

ANNUAL PLAN

MTW | MOVING TO WORK

FY 2027

PUBLIC COMMENT PERIOD: February 9 – March 11, 2026

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HUD Submission: April 17, 2026
HUD Resubmission: August 31, 2026
HUD Approval: October 21, 2026

ATLANTA HOUSING

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

OFFICE OF PUBLIC AND INDIAN HOUSING

October 21, 2026

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

Subject: HUD Approval of Atlanta Housing's FY 2027 Annual Moving to Work Plan

Dear Ms. Lee:

The Department of Housing and Urban Development has completed its review of Atlanta Housing's (AH) Annual Moving to Work (MTW) Plan for FY 2027, which was initially submitted on April 17, 2026, and resubmitted, per HUD's comments on August 31, 2026. This letter provides HUD's approval of AH's FY 2027 Annual MTW Plan, as submitted on August 31, 2026.

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

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

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

Sincerely,

Pravin Krishnan

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

CC: Courtney Kyles, Atlanta Regional Office
Belinda Bly, Urban Revitalization Division

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ABOUT ATLANTA HOUSING

The Housing Authority of the City of Atlanta ("Atlanta Housing") was founded in 1938 and is the largest public housing authority in Georgia. Atlanta Housing is considered the oldest public housing authority in the nation with the construction of the first federally subsidized housing community, Techwood Homes, in 1935. Furthermore, the first subsidized housing community for African American residents, University Homes, was built in 1937 near the Atlanta University Center. These events, along with Atlanta's civil rights legacy and other significant milestones, contribute to the city' distinguished history and its recognized standing within the affordable housing industry nationwide.

The United States Department of Housing and Urban Development (HUD) designated Atlanta Housing a Moving-to-Work (MTW) Public Housing Authority effective July 2005. Since receiving its MTW designation, Atlanta Housing has introduced many creative ideas to address local housing issues. Through these ideas and various programs, Atlanta Housing assists more than 42,000 individuals in more than 25,000 households annually. Atlanta Housing's programs provide financial assistance and economic empowerment to low-income families across the country with primary emphasis within the City of Atlanta and its metropolitan area. An overview of Atlanta Housing's assistance portfolio includes the following:

- **Local, Non-Traditional** (LNT) **Programs** - One-time or temporary assistance for specific situations.
    - **Downpayment Assistance** (DPA)**:** This program provides forgivable subsidy loans to eligible, low-income, first-time homebuyers.
    - **Home Again:** This program is focused on preventing housing instability through the provision of temporary assistance to low-income Atlantans.
- **Tenant-Based Programs** - Ongoing subsidy assistance that follows the family.
    - **Housing Choice Vouchers:** This program is a collective of voucher programs where the assistance moves with the family, as they move into eligible units.
- **Unit-Based Programs** - Ongoing subsidy assistance that remains with the unit.
    - **Atlanta Housing-Owned Communities:** This is the low-income public housing program.
    - **HomeFlex:** This is Atlanta Housing's MTW project-based assistance program.
        - Standard HomeFlex:
            - Monthly assistance provided by agreement for units in Atlanta Housing-Owned, Mixed, or privately-owned multifamily communities.
            - Monthly assistance provided by agreement for units in buildings or communities that house near-elderly (55+) and elderly (62+) families. These agreements are also known as HomeFlex for Older Persons.
        - Supportive Housing HomeFlex:
            - Monthly assistance provided by agreement for units that house vulnerable, targeted population groups and provide wrap-around

services. These agreements fall under Atlanta Housing's HAVEN efforts.

- **Mixed Communities:** Atlanta Housing's blend of subsidized units within privately-owned communities throughout the City of Atlanta.
- **Restore-Rebuild**: Atlanta Housing uses this program to provide deeply affordable housing assistance to development on Atlanta Housing-owned land and privately-owned multifamily owned communities.
- **RAD PBV:** Former public housing units converted to long-term Section 8 Project-Based Voucher assisted units under HUD's Rental Assistance Demonstration (RAD) Program. The Atlanta metropolitan region stands among the fastest growing and most populous areas in the United States, driving urgent demand for safe, quality, and affordable housing. In response, Atlanta Housing is executing a bold, strategic agenda that positions housing not merely as shelter, but as a foundational platform for economic mobility, inclusive growth, and regional resilience.

Through its designation as a Moving to Work agency, Atlanta Housing leverages federal flexibility to align national housing programs with local priorities and delivers measurable outcomes and maximizes public investment. This designation enables the agency to:

- Enhance cost efficiency and optimize federal investments.
- Support families in achieving self-sufficiency through employment, education, and workforce development.
- Expand housing choice and opportunity for low-income households.

Guided by its 5-Year Strategic Plan (FY 2023 - FY 2027), Atlanta Housing continues to execute its six strategic and transformative goals to meet the region's housing needs with urgency and purpose:

- Create or preserve 10,000 affordable housing units.
- Enhance housing assistance resources for Atlantans in need.
- Create opportunities for individuals, families, and children to thrive.
- Build or expand partnerships to pool resources and maximize impact for the benefit families.
- Communicate the impact of Atlanta Housing's work to Atlanta.
- Strengthen Atlanta Housing operations.

As the Strategic Plan enters its final phase, Atlanta Housing is intensifying its focus on the residents who are central to its mission. With 2026 designated as *The Year of the Resident*, the Agency will elevate resident engagement, expand supportive services, and enhance outcomes by advancing a vision of housing as a powerful catalyst for opportunity, economic independence, and prosperity.

The Need for Affordable Housing

Nationally, there is a shortage of more than 7 million affordable homes for the nation's 10.8 million plus extremely low-income families. There is no state or county where a renter working full-time at minimum wage can afford a two-bedroom apartment[1].

Rising housing and rental prices in Atlanta are outpacing wage growth, and Atlanta has faced a significant loss of affordable units and a shortage of new construction to meet the needs of low- and moderate-income residents. These facts have led to higher housing costs for renters and owners, displacement, and increased housing insecurity across Atlanta Housing's service area and neighboring communities. This affordable housing crisis affects the City of Atlanta and Atlanta Housing.

In response, the City of Atlanta launched an Affordable Housing Strike Force and Housing Help Center to streamline processes and strengthen its response to the crisis. Atlanta Housing also understands that achieving the mayor's goal to create or preserve 20,000 affordable units by 2030 will require additional funding and expanded regulatory flexibility.

In Fiscal Year 2027, Atlanta Housing plans to remain committed to addressing the affordable housing crisis as it is positioned to pledge resources and deploy its MTW flexibilities as part of a multi-faceted approach. During Fiscal Year 2027 (FY 2027), Atlanta Housing will continue to align its efforts to implement strategies and administer programs aimed at addressing the affordable housing issue locally.

Atlanta Housing also understands that the city lost more than 232,000 units[2] during and after the Covid-19 pandemic, and that expanding access to affordable housing. This approach is a cost-effective strategies for reducing childhood poverty and strengthening economic mobility in Atlanta and to help address this need, Atlanta Housing continues to streamline its operations and improve interagency coordination to reduce construction delays and associated costs. This work is increasingly important as the production of new affordable units has not kept pace with the city's rapid population growth, and many newly built units remain unaffordable for low-income- households.

In short, Atlanta Housing understands that wages for average workers have not kept pace with the rapid increase of housing prices and rents across the metro area. As a result, Atlanta Housing seeks to increase its collaborative efforts to overcome obstacles and seize opportunities to address the affordable housing crisis locally.

[1] https://nlihc.org/explore-issues/why-we-care/problem
[2] https://www.axios.com/local/atlanta/2025/03/17/affordable-housing-atlanta-region

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ATLANTA HOUSING'S STRATEGIC PLAN (2023 - 2027)

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

The Moving-to-Work Demonstration Program (MTW Program) was created by the United States Congress and is overseen by the United States Department of Housing and Urban Development (HUD). Initially, HUD selected 39[3] high performing public housing authorities (PHAs) to participate in the MTW Program. The HUD MTW designation permits MTW PHAs the ability to modify or waive certain program rules and regulations in pursuit of solutions to local housing challenges. In addition, the MTW designation allows MTW PHAs to combine program operating subsidies into the "MTW Block Grant" or single fund with flexibility to expend funds on MTW eligible activities, which are "approved" by HUD via the MTW Plan.

Flexibilities granted under Atlanta Housing's Amended and Restated MTW Agreement allows Atlanta Housing to operate like a private real estate development or property management company when Atlanta Housing is compared to traditional, non-MTW PHAs and some later MTW PHAs. Nonetheless, Atlanta Housing is required to meet the following **MTW Statutory Requirements** in the delivery of its assistance:

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

Whenever Atlanta Housing deploys its MTW flexibilities to operate outside of HUD rules and regulations, Atlanta Housing creates an MTW Activity or policy. This creation requires Atlanta Housing to track and report activity outcomes and for it to align with at least one of the following **MTW Statutory Objectives:**

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

In instances where Atlanta Housing cannot deploy its MTW flexibilities outlined in its MTW Agreement, Atlanta Housing plans to comply with HUD guidance. Atlanta Housing plans to continue supporting the MTW Collaborative and HUD expansion efforts of the MTW Program. Finally, Atlanta Housing remains interested in a Regional MTW designation should a finalized designation prove beneficial.

[3] MTW PHAs through 2012.

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Ia. INTRODUCTION: FY 2027 HIGHLIGHTS

FY 2027 PRIORITY HIGHLIGHTS

Strategic Priority 1: Create and Preserve Affordable Housing Units

- **Create 748 new affordable housing units** through the administration of financial closings, issuing down payment assistance, and executing new HomeFlex Agreements throughout the City of Atlanta.
- **Preserve 1534 existing affordable housing units** by renewing expiring HomeFlex Agreements and converting public housing units to project-based assisted units under HUD's Rental Assistance Demonstration ("RAD") Program.

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

- Promote housing stability to **550 households** by providing Home Again assistance and leasing-up tenant-based vouchers ("TBVs")
- Support intergenerational wealth with **down payment assistance to 255** first-time homebuyers.

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

- Administer activities that **create opportunities to thrive**, including expansion of training and job opportunities in established and emerging employment sectors by continuing to: (1) work with local agencies that specialize in providing education and workforce training, (2) invest in youth, including the development of youth leadership skills and promotion of seasonal camps, (3) market scholarship opportunities focused on upskilling assisted households, and (4). support Atlanta Housing-created initiatives such as Achieving Connectivity to Create Equity and Self-Sufficiency ("ACCESS") and similar.
- Support activities that assist in **achieving a 73% work/program compliance rate**[4] among targeted and eligible workforce families, which may include helping families to retain current employment, secure better employment, or assisting families in returning to the workforce.
- Sponsor activities to **create a pathway to higher incomes** for low-income families, and that providing opportunity **narrows the digital divide**.

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

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

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

- Celebrate activities and achievements that **clearly show our programs in the communities** and our progress toward our goals via dashboards and collateral materials.
- Increase Atlanta Housing's **transparency through State of Atlanta Housing address and public events**.

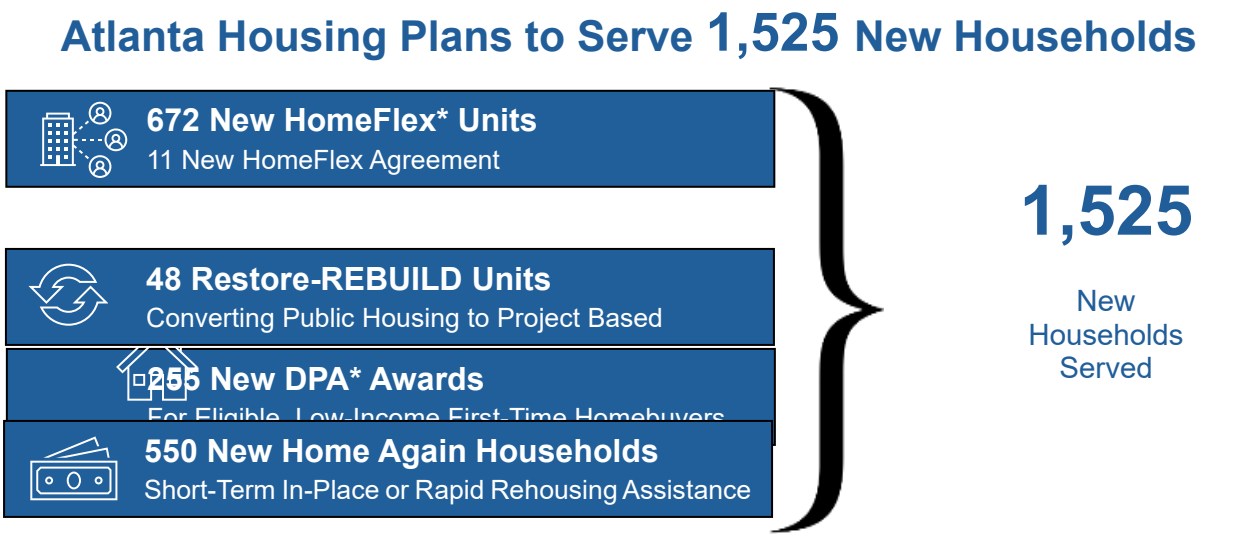
[4] AH requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

