Household Served Totals						
Community and Program Type	Assistance Type [^]	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FYE 2024 Actual	FYE 2025 Actual
Homeownership: At-Sponsored	Down Payment Assistance	1,516	1,737	1,913	1,688	1,883
Housing Choice: Tenant-Based	Housing Choice Vouchers	9,597	9,628	9,513	9,525	9,465
Housing Choice: Port Outs (Transfers)		1,745	1,481	1,314	1,266	1,259
Housing Choice: Homeownership		17	14	11	10	9
Mixed-HomeFlex	HomeFlex	1,521	1,521	1,521	1,521	1,521
HomeFlex	HomeFlex	4,841	5,045	5,008	5,100	5,270
Mixed-Income	Low-Income Housing Tax Credit	1,081	1,078	1,127	1,139	1,167
HomeFlex		1,588	1,668	1,385	1,696	1,647
Home Again: Short-Term Assistance	MTW	295	270	264	521	1,204
Atlanta Housing-Owned	Public Housing	1,261	1,132	1,003	854	854
Mixed-Income	Public Housing	1,562	1,532	1,418	1,308	1,308
	RAD PBV	1,370	1,499	1,674	1,889	2,002
Totals:		26,394	26,605	26,151	26,517	27,589
Change (#):		776	211	-454	366	1,072
Change (%):		3%	1%	-2%	1%	4%

[^]Assistance Type: MTW = Moving-to-Work, RAD PBV = Rental Assistance Demonstration Project-Based Voucher

By Unit Size

Community and Program Type	FY 2024 Households by Unit Size						FY 2025 Households by Unit Size						2024 to 2025	
	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total	# Change	% Change
AH-Owned	147	575	45	19	28	814	2	468	38	18	28	554	-260	-31.9%
MIXED	10	1,252	1,016	332	18	2,628	15	1,084	902	290	18	2,309	-319	-12.1%
RAD PBV Conversions	83	992	430	213	25	1,743	118	1,050	447	223	23	1,861	118	6.8%
HomeFlex	243	2,851	1,428	291	8	4,821	266	2,852	1,379	268	7	4,772	-49	-1.0%
Housing Choice: Tenant-Based	64	2,455	3,348	2,754	914	9,535	37	2,521	3,258	2,737	921	9,474	-61	-0.6%
Housing Choice: Ports	1,266	0	0	0	0	1,266	1,259	0	0	0	0	1,259	-7	-0.6%
Totals:	1,813	8,125	6,267	3,609	993	20,807	1,697	7,975	6,024	3,536	997	20,229	-578	-2.8%

Note: Atlanta Housing does not track Local, Non-Traditional information individually. Therefore, the totals above exclude Local, Non-Traditional unit counts.

By Family Composition

Community and Program Type	FY 2024 Households by Family Size						FY 2025 Households by Family Size						2024 to 2025	
	1 Member	2 Member	3 Member	4 Member	5+ Member	Total	1 Member	2 Members	3 Members	4 Members	5+ Members	Total	# Change	% Change
AH-Owned	695	64	20	12	23	814	469	34	18	11	22	554	-260	-31.9%
MIXED	1,609	468	298	160	93	2,628	1,466	357	274	137	75	2,309	-319	-12.1%
RAD PBV Conversions	1,140	291	175	88	49	1,743	1,265	275	172	103	46	1,861	118	6.8%
HomeFlex	3,558	831	240	118	74	4,821	3,873	510	215	108	66	4,772	-49	-1.0%
Housing Choice: Tenant-Based	3,123	2,359	1,711	1,192	1,150	9,535	3,186	2,325	1,666	1,165	1,132	9,474	-61	-0.6%
Housing Choice: Ports	265	232	234	258	277	1,266	260	232	234	257	276	1,259	1,259	-0.6%
Totals:	10,390	4,245	2,678	1,828	1,666	20,807	10,519	3,733	2,579	1,781	1,617	20,229	688	-2.8%

Note: Atlanta Housing does not track Local, Non-Traditional information individually. Therefore, the totals above exclude Local, Non-Traditional unit counts.