Strategic Priority 6: Strengthen Atlanta Housing Operations

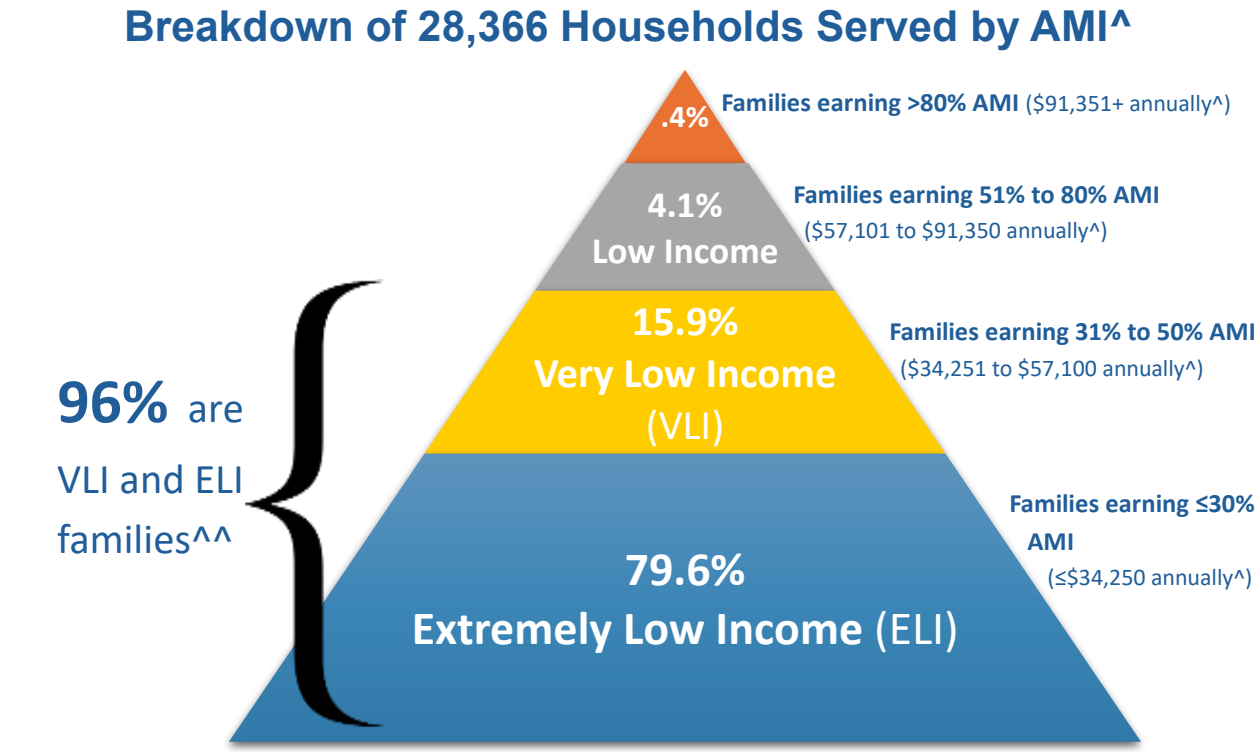
- Incorporate activities that support the program **achievements or maintenance of 90% occupancy and utilization rate for the agency's HCV Program.**
- Adopt activities that support **improving operations**, including meeting or exceeding HUD's Section 3[5] requirements, reducing the carbon footprint, and similar activities.

[5] Pursuant to HUD Regulation 24 CFR part 75.

FY 2027 Household Highlights



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



^ 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, December 31, 2025.*

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Ib INTRODUCTION: FY 2027 PLANNED GOALS AND OBJECTIVES

This section summarizes the administration and implementation of activities planned for the fiscal year.

Ba. Overview of Short-Term and Long-Term MTW Goals and Objectives

Atlanta Housing summarizes the administration and implementation of planned activities in alignment with its Strategic Plan goals and objectives. MTW Activities involve the deployment of MTW Authorizations (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.

Single-Fund Budget with Full Flexibility

This feature allows Atlanta Housing to combine funds from its Capital Fund, Housing Choice Voucher, and Public Housing programs into an MTW Block Grant, to pursue MTW eligible activities as outlined in its Amended and Restated MTW Agreement. An overview of potential activities is summarized below:

- Provide capital funds or operating assistance for newly developed and existing housing or housing operated pursuant to a contract between HUD and Atlanta Housing.
- **Undertake activities involving the acquisition, new construction, reconstruction, moderate or substantial rehabilitation of housing**, or commercial facilities **consistent with the objectives of the MTW demonstration**. Activities may include, but are not limited to, real property acquisition, site improvement, development of utilities, utility services, energy efficiency systems, conversion, demolition, financing, administration, and planning costs, relocation and other related activities, Atlanta Housing acknowledges that HUD approval is required for the development of any incremental public housing units.
- **Provide 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.
- Review 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.
- Investigate opportunities in an effort to address reasonable safety concerns to increase safety, security, and law enforcement measures and activities in an effort to address safety concerns for program participants.
- **Provide Housing Choice Voucher Program assistance or project-based rental assistance**, alone or in conjunction with other private or public sources of assistance.
- **Preserve 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

To support its affordable housing goals, Atlanta Housing has identified the following projects to advance to financial closing in FY 2027:

Revitalization Program. Under the administration of this program, Atlanta Housing undertakes revitalization activities to revive or stabilize Atlanta Housing-communities and properties, as well as areas neighboring vacant and developed parcels. The following table lists new Atlanta Housing multifamily projects:

Project Name	Projected Unit Delivery					
	Atlanta Housing Affordable	Total Affordable	Market	Workforce	Total Units	Comment
Bowen Phase IV* 2804 Yates Drive, NW **Total project cost:** $48.6 million	44	101	48	15	164	Redevelopment of former public housing site (Bowen Homes, Amp # GA006000120)) that projects to deliver 164 housing units wrapped with various assistance programs (62% affordable). Atlanta Housing plans a financial closing by the fourth quarter of FY 2027 (June 2027).
Civic Center Phase P1 395 Piedmont Avenue NE **Total project cost:** $TBD	0	0	115	29	144	Redevelopment of Atlanta Housing-owned property that projects to deliver 144 housing units, 29 of which will be workforce units (affordable to 80% - 120% AMI) (0% affordable). Atlanta Housing plans a financial closing by the third quarter of FY 2027 (March 2027).
Johnson Road Phase 2 1125 Johnson Rd **Total project cost**: $27.9 million	36	58	14	0	72	Redevelopment of Atlanta Housing-owned property that projects to deliver 72 housing units, 58 of which are affordable through Restore-REBUILD and LIHTC subsidy (81% affordable). Atlanta Housing plans a financial closing by the fourth quarter of FY 2027 (May 2027).
Total New Multifamily Units	**80**	**159**	**177**	**44**	**380**	**42% of the new units proposed for FY 2027 are affordable.**

Source: *Atlanta Housing's Real Estate Planning and Development Business Unit.*

**Choice Neighborhood Implementation Grant*

- Another component of Atlanta Housing's revitalization and stabilization activities includes the administration of its homeownership initiative and fostering a broad, affordable housing portfolio in alignment with its goal to create more affordable housing. Atlanta Housing plans to undertake and advance new homeownership projects during FY 2027 that are tabled below:

Project Name	Projected Unit Delivery			
	Affordable	Market	Total Units	Comment
Herndon Homeownership 464 Cameron Madison Alexander Boulevard **Total project cost:** $TBD	7	25	32	The redevelopment of this former public housing site (GA0060000592) includes homes for sale, where 22% of the homes are anticipated as affordable. Atlanta Housing plans a financial closing date by the fourth quarter of FY 2027 (June 2027).
Johnson Road Homeownership Phase 1 1125 Johnson Rd **Total project cost**: $TBD	12	37	49	The redevelopment of this Atlanta Housing-owned site includes for sale homes, where 24% of the homes are anticipated as affordable. Atlanta Housing plans a financial closing date by the second quarter of FY 2027 (December 2026).
Thomasville Homeownership Phase 1 0 Thomasville Blvd. **Total project cost**: $TBD	10	74	84	The redevelopment of this former public housing site (GA006000070) includes homes for sale, where 12% of the homes are anticipated as affordable. Atlanta Housing plans a financial closing date by the second quarter of FY 2027 (June 2027).
Total New Homeownership Units	**29**	**136**	**165**	**18% of the new homes proposed are anticipated to be affordable.**

Source: *Atlanta Housing's Real Estate Planning and Development Business Unit*.

- In addition to introducing new multifamily and homeownership projects, Atlanta Housing will continue to advance existing projects under its revitalization program to add housing units to Atlanta's housing stock. The table below lists in-progress multifamily projects:

Project Name	Planned Unit Counts				
	Atlanta Housing Assisted	Total Affordable	Market	Total Units	Comment
 Bowen Infrastructure 2804 Yates Drive, NW **Total project cost of** $5.3 million	N/A	N/A	N/A	N/A	Public improvement project in conjunction with the redevelopment of the former public housing site (Amp # GA0060000120). The project is on schedule to be completed during the second quarter of fiscal year 2027 (December 2026).

Project Name	Planned Unit Counts				
	Atlanta Housing Assisted	Total Affordable	Market	Total Units	Comment
 Bowen Phase I* 1165 Wilkes Circle **Total project cost of** $63.5 million	48	59	44	151	Redevelopment of former public housing site (Amp # GA006000120) that projects to deliver 151 housing units wrapped with various assistance programs (71% affordable). 48 of these units are Restore-Rebuild units that may undergo RAD conversion in FY 2027. Although an easement approval by Georgia Power continues to pend for this former public housing site, it remains on schedule to be completed and commencing occupancy in the second quarter of FY 2027 (December 2026).

Project Name	Planned Unit Counts				
	Atlanta Housing Assisted	Total Affordable	Market	Total Units	Comment
 Bowen Phase II* 1165 Wilkes Circle **Total project cost of** $50.1 million	34	45	33	112	Redevelopment of former public housing site (Amp # GA006000120) that projects to deliver 112 housing units wrapped with various assistance programs (71% affordable). 34 of these units are Restore-Rebuild units that may undergo RAD conversion in FY 2027. Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027.

Project Name	Planned Unit Counts				
	Atlanta Housing Assisted	Total Affordable	Market	Total Units	Comment
 Civic Center R1 251 Pine Street, NE **Total project cost of** $60.7 million	148	0	0	148	Redevelopment of Atlanta Housing-owned property that projects to deliver 148 housing units assisted by Atlanta Housing (100% affordable). Atlanta Housing plans to deploy its Restore-REBUILD authority to create affordable units. The project is scheduled to be completed and commencing occupancy in the third quarter of FY 2027 (January 2027).
Total In-Progress Units	**230**	**104**	**77**	**411**	

Source: *Atlanta Housing's Construction Management Business Unit's CUB Report as of December 31, 2025.*

**Choice Neighborhood Implementation Grant*

- In addition to advancing multifamily projects, Atlanta Housing plans to advance homeownership projects under its revitalization program to add housing units to Atlanta's housing stock. The table below lists in-progress homeownership projects:

Project Name	Planned Unit Count			
	Affordable	Market	Total Unit Count	Comment
Carver Homeownership **Total project cost of** $40.6 million	36	110	146	The redevelopment of this former public housing site (AMP #GA0060006006) includes homes for sale, where 21% of the homes are affordable and located within the University Choice Neighborhood footprint. Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027.

Project Name	Planned Unit Count			
	Affordable	Market	Total Unit Count	Comment
Englewood 1C – Homeownership **Total project cost of** $30.3 million	16	65	81	The redevelopment of this former public housing site (AMP # GA0060000100) includes homes for sale, where 25% of the homes are affordable and located within the University Choice Neighborhood footprint. Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027.
Magnolia Perimeter Homeownership Phases **Total project cost of** $4.6 million	19	0	19	The redevelopment of this former public housing site (AMP # GA006001190 and #GA006002000) and the surrounding community included homes for sale, where 21% of the homes are affordable and located within the University Choice Neighborhood footprint. Atlanta Housing anticipates two financial closings in late FY 2026, but one may carry over into early FY 2027.
McDaniel Glenn Homeownership **Total project cost of** $78.7 million	54	270	274	The redevelopment of this former public housing site (AMP # GA006000160 includes homes for sale, where 21% of the homes are affordable and located within the University Choice Neighborhood footprint. Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027.
Scholars Landing Phase VA* **Total project cost of** $11 million	8	31	39	The redevelopment of this former public housing sites (AMP # GA0060000100) includes homes for sale, where 21% of the homes are affordable and located within the University Choice Neighborhood footprint. Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027.
Scholars Landing Phase VB* **Total project cost of** $11 million	8	31	39	The redevelopment of this former public housing site (AMP # GA0060000100) includes homes for sale, where 21% of the homes are affordable and located within the University Choice Neighborhood footprint. Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027.
Total Active Homeownership Units	**141**	**507**	**598**	**24% of the proposed new homes are affordable.**

Source: *Atlanta Housing's Construction Management Business Unit's CUB Report as of December 31, 2025.*
**Choice Neighborhood Implementation Grant.*

Gap Financing. Atlanta Housing acknowledges that partnerships are required to undertake, advance, and complete its affordable housing goals and objectives. Under the administration of this activity, Atlanta Housing leverages resources and engages in collaborative efforts to create and preserve affordable housing opportunities for low-income households.

- Under this activity Atlanta Housing advances its Co-Investment Program, where Atlanta Housing's Board of Commissioners in April 2019, initially approved $60 million toward collaborative projects that increase the number of housing units within the City of Atlanta.

A second commitment of $50 million was later approved in April 2023, to accomplish the same goal.

The table below highlights the new multifamily project that Atlanta Housing plans to advance to financial closing in FY 2027:

Project Name	Panned Unit Counts				
	Atlanta Housing Assisted	Total Affordable	Market	Total Units	Comments
360 Peachtree 360 Peachtree **Total project cost of TBD**	TBD	TBD	TBD	TBD	New construction co-investment project in midtown Atlanta with a financial closing expected during the third quarter of FY 2027 (November 2026).
Wisteria Place (Previously Lillie R. Campbell) 1830 Campbellton Rd SW **Total project cost of** $23. 7 million	95	95	1	96	Acquisition, rehabilitation project that has Low-Income Housing Tax Credit (LIHTC) approval and seeking assistance for construction to permanent costs.
Total Active Co-Investment Units	**95**	**95**	**1**	**96**	

Source: Atlanta Housing Strategic Plan Tracker

- In FY 2027, Atlanta Housing plans to review new applications filed during and prior to FY 2027, as well as continue to review existing applications already on file in alignment with stated Atlanta Housing priorities and funding levels.
- Atlanta Housing will continue overseeing existing co-investment projects that receive monthly subsidy to ensure their completion and occupancy. In-progress projects are as follows:

Project Name	Planned Unit Counts				
	Atlanta Housing Assisted	Total Affordable	Market	Total Units	Comment
Five Peachtree One Peachtree Street **Total project cost of** $32.1 million	65	65	0	65	Adaptive reuse co-investment project with a total development cost of $32.1M in downtown Atlanta with an anticipated financial closing expected during the second quarter of FY 2027 (November 2026); with a Restore-REBUILD RAD conversion expected to occur in FY 2027.
Garson Drive 579 Garson Drive **Total project cost of** $65.1 million	30	130	0	130	Redevelopment construction project with a total development cost of $65.1M a Low-Income Housing Tax Credit award that makes the community 100% affordable. 30 HCV units with LURA.
Heritage Village at West Lake 239 West Lake Ave **Total project cost of** $42.9 million	102	102	0	102	Rehabilitation, conversion to multifamily project that projects to deliver 102 housing units assisted under Atlanta Housing's HomeFlex Program (100% affordable). The project is anticipated to financially close during the first quarter of FY 2027 (August 2026).
The Proctor 698 Oliver Street NW **Total project cost of** $54.4	41	41	96	137	$54.4M construction budget. Will deliver 41 units assisted under Atlanta Housing's Housing Choice Voucher program, reserved and held in affordability but a Land Use Restriction Agreement.
Stone Hogan Flats 3000 Stone Hogan Connector SW **Total project cost of** $99.9 million	0	256	0	256	$99.9M construction budget. New construction for multifamily rental that will be 100% affordable. Project is projected to be completed and occupied in the second quarter of FY 2028 (September 2027).
Stone Hogan Villas 3261 Stone Hogan Road **Total project cost of** $68.9 million	0	192	0	192	Atlanta Housing invests $5.5M in this active adult project that will focus on residents aged 55 and older that will be 100% affordable. The project is projected to be completed and commencing occupancy in the second quarter of FY 2028 (September 2027)
Sylvan Hills II 1050 Sylvan Road **Total project cost of** $51.2 million	24	233	0	233	Atlanta Housing invests approximately $42,918/unit into this $5.2M project that is projected to be completed and commencing occupancy in the fourth quarter of FY 2027 (May 2027).
Total Active Co-Investment Units	**262**	**1,019**	**96**	**1,115**	**91% of the proposed units are affordable.**

Source: Atlanta Housing Strategic Plan Tracker

Source: *Atlanta Housing's Real Estate Asset and Management Business Unit and Construction Management's CUB Report*

Local, Non-Traditional Activities (LNT) authorized under Notice Public and Indian Housing (PIH) 2011-45 Parameters for Local, Non-Traditional Activities is deployed to focus on assisting low-income Atlantans. Atlanta Housing will continue to advance existing LNT projects:

- Continue reviewing the feasibility and viability of LIHTC projects and deploy tools available under Notice PIH 2011-45 to support communities where maintaining affordability of LIHTC units depends on Atlanta Housing's ongoing financial investment.

HomeFlex as a Strategic Tool. Atlanta Housing attaches monthly subsidy assistance to units in privately owned multifamily communities to serve eligible low-income families. Through this activity, Atlanta Housing and property owners execute HomeFlex Agreements that establish affordability terms of up to 20 years.

- Maintain an open Notice of Funding Availability to evaluate new housing partners interested in bringing their units onto Atlanta Housing's HomeFlex Program. Atlanta Housing plans to advance the new projects listed below during FY 2027:

- Advancing six HomeFlex projects in FY 2027, projected to add 322 affordable units to Atlanta Housing's rental assistance portfolio. The existing projects are:

Project Name	Projected Unit Delivery				
	Atlanta HousingAssisted	Total Affordable	Market	Total Units	Comment
 385 Holly Street NW **Total project cost of** $4.3 million (Acquisition)	13	36	0	49	Existing, occupied multifamily property delivering 13 housing units supported through Atlanta Housing's HomeFlex HAVEN Program (100% affordable). Project remains on schedule for contract execution in the second quarter of FY 2027 (December 2026).
 653 Green St NW **Total project cost of** $17 million	30	100	0	130	Existing, occupied multifamily property delivering 30 housing units supported through Atlanta Housing's HomeFlex HAVEN Program (100% affordable). Project remains on schedule for contract execution in the second quarter of FY 2027 (December 2026).

 694 & 700 Dalvigney St **Total project cost of** $1.3 million	12	12	0	12	Existing, occupied multifamily property delivering 12 housing units supported through Atlanta Housing's HomeFlex HAVEN Program (100% affordable). Project remains on schedule for contract execution in the second quarter of FY 2027 (December 2026).
 1064 Oglethorpe Avenue, SW **Total project cost of** $3.1 million	12	12	0	12	New multifamily construction initiative projected to deliver 12 housing units supported through Atlanta Housing's HomeFlex HAVEN Program (100% affordable). Project remains on schedule for completion and commencing occupancy in the fourth quarter of FY 2027 (May 2027).
 1688 Lakewood, SE **Total project cost of** $2.87 million	20	23	0	23	New multifamily construction initiative projected to deliver 20 housing units supported through Atlanta Housing's HomeFlex Program (100% affordable). Project remains on schedule for completion and commencing occupancy in the first quarter of FY 2027 (August 2026).
 The Simpson 810-840 Joseph E. Boone Blvd. **Total project cost of** $41.6 million	39	139	0	178	New multifamily construction initiative projected to deliver an estimated 139 housing units supported by a range of assistance programs (28 affordable). The project remains on schedule and is expected to be completed and commencing occupancy in the second quarter of FY 2027 (October 2026).
Totals	**126**	**322**	**0**	**404**	**80% of the planned units are affordable.**

Source: *Atlanta Housing's Real Estate Asset and Management Business Unit and Construction Management's CUB Report*.

Restore-REBUILD Initiative. This initiative, formerly known as Faircloth-to-RAD, allows Atlanta Housing to create low-income public housing (LIPH) units[6] and then convert the units to long-term project-based voucher assisted units under Section 8. Atlanta Housing plans to utilize its Restore-REBUILD authority to navigate a path to create and preserve affordable housing units simultaneously, while also providing Atlanta Housing with financial relief and flexibility.

- Projects being considered as Restore-REBUILD include Five Peachtree and Two Peachtree, which are listed under Atlanta Housing's Gap Financing Activity as LNT activities in alignment with elements of Notice PIH 2011-45. These projects may apply for Restore-REBUILD conversion after FY 2027.
- Atlanta Housing plans to explore other opportunities to deploy its Restore-REBUILD authority.
- In FY 2027, Atlanta Housing will submit mixed finance development proposals for the following projects, which may convert to RAD in or after FY 2027:

Project Name	Projected Unit Delivery				
	Atlanta Housing-Assisted	Total Affordable	Market	Total Units	Comment
Andover Place 2769 Lakewood Avenue SW **Total project cost:** $26.0 million	18	TBD	TBD	81	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Bowen Homes Phase III 2804 Yates Drive NW **Total project cost:** $65.2 million	46	105	112	99	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Bowen Homes Phase IV 2804 Yates Drive NW **Total project cost:** $48.6 million	32	101	164	164	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Bridge at Harwell 1060 Harwell Rd NW **Total project cost**: $68.4 million	36	TBD	TBD	180	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Corner Market at Grove Park 1552 Donald Lee Hollowell NW **Total project cost:** $ TBD	24	TBD	TBD	24	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Englewood Manor II A 505 Englewood Ave **Total project cost:**	113	TBD	TBD	227	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.

[6] Atlanta Housing can add 9,417 LIPH units as of December 31, 2024. Restore Rebuild | HUD.gov / U.S. Department of Housing and Urban Development (HUD)

$ 90.3 million					
Englewood Manor II B 505 Englewood Ave **Total project cost:** $72.8 million	87	TBD	TBD	174	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Englewood Manor II C 505 Englewood Ave **Total project cost:** $24.3 million	62	TBD	TBD	82	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Englewood North Mixed Development II 371 Englewood Ave SE **Total project cost:** $TBD	75	TBD	TBD	150	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Everton Commons 469 Cleveland Avenue SE **Total project cost:** $27.0 million	18	TBD	TBD	80	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Folio House Phase 2 143 Alabama Street SW **Total project cost:** $75.2 million	30	TBD	TBD	149	New construction project that Atlanta Housing plans to financially close during the second quarter of FY 2027 (December 2026)
Johnson Road Phase II 1125 Johnson RD **Total project cost:** $TBD	36	TBD	TBD	72	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Verbena Street 2165 Verbena Street NW **Total project cost:** $TBD	48	TBD	TBD	240	Will submit financial development proposal in FY 2027. Units may close in FY 2027.
Chappell Affordable Housing Phases 425 Chappell Road NW **Tota project cost:** $TBD	TBD	TBD	TBD	TBD	Will submit a financial development proposal in FY 2027. Units may close in FY 2027.
Total Units	**625**	**206**	**276**	**1,722**	

In addition to creating affordable housing units through new construction, substantial rehabilitation, and significant modernization efforts, Atlanta Housing also seeks to preserve existing affordable housing units for low-income Atlantans during FY 2027.

- Renew of 11 HomeFlex Agreements that will expire during the fiscal year, which preserves 568 affordable units. HomeFlex projects planned for renewal are as follows:

Project Name	Planned Unit Count	
	HomeFlex Assisted	Comment
Columbia Colony Senior 2999 Continental Colony Parkway	62	Atlanta Housing plans to renew this agreement during the fourth quarter of FY 2027 (June 2027).
Columbia Commons Preserve 2524 Martin Luther King Jr. Drive SW	15	Atlanta Housing plans to renew this agreement during the second quarter of FY 2027 (December 2026) Awarded 4% LIHTC. Renewal will enable substantial rehabilitation.
Gateway at East Point 1311 East Cleveland Avenue	100	Atlanta Housing plans to renew this agreement during the fourth quarter of FY 2027 (June 2027).
Manor at Scott's Crossing 1671 James Jackson Parkway NW	100	Atlanta Housing plans to renew this agreement during the fourth quarter of FY 2027 (May 2027).
Odyssey at Villas 605 Spencer Street NW	32	Atlanta Housing plans to renew this agreement during the second quarter of FY 2027 (December 2026).
Park Commons HFOP 200 Peyton Place	22	Atlanta Housing plans to renew this agreement during the third quarter of FY 2027 (February 2027).
Park Commons HFS 150 Peyton Place	19	Atlanta Housing plans to renew this agreement during the third quarter of FY 2027 (February 2027).
Providence at Parkway Village 5095 Southwood Road	50	Atlanta Housing plans to renew this agreement during the first quarter of FY 2027 (September 2026).
Retreat at Edgewood 150 Hutchinson Street NE	40	Atlanta Housing plans to renew this agreement during the first quarter of FY 2027 (August 2026).
Reynoldstown Senior Residence 695 Field Street, SE	26	Atlanta Housing plans to renew this agreement during the second quarter of FY 2027 (October 2026).
Veranda at Auburn Pointe III 315 Tanner Street	102	Atlanta Housing plans to renew this agreement during the first quarter of FY 2027 (July 2026).
Total HomeFlex Units Preserved	**568**	

Source: *Atlanta Housing's Real Estate Asset and Management Business Unit*.

Rental Assistance Demonstration (RAD) Program. Deployment of this HUD tool allows Atlanta Housing to convert low-income public housing units subsidized under Section 9 operational assistance to long-term project-based voucher assisted units subsidized under Section 8. In addition to preserving affordable housing units, converting assistance platforms also provides financial relief and flexibility to Atlanta Housing.

- Atlanta Housing will continue to advance its low-income public housing portfolio to RAD conversion.
    - Deploy RAD Section 18 provisions to assist Atlanta Housing in preserving the maximum number of affordable housing units.
        - The RAD Section 18 provision allows Atlanta Housing to replace public housing converted units with non-RAD project-based voucher units at partially or totally disposed conversion sites.
            - Housing Construction Costs (HCC) determine the number of eligible units disposed of under the RAD Section 18 provision at conversion sites.
    - Deploy elements under the RAD platform to safeguard unit long-term affordability designated for low-income Atlantans. Conversion details by project are on page 64.
    - Evaluate non-RAD conversion activities, typically inclusive of Low-Income Housing Tax Credit (LIHTC) units that undergo a refinance or re-syndication transaction.
        - Non-RAD conversion activities may require additional approval by HUD.
    - Examine Transfers of Assistance opportunities based on preliminary conversion of public housing units scheduled for conversion under the RAD Program. To strengthen and add to its housing resources, Atlanta Housing may:
        - Deploy a Transfer of Assistance option under the RAD Program to account for public housing units not being included in the total count of covered project conversion to strengthen and add housing resources to Atlanta Housing's toolbox.