By Area Median Income

Community and Program Type	FY 2024 Households by Area Median Income					FY 2025 Households by Area Median Income					2024 to 2025	
	≤ 30% AMI	31 to 50% AMI	51 to 80% AMI	≥ 80% AMI	Total	≤ 30% AMI	31 to 50% AMI	51 to 80% AMI	≥ 80% AMI	Total	# Change	% Change
AH-Owned	756	50	8	0	814	493	47	12	2	554	-260	-31.9%
MIXED	2,030	500	91	7	2,628	1,842	392	71	4	2,309	-319	-12.1%
RAD PBV Conversions	1,426	272	41	4	1,743	1,547	255	54	5	1,861	118	6.8%
HomeFlex	4,042	712	60	7	4,821	4,110	597	60	5	4,772	-49	-1.0%
Housing Choice: Tenant-Based	7,091	1,979	436	29	9,535	7,178	1,825	425	46	9,474	-61	-0.6%
Housing Choice: Ports	633	317	316	0	1,266	1,259	0	0	0	1,259	-7	-0.6%
Totals:	15,978	3,830	952	47	20,807	16,429	3,116	622	62	20,229	-578	-2.8%

	Total ≤ 50% AMI	Total > 50% AMI
	(VLI & ELI Families)	
Number of HHs by Income	19,808	999
% of HHs Served	95.2%	4.8%

	Total ≤ 50% AMI	Total > 50% AMI
	(VLI & ELI Families)	
	19,545	684
	96.6%	3.4%

Note: Atlanta Housing does not track Local, Non-Traditional information individually. Therefore, the totals above exclude Local, Non-Traditional unit counts.

By Ethnicity and Race

Community & Program Type	FY 2025 Households by Race (#)						
	African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
AH-Owned	338	135	2	4	75	0	554
MIXED	2,286	1	5	0	13	4	2,309
RAD PBV Conversions	1,701	50	0	4	105	1	1,861
HomeFlex	4,484	38	7	11	223	9	4,772
Housing Choice: Tenant-Based	9,287	4	16	4	115	48	9,474
Housing Choice: Ports	1,246	1	3	0	9	0	1,259
Totals:	19,342	229	33	23	540	62	20,229

FY 2025 Households by Race (%)						
African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
2%	59%	6%	17%	14%	0%	3%
12%	0%	15%	0%	2%	6%	11%
9%	22%	0%	17%	19%	2%	9%
23%	17%	21%	48%	41%	15%	24%
48%	2%	48%	17%	21%	77%	47%
6%	0%	9%	0%	2%	0%	6%
100%	100%	100%	100%	100%	100%	100%

FY 2025 Households by Ethnicity			
Non-Hispanic	% Non-Hispanic	Hispanic	Hispanic
543	98%	11	2%
2,273	98%	34	1%
1,825	98%	28	2%
4,655	98%	102	2%
9,337	99%	121	1%
1,252	99%	7	1%
19,885	98%	303	1%

2024 to 2025 Changes	African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
# Change	-577	11	-3	-2	-28	21	-578
% Change	-2.9%	5.0%	-8.3%	-8.0%	-4.9%	51.2%	-2.8%

Note: Atlanta Housing does not track Local, Non-Traditional information individually. Therefore, the totals above exclude Local, Non-Traditional unit counts. In addition, 41 households chose not to identify their ethnicity.



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Appendix C

Local Asset Management Plan (LAMP)



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Background and Information

Atlanta Housing’s Amended and Restated Moving to Work Agreement (“MTW Agreement”), effective as of November 13, 2008, and as further amended by the Second Amendment effective January 16, 2009, and as extended by Congress to June 30, 2028, and confirmed by HUD on April 14, 2016, authorizes Atlanta Housing 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, fiscal management, and any deviations from HUD’s asset management requirements. Under the First Amendment of the MTW Agreement, Atlanta Housing 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

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

In addition, each mixed-income, mixed-finance rental community that contains authority assisted units under the Public Housing Program are owned, managed, and operated by third party partnerships as established at the time each of the transactions were structured. Atlanta Housing 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 Atlanta Housing does not own or operate these properties.