- Review Transfer of Assistance opportunities under Section 8(bb), 42 U.S.C. § 1437(bb)(1), of the U.S. Housing Act of 1937 to assess the viability of submitting a proposal to accept the remaining budget authority of terminated or expired project-based rental assistance contracts.

- In FY 2027, Atlanta Housing plans to reach financial closing on the conversion of the following projects:

Atlanta Housing Owned Public Housing Communities				
Project Name	**AH-Assisted**	**Total Affordable**	**Total Units**	**Comment**
Cheshire Bridge 2170 Cheshire Bridge Rd NE **Total project cost:** $TBD	162	162	162	100% Total Affordable
Georgia Ave 174 Georgia Ave SE **Total project cost:** $TBD	79	79	79	100% Total Affordable
Martin Street Plaza 600 Martin Street SE **Total project cost:** $TBD	59	59	59	100% Total Affordable
Marian Road 760 Sidney Marcus Blvd NE **Total project cost:** $TBD	240	240	240	100% Total Affordable
Westminster 1422 Piedmont Ave NE **Total project cost:** $TBD	32	32	32	100% Total Affordable
Total	**572**	**572**	**572**	

Source: *Atlanta Housing's Real Estate Asset and Management Business Unit and Construction Management's CUB Report*

- In FY 2027, Atlanta Housing plans to reach financial closing on the conversion of the following mixed subsidy projects:

Mixed-Subsidy Communities				
Project Nane	**AH-Assisted**	**Total Affordable**	**Total Units**	**Comment**
Ashley Courts at Cascade I 1371 Kimberly Way **Total project cost:** $TBD	46	89	152	Target Closing Q4 FY 2027
Ashley Courts at Cascade II 1371 Kimberly Way **Total project cost**: $TBD	41	75	136	Target Closing Q4 FY 2027
Ashley Courts at Cascade III 1371 Kimberly Way **Total Project cost:** $TBD	29	48	96	Target Closing Q4 FY 2027
Villages at Carver II 187 Moury Ave SE **Total project cost:** $TBD	33	0	33	Target Closing Q4 FY 2027
Villages at Carver V 201 Moury Ave SE **Total project cost:** $TBD	78	0	78	Target Closing Q4 FY 2027

Ashley Terrace at West End 717 Lee Street **Total project cost:** $TBD	34	34	34	Target Closing Q2 FY 2027
Ashley Collegetown Phase II 965 Sells Ave SW **Total project cost:** $TBD	70	110	180	Target Closing Q2 FY 2027
Total	**331**	**356**	**709**	

Source: Atlanta Housing Strategic Plan Tracker

Planned Restore-REBUILD RAD Conversions				
Project Name	**AH-Assisted**	**Total Affordable**	**Total Units**	**Comment**
Asbury Pointe 884 McDonough Blvd SE **Total project cost of** $36.1 million	21	80	102	Atlanta Housing anticipates a financial closing date in the third quarter of FY 2026.
Bowen Phase I 1165 Wilkes Circle **Total project cost of** $63.5 million	48	59	107	Although an easement approval by Georgia Power continues to pend for this former public housing site, it remains on schedule to be completed and occupied in the second quarter of FY 2027 (December 2026). 48 Restore-REBUILD units may undergo RAD conversion in FY 2027.
Bowen Phase II 1165 Wilkes Circle **Total project cost of** $50.1 million	34	45	112	Atlanta Housing anticipates a financial closing date in late FY 2026, but it may carry over into early FY 2027. 34Restore-REBUILD units may undergo RAD conversion in FY 2027.
Civic Center R1 251 Pine Street, NE **Total project cost of** $60.7 million	148	148	148	The project is scheduled to be completed and commencing occupancy in the third quarter of FY 2027 (January 2027). 148 Restore-REBUILD units may undergo RAD conversion in FY 2027.
Five Peachtree One Peachtree Street **Total project cost of** $32.1 million	65	65	65	This project is scheduled to be completed in the second quarter of Fy 2027. 65 Restore-REBUILD units may undergo RAD conversion in FY 2027.

Single-Fund Budget with Full Flexibility. This MTW tool enables Atlanta Housing to acquire vacant or developed property in support of our unit creation and preservation goals. It also

provides authority to dispose of vacant land to non-profit or for-profit entities for purposes other than affordable housing.

- Continue pursuing property acquisition opportunities that expand housing options for low-income households. Planned strategies include the following:
    - Engage strategy that aligns with its goal to create more permanently affordable housing options for all low-income Atlantans.
    - Target and evaluate acquisition opportunities that are in alignment with and satisfies Atlanta Housing's priorities, especially those deals involving other governmental or public agencies or non-profit entities aligned with Atlanta Housing's priorities (e.g., Atlanta Public Schools, Atlanta Beltline Inc., etc.). Priority site types include:
        - Existing market rent properties,
        - Existing mix-income properties,
        - Existing mixed-use and commercial properties,
        - Affordable housing properties,
        - Adaptive reuse properties; and
        - Vacant land, especially in specific areas of low poverty concentration near transit, jobs, healthcare, education, and other amenities associated with areas of opportunity.
    - Assess properties previously identified to ensure alignment with Atlanta Housing's acquisition strategy and engage in the acquisition of properties under review:
        - Properties may require new or substantial rehabilitation construction activities to provide affordable housing and foster stronger communities.
        - Acquisitions of an existing structure previously receiving a HUD subsidy may require demolition approval of that structure or disposition approval under a ground lease or similar action to the development partnership as part of its revitalization activities. Evaluation of properties under consideration include:

Property Identification (Location or Name)	**Potential Projects**			
	Atlanta Housing Priority	**Address**	**Neighborhood Planning Unit** (NPU)	**Evaluation Comments**
Carey Facility	High	2588 Ethridge Drive, NW	G	4.7 acres located in the Carey Park neighborhood. Potential plans include MC LIVE. APS cluster: Douglas.
Hubert Facility	High	1043 Memorial Drive, SE	N	5.5 acres located in the Reynoldstown neighborhood. Potential plans vary for best use. APS cluster: Maynard Jackson.
Magnolia Park	High	60 Paschal Boulevard, NW	L	25.6 acres located in the Vine City neighborhood that presents as a rehabilitation project.

Marshall Facility	High	1820 Mary Dell Drive, SE	W	14.8 acres located in the East Atlanta neighborhood that presents as a great rehabilitation project. APS cluster: Maynard Jackson.
Peterson Facility	Consideration	1757 Mary Dell Drive, SE	W	6.1 acres located in the East Atlanta neighborhood that sits across from Marshall Middle School. APS cluster: Maynard Jackson.
Venetian Hills Facility	Mid	1910 Venetian Drive, SW	S	9.3 acres located in the Venetian Hills neighborhood. Property sits along the Campbellton Road corridor. APS cluster: Washington.
Other Acquisitions	TBD	Citywide	TBD	Atlanta Housing may acquire property that aligns with and advances the Bowen Choice Neighborhood footprint, other strategic developments (e.g. Asbury Pointe to support Thomasville Heights, or developments in partnership with governmental agencies or non-profit entities (e.g. Atlanta Beltline, Inc., 425 Chappell Road NW site).
Other Acquisitions	Mid	Citywide	TBD	Atlanta Housing may acquire property that aligns with and advances Atlanta Housing's efforts to stabilize underserved communities, and/or acquisitions in high amenity areas.

Source: *Atlanta Housing's Real Estate Acquisition Business Unit*.

- Details of demolition and disposition projects planned for submission to HUD for approval can be found on page 168.
- Acquisitions may transact as donations, monetary purchase, land swaps, or other transaction formats.
    - Atlanta Housing continues to stand up its bond program and future transactions may leverage bond funds to acquire property that allows Atlanta Housing to increase housing options for low-income households.
    - Atlanta Housing may acquire property that aligns with and advances Atlanta Housing's efforts to stabilize underserved communities and/or acquisitions in high-amenity areas.
- Atlanta Housing may pursue the disposition of vacant properties to increase the amount of vacant land activated not just for affordable housing, but other purposes which may benefit the communities surrounding our housing projects and existing properties and/or to generate revenue to fund Atlanta Housing's ongoing development projects. This may include disposition of excess properties to non-profit entities, for-profit retailers, and other governmental agencies at fair market value or highest and best offer. It may also include the disposition of roads, stormwater, and other infrastructure or open space to the City of Atlanta.
    - A full list of Atlanta Housing-owned land available for potential disposition in FY 2027 included in Appendix E.

Below is a partial list of Atlanta Housing-owned land Atlanta Housing may dispose of in FY 2027:

Land Dispositions		
Site Name	**Site Address**	**Evaluation Comments**
749 McDaniel Street Parcel ID: 14 00860002081 AMP #: GA006000160	749 McDaniel Street	This site, formerly used as an AH storage facility and cleared around 2008, is currently a vacant lot located adjacent to the Norfolk Southern rail line. Due to interest from multiple potential buyers, AH is evaluating options for disposition, with the purchasing entity to be determined.
943 Camilla Street Parcel ID: 14 01160005100 AMP #: GA006001240	943 Camilla Street	Potential market rate sale of vacant single-family lot in the Ashview Heights neighborhood of western Atlanta. This is a scattered site acquired as part of the University Choice Neighborhood Acquisition activities.
Englewood North Mixed-Use Development I Parcel ID: 14 004200070046 AMP #: GA006000230	1110 Hill Street SE	Mixed-use redevelopment that will proceed under AH's existing AUGF approval for "Mixed Use Development." Referenced as a retail project in documentation set for board approval.
Englewood North Mixed-Use Development II Parcel ID: 14 004200070020 AMP #: GA006000230	371 Englewood Avenue SE	Mixed-use redevelopment that will proceed under AH's existing AUGF approval for "Mixed Use Development."
Leila Valley Farm Parcel ID: 14 00050002066 AMP #: GA006029	2413 Leila Lane SE	A community farm and orchard in Southeast Atlanta. The development is being designed and constructed in partnership with Food Well Alliance, an Atlanta nonprofit with the mission to provide resources and support to local growers to connect and build healthier communities.
Truly Living Well Farm Parcel ID: 14 011700020959 AMP #: N/A	1040 Westview Drive SW	This land is planned for disposition to an existing nonprofit urban farm manager, Truly Living Well. This parcel abuts the existing and established site of the Truly Living Well Farm, which provides produce and education to the surrounding properties (including the Collegetown Atlanta Housing-assisted properties) to build a healthier community.

Source: *Atlanta Housing's Real Estate Asset and Management Business Unit*

Vacant Land Scattered Sites	**See Appendix E for full list of Addresses and Parcel IDs**

Enhance Housing Assistance Resources

Comprehensive Homeownership Program. Under this activity, Atlanta Housing administers its one-time downpayment assistance to eligible, low-income first-time homebuyers in lieu of a monthly housing assistance payment. This activity focuses on helping low-income households move closer to establishing generational wealth by purchasing a home.

- Issue **255** one-time downpayment assistance awards to eligible families at or below 80% of the Area Median Income[7] to purchase a home within Atlanta Housing's service area.
    - Assistance, up to $25,000, is awarded as a forgivable subsidy loan.
        - Owner-occupancy is required.
    - Downpayment assistance is applied towards home sales prices up to $375,000.
        - Atlanta Housing plans to investigate an increase of the maximum purchase price to $425,000, which will help to increase housing choices for low-income families.

[7] The Area Median Income for the Atlanta-Sandy Springs-Roswell Metropolitan Area is $114,200 as of April 2025

Develop Alternate and Supportive Housing Resources. Through administration of this activity, Atlanta Housing dedicates a portion of its voucher allocation for specific programs and targeted population groups.

- Design solutions and administer activities that meet or exceed the intent of this activity**.**
  - Several factors influence the actual number of households assisted. The table below shows Atlanta Housing's planned resource commitment and projected voucher months:

Program	Planned Unit Counts		
	Voucher Commitment	Voucher Months	Program Comments
Atlanta Housing's MTW-Created Voucher Programs			
Emergency Housing Vouchers	0	2,424	Program is being sunset and assistance recipients are being transferred to Housing Choice Voucher program, where appropriate.
Georgia Housing Vouchers	22	264	Absorbed tenant-based assistance from GA Dept. of Community Affairs (DCA)
HAVEN Continuum of Care Vouchers	525	6,300	Assignment of assistance to Partners for Home (Atlanta's Continuum of Care)
Homeless Protection Supportive Vouchers	46	552	Tenant-Based Assistance
Housing First	66	792	Tenant-Based Assistance
Special Program Vouchers for Homeless Students[8]	100	1,200	Tenant-Based Assistance designated for homeless students enrolled in Atlanta Public Schools (APS)
MTW-Created Voucher Programs Subtotal	*759*	*11,532*	
HUD Special Purpose Voucher Programs			

[8] This voucher is also known as APS Vouchers.

Family Unification Program (FUP)	300	3,600	HUD Tenant-Based Assistance
Fostering Youth to Independence (FYI)	10	120	
Mainstream 1/Non-Elderly Disabled (NED)	175	2,100	
Mainstream 5	125	1,500	
Mainstream 5 (Partners for Home)	23	276	
Veterans Affairs Supportive Housing	295	3,540	HUD-VA collaboration of Tenant-Based Assistance
HUD Special Purpose Voucher Programs Subtotal	*928*	*11,136*	
Atlanta Housing's MTW-Created Supportive Housing Programs[9]			
Home Again	550	5,100	Atlanta Housing's short-term financial assistance to stabilize housing situations or prevent a loss of housing
Home First (HAVEN)	598	7,176	Atlanta Housing's project-based assistance for units with wrap-around service
MTW-Created Supportive Housing Programs Subtotal	*1,148*	*12,276*	
Alternate and Supportive Housing Grand Total:	**2,835**	**34,944**	

Source: *Atlanta Housing's Housing Choice Voucher Business Unit*.

[9] Atlanta Housing makes an annual financial commitment and serves as many households based on the funding level.

Atlanta Housing administers both rental assistance and homeownership assistance programs dedicated to helping eligible, low-income Atlantans with general and specific housing needs.

- Continue Atlanta Housing's **unit-based assistance** Under this program, Atlanta Housing administers assistance at the property level facilitates property management services, and provides broad oversight and training focused on asset management, property operations, and program compliance for approximately 13,956 **subsidized units across 123 properties**.
    - Property level administration means that rental assistance is available for the next eligible family that occupies the unit.
    - Property management services are delivered by agreement with third-party entities.
    - Unit-based assistance is provided at Atlanta Housing-Owned, Mixed-Income, and HomeFlex communities citywide.
        - HomeFlex is Atlanta Housing's MTW project-based rental assistance program.
    - Continue to provide unit-based assistance, which maps out as follows:

Assistance Program	Unit Count	Unit Occupancy	Occupancy Rate	Community Count	Comment
Low-Income Public Housing	1,880	1,345	72%	22	Section 9 assisted units located in Atlanta Housing-Owned and Mixed-Income communities.
RAD and Non-RAD PBV Units	2,001	2,050	102%	33	Former Section 9 assisted units located in former public housing communities that now receive assistance under Section 8.
HomeFlex	6,892	6,531	95%	68	Atlanta Housing's MTW project-based voucher program that subsidies units at privately-owned communities. A portion of Section 8 voucher funds are used to administer HomeFlex.
Total: Traditional Unit-Assistance Programs	**10,773**	**9,926**	**92%**	**123**	**Programs funded through traditional program funds.**
Moderate Rehabilitation Program (Mod Rehab)	16	0	0%	NR	Atlanta Housing received these project-based rental assistance vouchers in May 2025, which will allow Section 8 housing assistance payments to property owners who agree to rehabilitate their property.

Source: *Atlanta Housing's MTW Detail Report.*

Assistance Program	Unit Count	Unit Occupancy	Comment
Local, Non-Traditional - HomeFlex Communities	1,989	N/A	Atlanta Housing invested in these communities that provide affordable housing to low-income families, but do not receive any assistance from Section 8 nor Section 9 program funds.
Local, Non-Traditional - Mixed HomeFlex Communities	1,178	N/A	
Non-Traditional Unit-Assistance Programs	**3,183**	**NR**	**All programming possible through MTW Funds.**

Source: *Atlanta Housing's MTW Detail Report.*

Assistance Program	Unit Count	Unit Occupancy	Community Count	Comment
Total All Unit-Based Assistance Programs	**13,956**	**9,926**	**123**	**All programming possible through MTW Funds.**

Source: *Atlanta Housing's MTW Detail Report.*

- Continue Atlanta Housing's **choice-based housing assistance**, where Atlanta Housing administers assistance at the household level, delivers housing services, and provides oversight and training in the administration of a large voucher program for eligible households.
    - Household level administration means that rental assistance remains with the family.
        - Voucher-holding families pay no more than 30% of their adjusted household income toward their rent and Atlanta Housing subsidizes the remaining balance.
    - Choice-based housing assistance helps to make units selected by the family affordable.
        - Units must pass housing quality standards and are inspected by Atlanta Housing.
    - Continue to provide choice-based housing assistance, which maps out as follows:

Assistance Program	Voucher Count	Utilization Count	Utilization Rate (%)	Comment
Tenant-Based Vouchers (TBVs) – City of Atlanta	13,016	9,475	73%	Section 8 assistance that allows voucher-holders to choose where they live. These families choose to live within Atlanta proper.
Tenant-Based Vouchers (TBVs) – Outside Atlanta		1,262	10%	Section 8 assistance allows participating families to lease units outside the City of Atlanta through the portability process.
Tenant-Based Vouchers (TBVs) – Homeownership		9	>0.1%	Atlanta Housing continues to sponsor a Housing Choice Voucher (HCV) Homeownership Program by providing a monthly subsidy to remaining program participants.
Family Unification Program (FUP)	300	294	98%	HUD Special Purpose Voucher that is targeted and population-specific issuance to eligible youth for up to 36 months post foster care.
Family Youth Initiative (FYI)	10	8	80%	HUD Special Purpose Voucher that is targeted and population-specific issuance to eligible youth at risk of homelessness post-foster care.
Mainstream Five (MS5) Vouchers	148	106	72%	HUD Special Purpose Voucher that is targeted and population-specific issuance to non-elderly people (aged 18 to 62 years) with disabilities.
Non-Elderly Disabled (NED) Vouchers *(formerly Mainstream 1 Vouchers)*	175	158	90%	HUD Special Purpose Voucher that is targeted and population-specific issuance to non-elderly heads of households, co-heads, or spouses with disabilities aged 18 to 62 years.
Veterans Affairs Supportive Housing (VASH) Vouchers	295	269	91%	HUD Special Purpose Voucher that is targeted and population-specific issuance to homeless veterans that receive case management through the Department of Veterans Affairs.

Total Choice-Based Assistance Vouchers	**13,944**	**11,581**	**83%**	**Tenant-Based Plus Special Purpose Voucher Funds.**

Source: *Atlanta Housing's MTW Detail Report.*

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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 2014/2015 Choice Neighborhoods Implementation Grant ("CNIG") award of $30 million to transform the former University Homes public housing site, now known as Scholars Landing. Key status updates include:
  - Continue advancing the Towns at Scholars Landing homeownership phase, the final housing phase, in partnership with Integral and Levanta Residential.
  - 78 for-sale housing units, including 40 townhomes and 38 condominiums/flats, with 16 units designated as affordable for purchase by eligible households at or below 80% of Area Median Income (AMI).
    - Expend $1.9 million in Community Development Block Grant funding awarded by the City of Atlanta for off-site public improvements, including improved streets, lighting, sidewalks, utilities, and stormwater management.
    - Achieve a financial closing and commence housing construction.
  - Complete CNIG project closeout documentation and final reporting submissions to HUD.

Bowen Choice

- Atlanta Housing received a 2023 Choice Neighborhoods Implementation Grant ("CNIG") award of $40 million to transform the former Bowen Homes public housing site.
  - Continue advancing the Bowen Choice Neighborhood (BCN) Housing, People, and Neighborhood transformation activities to include the following:

    Advance Phase I, a 151-unit multifamily community, toward completion:
    - 97 affordable units (48 Restore-REBUILD replacement units, 49 low-income housing tax credit (LIHTC) units designated for households at or below 60% of the AMI, and 10 workforce units for incomes between 80 to 120% AMI.
    - Expend $1 million in Community Development Block Grant (CDBG) funds awarded by the City of Atlanta for off-site public improvements for improved streets and stormwater management.
    - Construction completion with lease up projected for January 2027.
    - Commence re-occupancy activities with former Bowen Homes (FBH) residents. First right of return invitations, surveys, re-occupancy briefings, and assistance with return will be available to eligible FBH households.

    Advance Phase II, a 112-units multifamily phase construction:
    - 69 affordable units (34 Restore-REBUILD replacement units, 35 LIHTC units designated for households at or below 60% of the AMI, and 10 workforce units for incomes between 80 to 120% AMI.
    - Construction projected to begin during FY 2027, with a financial closing occurring on or before June 30, 2026, or early on (first or second quarter) during FY 2027.

    Advance Phase III (164-units) and IV (112-units) multifamily phases:
    - Secure LIHTC funding to support construction financing.

- Gain design approvals, permitting, and financial packages toward financial closings
- Phase IV is expected to have a financial closing during the fourth quarter of FY 2027.

Advance Critical Community Improvements (CCI)/Neighborhood Plan that enhances the physical environment and provides neighborhood serving amenities and placemaking:

- **Bowen Gateway Development:** Realignment of the street grid to create a gateway into the site with the construction of new retail/commercial amenities.
- **CHaRM Facility:** Remediation of a Brownfield parcel to support the development of a Center for Hard to Recycle Materials (CHaRM) recycling facility and innovative education center for job training in green building technologies.
- **Memorial Park:** Creation of a memorial plaza at the eastern entry of the Bowen property at the site of the tragic 1980 Gate City Daycare Center explosion that will provide a public gathering space with artwork and other elements that allow cultural connections to Bowen's history and create a sense of place.
- Support other neighborhood activities that advance in-fill housing development, infrastructure, commercial facilities/businesses, and acquisition and remediation of blighted and Brownfield parcels in low-income neighborhoods within the BCN footprint.

Continue coaching and counseling and supportive service connections to Former Bowen Households:

- Provide case management and resource referrals and connections with Bowen Supportive Services team and lead and leverage partners in the areas of workforce development, education, and health.
- Assist eligible FBH households with re-occupancy activities in coordination with property management as housing phases are complete, and initial lease-up commences.
- Conduct activities, meetings and events that increase knowledge and promote program participation and civic engagement.

Create Opportunities for Individuals, Families, and Children to Thrive

Single-Fund Budget with Full Flexibility. Atlanta Housing deploys this flexibility to spend MTW Funds on MTW eligible activities, as outlined under its Amended and Restated MTW Agreement. Although the primary objective is to provide rental assistance, Atlanta Housing also focuses on activities associated with ensuring low-income households have stable, affordable housing to serve as a catalyst towards economic independence and housing self-sufficiency. Atlanta Housing intends to:

- Deploy this flexibility to sponsor or support various Resident Empowerment programs designed to help program participants in various stages of life through one-on-one coaching and counseling and other supports that includes offering the following:
  - Focus Resident Success activities on upward mobility of Atlanta Housing assisted households, particularly HCV Program participants.
    - Assist non-compliant households with achieving compliance with Atlanta Housing's work requirement.
    - Activities may include assisting households in improving soft skills for employment, workforce achievement, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics. Other activities may include the facilitation of workshops regarding lease agreements, good neighbor program, and other activities focused on economic and lifestyle independence.
  - Set meaningful goals with an empowerment coach to enhance financial skills and earn rewards, while collaborating with community partners.
  - Implement a Family Success Graduation Strategy to support Atlanta Housing-assisted residents move toward reducing or eliminating their Housing Assistance Program ("HAP") subsidy due to increased income. Proposed concepts include the following:
    - Having program participants to actively build financial independence.
      - Achieve key personal and financial goals.
      - Earn milestone-based contributions into a dedicated rewards account.
      - Connect residents to entrepreneurship and homeownership training and opportunities that accelerate income growth and asset building.
  - Launch a pilot of the Family Self-Sufficiency (FSS) program utilizing an opt-out enrollment model. An estimated 500 eligible households would be automatically enrolled with the option to opt-out of the program. Supportive services and financial coaching would be available and Atlanta Housing would administer FSS escrow accounts for participating households to build savings over time. This pilot will test whether an opt-out model can achieve strong participation and positive economic outcomes for residents.
    - Incentivize program participants to reach milestones and other achievements that align with self-sufficiency, such as completing educational goals, achieving pay increases and promotions, improving credit scores, and similar achievements.
      - Atlanta Housing will manage reward accounts.
      - Program participants will have access to their rewards accounts upon successful program completion. Successful completion is defined as achievement of interim program milestones or a zero HAP, for a specified time.

        - Successful completion is defined as achievement of a zero HAP.
      - This program is designed to guide residents toward lasting self-sufficiency and provide essential support every step of the way.
  - **Implement an Intergenerational Engagement Strategy** designed to strengthen family stability, advance educational outcomes, and support health aging that includes offering the following:
    - Support of the John Hope Community EnVision Center, which entails a collaboration with the John Hope Community Center to offer a range of educational and supportive services in alignment with HUD's EnVision Program.
    - Administer youth engagement activities by facilitating programs and workshops to help Atlanta Housing-assisted youth successfully transition into adulthood.
      - Programmatic activities may include early childhood and family support until kindergarten, after-school and summer enrichment and academic supports, college tours, etiquette classes, Parent-Teen Workshops, Scholarship/Financial Aid Workshops, a Teen Summit, youth entrepreneurship opportunities, support of Atlanta Housing's Summer Internship Program, or other youth-focused activities that incentivize participation.
    - Supporting seniors (62+) and persons with disabilities in maintaining health, independence, social connection, and when desired economic and civic participation.
      - Activities that promote health, independence and daily functioning to include fitness and mobility, digital literacy, benefits navigation, healthy aging workshops and life skills supports.
      - Leadership, mentoring, volunteer opportunities, and legacy building activities (storytelling, community history). Entrepreneurship or workforce re-entry participation.
- Engage and recognize companies contracted by or employed by Atlanta Housing that align their recruitment, employment, and retention efforts with Section 3 requirements.
  - Monitor and report Section 3 efforts regarding:
    - Section 3 Workers, Targeted Section 3 Workers, and Section 3 business concerns.
    - Active recruitment and employment from Atlanta Housing's assisted population group.
    - Persistent and continued outreach efforts to Atlanta's Hispanic and Latino population groups.
- Sponsor and support Atlanta Housing's Summer Internship Program that provides corporate exposure and experience to low-income youth and contribute towards Section 3 compliance.
  - Program interns range from high school (rising seniors) to enrolled college students.