Identification of Cost Allocation Approach

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

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

Classification of Costs

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

Definitions:

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

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

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

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

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

Atlanta Housing Cost Objectives

Atlanta Housing 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 Atlanta Housing's MTW Agreement and Annual MTW Plan.

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

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

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

Non-Federal Program - this category relates to entrepreneurial activities, some Atlanta Housing Affiliate/Component Units and National Housing Compliance, Inc., which are separate cost objectives.

Atlanta Housing Direct Costs

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

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

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

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

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

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 Atlanta Housing receives awards.

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

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

Direct Costs – Substitute System for Compensation of Personal Services

In addition to the direct costs identified previously, when required to charge direct staff time to a non-MTW funding source, Atlanta Housing 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 Atlanta Housing to allocate direct costs on measures that are readily determined for each department more efficiently and effectively. Atlanta Housing will re-evaluate those departments and measures periodically and update as necessary. Listed below are the Operating Divisions functions and measures effective July 1, 2021:

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

Atlanta Housing Fee-For-Service

Corporate Support consists of administrative and support departments that support the Operating Divisions and Atlanta Housing. Atlanta Housing 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, Atlanta Housing projects the indirect cost fee to be approximately 11% of total direct costs.

Limitation on indirect cost or administrative costs - Atlanta Housing 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 Atlanta Housing 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. Atlanta Housing ensures that no costs are charged to federal funds unless authorized under federal law or regulation or allowed under the Amended and Restated MTW Agreement.

Implementation of Atlanta Housing’s Local Asset Management Plan

Atlanta Housing 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 Atlanta Housing’s property management systems

Atlanta Housing can define costs differently than the standard definitions published in HUD’s Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990. Atlanta Housing 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. Atlanta Housing 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 does not address Atlanta Housing’s comprehensive operation that includes other program and business activities. Atlanta Housing’s MTW Program is much broader than Public Housing properties and includes activities not found in traditional HUD Programs. This LAMP addresses the entire Atlanta Housing operation.
2. Atlanta Housing defined its cost objectives at a different level than HUD’s asset management system. Specifically, Atlanta Housing defined the MTW Program as a cost objective that is consistent with the issuance of the System for Award Management (“SAM”) number¹⁷. 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.

¹⁷ Replaced the Catalog of Federal Domestic Assistance (“CFDA”) number in May 2018

Appendix D

**Resident Satisfaction Survey Results
Abbreviated**



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Appendix D: Resident Satisfaction Survey

A high-level overview of Atlanta Housing’s annual resident satisfaction survey is below. The full survey results are available by request. Please send request to strategy@atlantahousing.org.

Atlanta Housing FY 2025 Resident Satisfaction Survey Summary of Results				
Demographics				
	Under 49	50 - 69	70+	
1. Please indicate your age group.				
Number of responses	35	120	113	
Total responses received for this question	268	268	268	
Percentage	13.1%	44.8%	42.2%	
	Fewer than 5 years	5 to 9 years	10 to 15 years	More than 15 years
2. How many years have you lived in this community?				
Number of responses	79	71	54	64
Total responses received for this question	268	268	268	268
Percentage	29.5%	26.5%	20.1%	23.9%
Overall Satisfaction				
	Poor	Average	Good	Very Good
3. How do you rate your quality of life in your community?				
Number of responses	7	21	99	141
Total responses received for this question	268	268	268	268
Percentage	2.6%	7.8%	36.9%	52.6%
	Yes	No		
4. Would you tell a friend or family member to move to your community?				
Number of responses	241	27		
Total responses received for this question	268	268		
Percentage	89.9%	10.1%		

End FY 2025 MTW Annual Report