Build or Expand Partnerships to Pool Resources and Maximize Impact for the Benefit of Families

- Expand the number of program participants "enrolling" in and completing Atlanta Housing supported resident entrepreneurial and small business-related activities.

Communicate the Impact of Atlanta Housing's Work in Atlanta

- Incorporate activities that broaden and strengthen Atlanta Housing's messaging platforms to keep assisted families informed while improving internal and external stakeholder awareness of Atlanta Housing's successes, activity progress, collaborative opportunities, and other information.

Strengthen Atlanta Housing Operations

Acknowledging that the cost to deliver housing units, housing services, and provide rental assistance continues to increase, Atlanta Housing set internal priorities that focus on keeping program participants housed, continuing and completing affordable housing projects, and ensuring that resources are available to accomplish internal priorities. Planned strategies may include the following activities:

- Conducting Business Process Reviews ("BPRs") at communities assisted under HomeFlex.
    - BPRs focus on property administration and maintenance, including accessibility requirements, and other areas.
- Continue to stand up the bond program in alignment with stated management plans and directives. Atlanta Housing's bond program will pursue federal, municipal, philanthropic, state, and other collaborative opportunities
- Engaging in community events that benefit Atlanta Housing-assisted families and their neighbors and increase Atlanta Housing's corporate citizenship profile.
- Identifying and generating various sources of revenue to offset operational expenditures, increase program and non-federal income, reduce reliance on HUD operating funds, and increase Atlanta Housing's ability to assist more families.
    - Dispose of assets at fair market value or highest and best offer. *See Page 168*, Appendix E, for the full list of vacant and undesignated sites that Atlanta Housing may seek to dispose of in or after FY 2027.
    - Undertake activities that optimize Atlanta Housing operations, including revising or refining its role in development and redevelopment projects, assistance agreements, and other strategies that help Atlanta Housing to achieve its operational goals.
- Improving operational processes by eliminating or streamlining outdated rental assistance and related activities in alignment with Atlanta Housing's direction and service delivery goals.
- Positioning Atlanta Housing's programs to take advantage of Federal resources as provided by Congress periodically.

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Bb. Overview of Long-Term MTW Goals and Objectives (Completed in 13-60 Mos)

Create or Preserve Affordable Housing Units

Continuing with its goal to create more affordable housing, Atlanta Housing lists its pipeline of housing projects that it plans to advance toward financial closing over the next five fiscal years (2028 – 2032).

- Advance future multifamily projects to add more affordable units to Atlanta Housing's portfolio and the City of Atlanta's housing stock. The table below lists future multifamily projects as follows:

Multifamily Pipeline – Revitalization Projects on Atlanta Housing Land			
Project Name	**Project Details**	**Total Unit Count**	**Affordable Unit Count**
450 Hank Aaron Drive	Adaptive re-use and new construction project near state capitol building with a financial closing expected in November 2027	245	245 Total Affordable for adaptive re-use phase TBD Total Affordable for New Construction future phase(s).
Bowen Block C Wilkes Circle and Yates Drive 2804 Yates Drive Northwest AMP #: GA006000120	Revitalization project under the Choice Neighborhood Implementation Grant with a financial closing expected during the second quarter of FY 2028 (November 2027).	99	63 (64%) Total Affordable 31 Atlanta Housing Assisted 32Other Assisted
Bowen Homes Future Phases 2804 Yates Drive Northwest AMP #: GA006000120	Revitalization project expected to utilize TAD, GDOT and other non-grant financing with anticipated financial closings during the first quarter of FY 2028 (September 2027) through quarter 2 of FY 2029 (December 2028).	1,508	514 (34%) Total Affordable 177 Atlanta Housing Assisted 337 Other Affordable

Civic Center Future Phases 395 Piedmont Avenue NE AMP #: GA006001150	Major revitalization project in Downtown Atlanta providing new housing units in a mixed-income, mixed-use format, centered around the rehabilitation and expansion of a historic Performing Arts Center and associated spaces. The new urban neighborhood will also include state-of-the-art facilities for the Southface Institute and will feature next generation sustainability design with anticipated financial closings during the third quarter of FY 2027 through quarter 4 of FY 2034.	1,375	285 (21%) Total Affordable 73 Atlanta Housing Assisted 0 Other Assisted
Herndon Square Phase IV 464 Cameron Madison Alexander Boulevard AMP #: GA006000592	This phase of the former Herndon Homes public housing site planned to add multifamily rental housing to the existing phases of the Herndon Homes while also reserving space for a “white box” retail space designed to accommodate a grocer.	TBD	Unit Counts TBD
North Avenue 301 North Avenue NE AMP #: n/a	Several vacant parcels comprising the former U-Rescue Villas combined with the site of the former Sophie Mae Candy Factory. An RFP will be released in late 2026 to solicit development proposals for this strategically-located 6.3-acre assemblage in Midtown Atlanta.	356	202 (57%) Total Affordable 134 Atlanta Housing Assisted 68 Other Assisted
Leila Valley Housing 2413 Leila Lane SE AMP #: GA006000290	Approximately 110 new rental and homeownership units built around a community farm and orchard in Southeast Atlanta. The development is being designed and constructed in partnership with Food Well Alliance, an Atlanta nonprofit with the mission to provide resources and support to local growers to connect and build healthier communities.	TBD	Unit Counts TBD

Thomasville Future Phases 0 Thomasville Boulevard AMP #: GA006000170	The redevelopment of a key property in Southeast Atlanta with an initial phase of 7.8 acres soon to be underway. The master plan features extensive green infrastructure and future trail connections to the proposed South River Forest. Approximately 800 mixed-income housing units with community retail are planned for the 35-acre site.	TBD	Unit Counts TBD
Total Projected Multifamily Units		**3,583**	**37% of projected units are affordable**

Source: *Atlanta Housing's Real Estate Planning and Development Business Unit*.

Advance future homeownership opportunities that add more affordable choices for families assisted by Atlanta Housing and to the City of Atlanta's tax digest. The table below lists future homeownership projects as follows:

Homeownership Pipeline – Revitalization Projects on Atlanta Housing Land					
Project Name	**Planned Unit Counts**				
	AH-Assisted	**Other Affordable**	**Market**	**Total Unit Count**	**Comment**
Atlanta Housing Model Homes AMP #: N/A	0	6	0	6	Affordable housing project, 3 single-family and 3 accessory dwelling units, on Atlanta Housing land with a financial closing expected in Nov. 2027
Magnolia Scattered Sites Homeownership AMP #: GA006001180, GA006001190, GA006002000	TBD	TBD	TBD	TBD	This is a homeownership phase of the former Perry Homes public housing site.

Source: *Atlanta Housing's Real Estate Planning and Development Business Unit*

- Advance future Restore-REBUILD projects that project to deliver more than 385 affordable units for households at or below 80% of the Area Median Income (AMI). The table below lists future Restore-Rebuild projects as follows:

Project Name	Projected Unit Delivery				
	Atlanta HousingAssisted	Total Affordable	Market	Total Units	Comment
450 Hank Aaron Drive Phase I Senior	256	256	0	256	May submit a financial development proposal in or after FY 2028.
450 Hank Aaron Drive Phase II Multi-family	45	TBD	TBD	150	May submit a financial development proposal in or after FY 2028.
Bowen Homes Phase V	33	TBD	TBD	130	May submit a financial development proposal in or after FY 2028.
Bowen Phase VI	53	TBD	TBD	100	May submit a financial development proposal in or after FY 2028.
Civic Center R2	6	TBD	TBD	191	May submit a financial development proposal in or after FY 2028.
Civic Center R3	78	TBD	TBD	348	May submit a financial development proposal in or after FY 2028.
Civic Center R4	32	TBD	TBD	157	May submit a financial development proposal in or after FY 2028.
Civic Center R5	57	TBD	TBD	270	May submit a financial development proposal in or after FY 2028.
Herndon Phase IV	60	TBD	TBD	120	May submit a financial development proposal in or after FY 2028.
Johnson Road Phase III	75	TBD	TBD	150	May submit a financial development proposal in or after FY 2028.
Johnson Road Phase IV	32	TBD	TBD	64	May submit a financial development proposal in or after FY 2028.
Leila Valley Rental	68	68	0	68	May submit a financial development proposal in or after FY 2028.
Thomasville Phase II	68	TBD	TBD	136	May submit a financial development proposal in or after FY 2028.
Thomasville Phase III Senior	61	61	0	61	May submit a financial development proposal in or after FY 2028.
Thomasville Phase IV	24	TBD	TBD	48	May submit a financial development proposal in or after FY 2028.
Thomasville Phase V	64	TBD	TBD	127	May submit a financial development proposal in or after FY 2028.
Total Units	**1,012**	**385**	**0**	**2,376**	

Source: *Atlanta Housing's Real Estate Planning and Development Business Unit*

- Advance a future co-investment multifamily project that projects to deliver 134 affordable units for households at or below 80% of the Area Median Income (AMI). The table below lists future co-investment project as follows:

Multifamily Pipeline – Gap Financing Under Co-Investment Program					
Project Name	**Planned Unit Count**				
	AH-Assisted	**Total Affordable**	**Market**	**Total Units**	**Comment**
Two Peachtree 2 Peachtree Street **Project Request:** $8,040,000	0	134	34	168	Adaptive reuse co-investment project in downtown Atlanta with a financial closing expected during the first quarter of FY 2028 (August 2027)
Total Projected Co-Investment Units	**0**	**134**	**34**	**168**	**80% of the proposed projects are affordable.**

Source: *Atlanta Housing's Real Estate Planning and Development Business Unit*

- Maintain a revolving application process to expand current rental portfolio and add housing units to the City of Atlanta's housing stock.
- Review submitted requests. The table below lists projects currently in the review cue:

Project Name	**Projected Unit Counts**			
	Total Unit Count	**% Affordable**	**Investment Request**	**Comment**
1100 Ridge Avenue 1100 Ridge Avenue, SW	48	50%	$1.4M	New construction project that is seeking assistance for acquisition of property to deliver units.
Crest at Midtown 215 North Avenue, NE	322	30%	$3.0M	Acquisition, rehabilitation project that is seeking assistance for acquisition partnership.
Langston Park 1590 Evans Drive, SW	64	100%	$2.0M	New construction project that is seeking assistance for the construction of single and multifamily rental units.
One West End, Phase 1 8550 Oak Street, SW	293	30%	$5.3M	Acquisition, mixed use project and seeking assistance for new construction costs.
Renaissance at Park Place South 240 Amal Drive, SW	100	100%	$1.2M	Rehabilitation project that has Low-Income Housing Tax Credit (LIHTC) approval and seeking HomeFlex assistance for construction to permanent costs.
Residence of Hope 875 Carter Street	42	100%	$1.5M	Acquisition, new construction project is seeking assistance for construction to permanent costs for housing insecure seniors.
Reynoldstown Commons	32	100%	$260K	Acquisition, rehabilitation project that is seeking assistance for repositioning costs.

1124 Wylie Street, SE				
Welcome House 234 Memorial Drive	120	100%	$5.5M	Permanent Supportive Housing Single Room Occupancy project with 41 HomeFlex units seeking rehabilitation funding.
Total New Co-Investment Units	**1021**	**59%**	**$20.2M**	**Requests total approximately $19,800 per affordable unit.**

Source: *Atlanta Housing's Co-Investment Committee Pipeline Tracker*.

- Advance the pipeline of projects slated for conversion under the Rental Assistance Demonstration (RAD) program. The tables included in Appendix E labeled Future RAD Conversions details the projects planned for RAD conversion in FY 2028 and beyond.

Expanding on its homeownership efforts, Atlanta Housing deployed MTW flexibility to create its **Choice Neighborhoods Downpayment Assistance Program**. This program is exclusive to assisting eligible, first-time homebuyers acquire a home within the University Choice Neighborhoods footprint, including the Towns at Scholars Landing, Phase V of the Ashley Scholars Landing Project.

- Provides one-time downpayment assistance to eligible families at or below 80 percent of Area Median Income (AMI) for home purchase within defined boundaries.
- Assistance, up to $60,000, provided as a forgivable subsidy loan.
  - Owner-occupancy is required.
- Assistance applied to homes with sales prices up to $375,000, consistent with the local housing market.

Create Opportunities for Individuals, Families, and Children to Thrive

- Explore potential incentives that complement Atlanta Housing's Summer Internship Program. A preliminary concept includes:
  - "*Be a Houser*" Under this concept, Atlanta Housing will provide up to four summer internship alumni, following college graduation, with a one-year internship designed to expose participants to the affordable housing business.
    - Summer alums will spend up to 3 months in operational business units.
      - Operational business units may include Finance, Housing Choice Vouchers, Public Housing, Real Estate, or Strategy and Policy.
    - The "Be a Houser" initiative can serve as an entry-level gateway to Atlanta Housing and neighboring housing authorities, while providing alumni with meaningful exposure to, and experience in, the affordable housing industry that is not readily accessible to the public.

Resident Renaissance

Atlanta Housing may pursue a signature resident program pilot designed to test suites of wraparound services and economic mobility initiatives that support increased self-sufficiency toward graduation from subsidy. The pilot may also explore incentives, milestone-based participation structures and partnerships with external service providers to help participating families overcome barriers to advancement. Program design, target populations, scale, duration, measurability and eligibility criteria are under development and may be refined based on operational, funding, and resident needs.

This program will provide incentives for working families and increase the efficiency of federal dollars spent on rental assistance for families assisted by Atlanta Housing. With the intent of moving families to self-sufficiency, this program success may lead to the graduation of families from rental assistance. This outcome would enable more families from Atlanta Housing's waitlist to receive housing assistance and gain the stability needed to spring toward self-sufficiency.

The financial implications of the program are yet to be determined. The likelihood of developing a wraparound services and economic mobility program justifies this possible additional expense. Atlanta Housing may leverage existing funding sources and partner with other organizations to reduce the costs that this program may incur and to boost the effectiveness of the programming itself on moving residents to self-sufficient lives.

Attachment D, Part IV, titled “Self-Sufficiency/Supportive Services,” enables Atlanta Housing to use its MTW flexibility to create new self-sufficiency programs. This pilot program may use each of the components of this flexibility, including the development of this new pilot program, establishing escrow accounts, employing rent incentives, and establishing strategic relationships with local private and public agencies or service providers to leverage and magnify the impact of Atlanta Housing’s programming.

Atlanta Housing will measure success of its signature pilot program by the self-sufficiency metrics found in the Standard MTW agreement, with a focus on program graduations and increases in participant income.

Build or Expand Partnerships to Pool Resources and Maximize Impact for the Benefit of Families

- Explore opportunities to engage and enroll younger participants in Atlanta Housing’s entrepreneurial and small business development initiatives.

Strengthen Atlanta Housing Operations

- Continue to research and review opportunities to generate new revenue sources that help offset operational expenditures and increase Atlanta Housing’s ability to assist more families.
    - Review and undertake activities that optimize Atlanta Housing operations, including revising or refining its role in development and redevelopment projects, assistance agreements, or other strategies that help Atlanta Housing improve operational processes.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

i. Planned New Public Housing Units

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

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0 Bdm	1 Bdm	2 Bdm	3 Bdm	4 Bdm	5+ Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
Asbury Pointe*** AMP # TBD	0	8	10	3	0	0	21	Family	1	1
Bowen Homes Phase I*** AMP # GA0060000120	0	18	13	15	2	0	48	Family	3	1
Bowen Homes Phase II*** AMP # GA0060000120	0	2	18	12	2	0	34	Family	2	1
Name/Number Civic Center R1*** AMP # GA006001150	0	30	118	0	0	0	148	Seniors	8	3
Five Peachtree*** AMP # TBD	18	47	0	0	0	0	65	Seniors	4	2

Total Public Housing Units to be Added in the Plan Year:	316

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

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

*** These units are anticipated to be added through HUD's Restore-Rebuild Program. They will be new public housing units briefly before they convert to RAD project-based vouchers.

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

N/A

ii. Planned Public Housing Units to be Removed

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

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Asbury Pointe AMP # TBD	21	Restore-REBUILD conversion.
Ashley Cascade I AMP # GA006000830	46	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Cascade II AMP # GA006000870	41	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Cascade III AMP # GA006000900	29	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Bowen Homes Phase I AMP # GA006000121	48	Restore-REBUILD conversion.
Bowen Homes Phase II AMP # GA006000122	34	Restore-REBUILD conversion.
Cheshire Bridge Road AMP # GA006000470	162	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Civic Center R1 AMP # GA006001151	148	Restore-REBUILD conversion.
Five Peachtree AMP # TBD	65	Restore-REBUILD conversion.
Georgia Avenue AMP # GA006000250	79	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Marian Road AMP # GA006000520	240	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Martin Street Plaza AMP # GA006000560	59	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Villages at Carver II AMP # GA006000910	33	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Villages at Carver V AMP # GA006001020	78	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Westminster Homes AMP # GA006000440	32	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
TOTAL: Public Housing Units to be Removed in the Plan Year	1,115	

iii. Planned New Project Based Vouchers

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

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
1064 Oglethorpe	10	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
1688 Lakewood	20	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Ashley Cascade I	46	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Cascade II	41	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Cascade III	29	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Bowen Homes Phase I	48	Yes	Restore-REBUILD
Cheshire Bridge Road	162	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Civic Center R1	148	Yes	Restore-REBUILD
Englewood Manor IA	100	No	PBV unit creation under AH's Standard HomeFlex Program.
Englewood Manor IB	160	No	PBV unit creation under AH's Standard HomeFlex Program.
Georgia Avenue	79	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Heritage Village West Lake	102	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Herndon Homes Phase II	80	No	PBV unit creation under AH's Standard HomeFlex Program.
Herndon Homes Phase III	80	No	PBV unit creation under AH's Standard HomeFlex Program.
Marian Road	240	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Martin Street Plaza	59	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Sylvan Hills II	24	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
The Simpson	39	No	PBV unit creation under AH's Standard HomeFlex Program.
Villages at Carver II	33	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Villages at Carver V	78	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Westminster Homes	32	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
TOTAL: Planned new Project Based Units in Plan Year	**1,610**		

iv. Existing Project-Based Vouchers

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

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
1055 Arden	6	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
277 Moreland	56	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
356 James P. Brawley Drive	8	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
395 James P. Brawley Drive	20	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
55 Milton	18	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
507 English Avenue	6	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
588 and 592 Paines Avenue	8	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Abbington at Ormewood Park	8	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Academy Lofts at Adair Park	5	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Adamsville Green	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Adamsville Green	46	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Arcadia at Parkway Village	116	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Ashley Auburn Pointe I	8	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Ashley Auburn Pointe II	51	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley I at Scholars Landing	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley IC at Scholars Landing	25	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley II at Scholars Landing	90	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	5	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Atrium at Collegetown	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Family	53	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Senior	136	Leased	No	PBV unit creation under AH's Standard HomeFlex Program for Older Persons.
Avalon Ridge Family	89	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Brightstone at DeKalb Medical Parkway	175	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Campbell Stone	236	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol Gateway II	16	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

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

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Columbia Senior Residences at Martin Luther King, Jr.	122	Leased	No	PBV unit creation under AH's Standard HomeFlex Program for Older Persons.
Columbia Senior Residences at Mechanicsville	81	Leased	No	PBV unit creation under AH's Standard HomeFlex Program for Older Persons.
Columbia South River Gardens	51	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	37	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	39	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Columbia Tower at Martin Luther King, Jr. Village	56	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Tower at Martin Luther King, Jr. Village	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Constitution Avenue Apartments	67	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Corridor Gardens Apartments	8	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Covenant House Georgia	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Dwell at Alcove	9	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Gateway at Capitol View	162	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Gateway at East Point	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
GE Tower	201	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Heritage Green	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station I	88	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station II	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Herndon Square Senior	97	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Imperial Hotel	90	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Intrada Westside	25	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Juanita Gardner Village	108	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Lakewood at Christian Manor	199	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Legacy at Vine City	105	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Lillie R. Campbell House	86	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
London Townhomes	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Madison Reynoldstown	46	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Manor at Indian Creek II	75	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Manor at Scott's Crossing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Martin House at Adamsville	121	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Crossing	30	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Station	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
McAuley Park	30	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVeN).
Oasis at Scholars Landing	60	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Stanton Park	10	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Sterling at Candler Village	170	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summerdale Commons	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summit Trail	40	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
The Legacy at Walton Lakes	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Mallory	14	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
The Melody	40	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
The Peaks at MLK	73	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Remington Apartments	160	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
The Steede	16	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Thrive Sweet Auburn	23	Leased	No	PBV unit creation under AH's Supportive Housing HomeFlex Program (HAVEN).
Veranda at Auburn Pointe	86	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Auburn Pointe II	98	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Auburn Pointe III	102	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Carver	90	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Collegetown	100	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Groveway	74	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Scholars Landing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Welcome House	41	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Woodbridge at Parkway Village	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Non-RAD Total: Planned Existing Project-Based Vouchers	**6,410**			

- The table that follows lists tenant-based vouchers that Atlanta Housing is currently project-basing because of unit conversion under the Rental Assistance Demonstration (RAD) program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Barge Road	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Columbia Commons	48	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Apartments	62	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Parkside	47	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Park Citi Residences at West Highlands	61	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Senior Residences at Mechanicsville	54	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Village	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Cosby Spear Highrise	113	Committed	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program
Cosby Spear Highrise	169	Committed	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Section 18 option
East Lake Highrise	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program
James Allen, Jr. Place	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Juniper and Tenth Highrise	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.

Marietta Road Senior Tower	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Peachtree Road Senior Tower	196	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	207	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Village at Carver (Phase I)	66	Leased	Yes	PH unit conversion to PBV units under the RAD
Village at Carver (Phase I)	44	Leased	Yes	RAD TBV units converted to PBV units under RAD Section 18 option.
Villages at Castleberry Hill I	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at Castleberry Hill II	46	Leased	Yes	PH unit conversion to PBV units under the RAD Section 18 option.
Villages at Castleberry Hill II	68	Leased	Yes	RAD TBV units converted to PBV units under RAD Section 18 option.
Villages at East Lake Redevelopment	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
RAD Total: Planned Existing Project-Based Vouchers	**2,283**			
All PBV Total: Planned Existing Project-Based Vouchers	**8,693**			

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year
Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
Atlanta Housing plans to continue keeping units off-line as a viable strategy to accommodate program participants affected by Atlanta Housing's planned rehabilitation and modernization efforts directly associated with conversion requirements under the Rental Assistance Demonstration (RAD) Program.

vi. General Description of All Planned Capital Expenditures During the Plan Year
Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

Atlanta Housing established four priorities for capital improvements at Atlanta Housing-owned communities: 1) Health and safety of residents; 2) Safety and security; 3) Compliance; and 4) Redevelopment through Rental Assistance Demonstration (RAD) and asset repositioning.

Atlanta Housing's capital expenditure plan includes various expenditures and investments focused primarily on extending the useful life and safety enhancement measures for its 5 residential communities, 3 office buildings, 2 vacant structures, and future endeavors.

Expenditure estimates planned for FY 2027 total $2.67M for site building improvements that includes entry foyer and first floor corridor design and build out, paint interior and exterior elevator doors and elevator room (rooftop); updates to access control devices; upgrades to 2 sites' trash chute and compactors; laundry renovations, corridor improvements, front office carpet; window replacement; new sprinkler heads; restriping parking lot and garages, unit improvements, where plans include 87 kitchen counter replacements, and 81 bathroom renovations. In addition to planned expenditures above, Atlanta Housing may also need to undertake emergency capital projects, which may or may not be included in initial planning documents but are essential to maintaining safe and compliant operations.

$708,400	planned for Cheshire Bridge Road Highrise for new domestic boiler, 115 Packaged Terminal Air Conditioners (PTACs) and other site expenditures.
$449,500	planned for Georgia Avenue Highrise in alignment with program requirements to convert property from public housing to Section 8 under RAD.
$257,000	planned for Marian Road Highrise for community room upgrades, patio fencing, and to conduct a valve and leak detection project along with other site expenditures.
$905,600	planned for Martin Street Plaza for bathroom renovations and other site expenses.
$119,300	planned for Westminster Apartments for various site improvements.
$230,200	planned for assorted expenditures such as expanding copier production equipment and eliminating a higher outsourcing contract, and to address graffiti and vandalism.
$2,670,000	**planned for Atlanta Housing owned residential communities.**

***Note:** Estimated expenditures may increase due to materials, labor, or other construction and/or market increases. In addition, planned projects may be modified in part or whole based on federal funding levels and/or in accordance with Physical Needs Assessments required as the properties transitions to RAD.

B. Leasing Information

i. Planned Number of Households Served

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

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED**
Public Housing Units Leased	24,972	2,081
Housing Choice Vouchers (HCV) Utilized***	236,160	19,680
Local, Non-Traditional: Tenant-Based^	6,600	550
Local, Non-Traditional: Property-Based^	38,004	3,167
Local, Non-Traditional: Homeownership^	28,656	2,388
Planned Total Households Served:	**334,392**	**27,866**

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

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

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

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

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED *	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	Developing Alternative and Supportive Housing Resources/SH.2005.09	6,600	550
Property-Based	Gap Financing/RE.2005.11	14,136	1,178
Property-Based	HomeFlex Site-Based Administration/RE.2006.02	23,868	1,989
Homeownership	Comprehensive Homeownership Program/RE.2007.03	28,656	2,388

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

Note: To make homeownership attainable for low-income families, Atlanta Housing provides downpayment assistance to eligible, first-time homebuyers under its Comprehensive Homeownership Program. The downpayment assistance is a subordinate loan on the property recorded in the county public records. The subordinate loan is forgivable at maturity. Atlanta Housing reconciles mature or paid off liens annually and records a "cancellation of lien" in the public records. The net effect of adding and removing loans from the assistance roll may reduce the number of overall households served. The number of households served is reflected in Atlanta Housing's MTW Annual Report as reconciled maturity dates and lien releases become recorded.

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

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

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
Public Housing	Atlanta Housing continues to face multiple obstacles/challenges that impact leasing up activity for families under its housing programs. Obstacles/challenges include: • Lack of affordable units available for low-income and other targeted population groups. • Lack of temporary units to relocate residents at properties undergoing RAD conversion. • Reduction/lack of available financial resources from third-party partners and other stakeholders to contribute to the development of supportive housing units. • Increase cost in materials and other construction delays to develop new Supportive Housing units. • Locating open houses to relocate Atlanta Housing-assisted families. Possible Solutions include: • Serve as an active partner with the City of Atlanta's Eviction Diversion Program. • Continue efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive and other affordable housing for an at-risk segment of the population. • Take an intentional approach in property management activities for Atlanta Housing to initiate Notice of Funding Awards under HUD's Restore-Rebuild Initiative and other contractual agreements with property managers as Atlanta Housing moves through the fiscal year.
Housing Choice Voucher	Atlanta Housing continues to face multiple challenges in leasing, particularly in accessing an adequate supply of one- and two-bedroom units and maintaining strong participation from property owners. • Limited supply of one- and two-bedroom units. • A shortage of appropriately sized housing options for voucher holders. • Difficulty maintaining strong participation from property owners – suggesting challenges in landlord engagement and retention within the program. Possible Solution include: • Take a deliberate and strategic approach to voucher management and continue focused efforts to recruit and retain landlords. • Work closely with property owners and managers and may deploy revised payment standards and targeted incentive strategies to help overcome leasing and inspection-related obstacles.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
Local, Non-Traditional	Atlanta Housing continues to face multiple obstacles/challenges that impact leasing up activity for families under its housing programs. Obstacles/challenges include: • Lack of affordable available units for targeted populations. • Reduction/Lack of available financial resources from third-party Partners to contribute to the development of supportive and other affordable housing units. • Delayed Construction and increase cost in materials to develop new Supportive Housing and other affordable units. Possible Solutions include: • Atlanta Housing will continue efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive and other affordable housing for an at-risk segment of the population. • Atlanta Housing will continue to create "fast-track," housing solutions that are both short term and long term by expanding its current local, non-tradition housing programs. • Seeking innovative strategies to increase the number of affordable housing units through the purchase of existing residential and commercial assets that Atlanta Housing can promptly convert into affordable residential housing units (e.g., Hotels, Office Space, Warehouse Facilities, etc.)

iii. Unique Households Served (Optional)

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

UNIQUE HOUSEHOLDS SERVED
Atlanta Housing's Home Again Program focuses on promoting housing stability and preventing eviction by providing low-income households with short-term financial assistance. Households assisted under the Home Again Program are not participants of either rental assistance program, Housing Choice nor Public Housing, as administered by Atlanta Housing. In addition, assistance is limited to once per year and based on funding levels and need. The average number of unique households assisted annually include: • Short-Term Assistance: 446 households (capped by dollar amount or time) • Rapid Rehousing: 91 households (measured by homeless or eviction prevention) • Emergency Housing: 13 households (defined as unique, urgent assistance)

C. Waiting List Information

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list (indicating whether the waiting list is site-based or agency-wide for public housing) and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
MTW Housing Choice Voucher Program	Community-wide voucher Wait List ("WL") for all populations.	20,873	Closed	No
Choice Mobility Vouchers (RAD PBV Program)	Specific voucher WL for eligible residents living at converted PH sites.	11	Partially Open	Yes
MTW Public Housing Program	Community-wide unit WL for all populations managed by a third party at the property level for 572 units at 5 AH-Owned sites.	828	Partially Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 475 units at 16 sites.	Referral-Based (0)	Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 3,922 units at 33 sites.	29,456	Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 6,885 units at 69 sites.	29,974	Closed	No

Note: As made available under the Rental Assistance Demonstration (RAD) Program, Atlanta Housing elected to convert its public housing units to Section 8 assisted project-based voucher (PBV) units. In alignment with this option, Atlanta Housing adopted the alternate inventory turnover cap, where only 3/4ths or 75% of its turnover vouchers are earmarked for RAD PBV families. The alternate option allows Atlanta Housing to continue serving its Housing Choice Voucher Waiting List with the remaining turnover vouchers. RAD PBV families must request a voucher once conversion and occupancy requirements have been met.

Please describe any duplication of applicants across waiting lists:

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

ii. Planned Changes to Waiting List in the Plan Year

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

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

III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

AW.2027.01 - FAMILY SELF SUFFICIENCY PROGRAM WITH MTW FLEXIBILITY

A. Activity Description

i. Describe the proposed activity

Atlanta Housing continues to build on its deep commitment to residents by launching a transformative new chapter focused on empowerment, innovation, and opportunity. As part of this transformation, Atlanta Housing merged the Resident Services and Choice Neighborhoods teams in February 2025 to form a unified Resident Empowerment department. This integration aligned structure, staffing, and service delivery under one cohesive framework, establishing a stronger, more coordinated system designed to expand reach and deepen impact.

During Fiscal Year 2026, Atlanta Housing focused on building that foundation by introducing aligned service areas, streamlining operations, and creating structured pathways to support residents across every stage of life. Building on this work, Fiscal Year 2027 represents the next phase of Resident Renaissance, focused on activation and acceleration through structured intake and enrollment, expanded Success Portfolios, strategic partnerships, and milestone-based incentives.

Activity Details

Atlanta Housing will expand its Family Self-Sufficiency (FSS) Program to include escrow accounts and milestone-based rewards. The voluntary program provides participants with economic, educational, and wellness opportunities, along with coaching, counseling and supportive service connections. There are FSS Coordinators currently in place whose positions are titled “Family Success Specialists” aligned to Atlanta Housing’s Resident Empowerment department’s focus and strategies. These Specialists together with other identified staff and/or third-party vendors, will support financial coaching, counseling, and administration of the escrow and milestone rewards.

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

Establishing the escrow and milestone-based rewards is designed to further advance the following objectives:

- Promote economic self-sufficiency and earned income growth for Atlanta Housing-assisted households
- Build household financial assets through a traditional, rent-based FSS escrow account
- Reward progress toward self-sufficiency through structured milestone-based rewards
- Reduce long-term dependence on housing assistance subsidies, including progress toward $0 Housing Assistance Payment (HAP)
- Connect residents to education, workforce development, financial coaching, and entrepreneurship opportunities, including resident-owned business development
- Increase rates of homeownership

Target Households (Waiver 10c. Alternative Family Selection Procedure – PH & HCV). The pilot program will target up to 500 work-able residents (18-61 years) across Atlanta Housing's Public Housing, Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs. Households exempt from Atlanta Housing's work requirement such as senior residents (62 and over) and persons with disabilities can also participate if they are compliant with their lease. The Eligible households would be engaged by:

1. **Opt-in:** enrolling on their own through Atlanta Housing marketing and outreach efforts. Atlanta Housing will utilize its existing Family Success Specialists to provide coaching and asset-building services for participants who choose to engage and will also work with Atlanta Housing's network of service providers for financial coaching and wrap-around services.
2. **Opt-out:** automatically enrolling households (e.g. Atlanta Housing work compliant households) with the option to withdraw if they choose not to participate. Non-participation will not affect their ability to continue receiving housing assistance. Atlanta Housing may contract with a third-party entity or utilize its existing Family Success Specialists to provide financial coaching and asset-building services for participants who choose to engage.

There will not be a control group tracked for this pilot.

Contract of Participation (Waiver 10d. Modify or Eliminate the Contract of Participation – PH & HCV). The participation timeframe for the pilot program will be five years. All families enrolled in the FSS program will execute a modified Contract of Participation (CoP) that incorporates an Individual Training and Services Plan (ITSP) for each participating household member aged 18 and older. The CoP establishes the rights and responsibilities of the FSS family and Atlanta Housing, the services to be provided, the activities to be completed by the family, and the terms of participation.

Escrow Accounts and Milestone rewards (Waiver10e. Policies for Addressing Increases in Family Income – PH and HCV). Atlanta Housing will establish interest bearing FSS escrow accounts for participants to build savings over time as earnings increase and will administer tiered rewards to participants as they achieve certain self-sufficiency milestones.

As a baseline, Atlanta Housing will implement a traditional escrow account so as participant work earnings go up and their rent portion increases, a calculated portion of that rent increase is saved into the escrow account. Families will be entitled to escrow funds once all interim and final goals are met and program completion occurs. As the traditional escrow accounts are established and Atlanta Housing gains greater insight and learnings on its implementation, consideration may also include implementing a tiered escrow account structure (i.e. set escrow contribution amounts based on earned income tiers).

The tiered milestone rewards are intended to incentivize program participation and support attaining progress milestones and other achievements that align with economic self-sufficiency and successful program completion. The tiers are contemplated as follows:

a. **Freshman:** Participants who have moved from "non-compliant" to meeting Atlanta Housing's minimum work requirement standards (currently 20 hours per week) or for exempt households (seniors 62+ and persons with disabilities) desiring to work. Support include coaching and counseling and supportive service connections and resources by Family Success Specialists and partnering organizations based on identified goals. Participant Milestone rewards can include limited, short-term assistance for expenses related to training, education or employment (e.g. childcare, transportation assistance) and "earn while you learn" opportunities by partnering organizations to encourage continued participation

and growth in achieving goals.

b. **Sophomore:** Participants earning 30 – 50% of Area Median Income (AMI). This tier would offer similar resources under the freshman tier with a focus on career advancement and asset building. Establishing and seeding an initial $500 into escrow accounts will be the milestone reward for this tier. Atlanta Housing will utilize MTW funds or work with partners/third party vendor in contributing the initial $500 seed funds deposited into the escrow accounts.

c. **Junior:** Participants who have progressed with stable employment earning 51-80% of AMI and who are working toward identified goals such as homeownership, entrepreneurship, career advancement, purchasing a vehicle, and ending housing and/or other subsidy assistance programs. Milestone rewards include similar support from the freshman and sophomore tiers as well as other opportunities such as down-payment assistance for first-time homebuyers, business start-up grants/loans in coordination with a business development partner, or interim withdrawal from their escrow account to support their goals.

d. **Senior:** Participants earning more than 80% of AMI, approaching or at Zero Housing Assistance Payments, or who have completed their FSS goals. They will receive transition support as they prepare to exit housing assistance. Milestone Rewards may include benefits from prior tiers, as applicable, and the ability to fully withdraw from their escrow accounts.

iii. Provide the anticipated schedule for implementing the proposed activity

The pilot will commence in FY 2027.

iv. Please specify if the MTW PHA plans to apply this proposed activity to any Special Purpose Voucher (SVP) types

No. The activity is not expected to apply to special purpose vouchers. The pilot is intended to serve eligible households in Atlanta Housing's Public Housing, Housing Choice Voucher, and Project-Based Voucher programs.

B. Cost Implications

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

Atlanta Housing anticipates cost implications related to the establishment and administration of FSS escrow accounts, milestone-based rewards, supportive services, and potential third-party vendor support. Early projections for up to 500 participants estimate total escrow-related Housing Assistance Payments ranging from approximately $1.24 million to $2.65 million over the five-year pilot period. Costs will be refined during implementation based on actual enrollment, participant earnings growth, graduation outcomes, and available funding.

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

Based on early calculations working with a third-party entity, the following are Housing Assistance Payments for Escrow Account projections for a participant pool of 500:

Scenario	Low	Moderate	High
Total HAP for Escrow	**$1,243,650**	**$2,000,000**	**$2,649,250**
Annual Average	$248,730	$400,000	$529,850

KEY ASSUMPTIONS BY SCENARIO

Assumption	Low	Moderate	High
Definition	Scenario 1	Scenario 2	Scenario 3
Total Enrolled	500	500	500
Graduation Rate	70%	70%	70%
Number of Graduates	350	350	350
Average Escrow at Graduation	$2,839	$5,000	$6,855
Total Family Savings	***$993,650***	***$1,750,000***	***$2,399,250***
Total Escrow Seed Deposit ($500 per)	***$250,000***	***$250,000***	***$250,000***
Total HAP for Escrow	**$1,243,650**	**$2,000,000**	**$2,649,250**

C. Need/Justification for MTW Flexibility

i. Cite authorization(s) detailed in Attachment C and/or D of the Standard

MTW Agreement (or applicable successor section in future iterations of the MTW Agreement) **that gives the MTW PHA flexibility to conduct the proposed activity**

Under its Amended and Restate MTW Agreement, Attachment D, Section IV. Self-Sufficiency/Supportive Services, Waiver 10c. Alternative Family Selection Procedure – PH and HCV, Waiver 10d. Modify or Eliminate the Contract of Participation – PH and HCV, Waiver 10e. Policies for Addressing Increases in Family Income – PH and HCV.

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

The authorizations are needed to provide Atlanta Housing with the flexibility to implement an expanded FSS pilot that goes beyond the standard program structure.

This includes using alternative enrollment procedures, modifying the Contract of Participation, establishing escrow and milestone-based incentives, and connecting participants to supportive services that promote employment, income growth, asset building, and long-term self-sufficiency. These flexibilities are necessary to tailor the program to resident needs, encourage broader participation and retention, and advance MTW statutory objectives related to self-sufficiency and reduced reliance on housing assistance.

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

i. No. The activity does not include rent reform or term limits. It is focused on FSS program flexibilities, including enrollment, participation requirements, escrow accounts, milestone rewards, and supportive services.

ii. HARDSHIP CASE CRITERIA

Although this activity does not include rent reform or term limits, Atlanta Housing will establish hardship protections related to FSS participation and escrow administration. The hardship policy will address extenuating circumstances that may affect a participant's ability to progress toward or complete Service Plan goals within the five-year participation period. Atlanta Housing may revise the FSS Action Plan or related implementation policies, as needed, based on pilot learnings and documented participant circumstances, including requests to access partial or full withdrawals from FSS escrow accounts outside of prescribed timelines.

iii. Description of Annual Evaluation

Not applicable. This activity does not include rent reform. Annual evaluation of the FSS pilot will be addressed through the activity's performance metrics and ongoing implementation monitoring, including participant enrollment, progress toward Service Plan goals, escrow accumulation, milestone achievement, and program completion.

iv. Transition Period

Not applicable. This activity does not include rent reform or changes to rent calculation policies; therefore, no rent reform transition period is required. Any participant transitions related to FSS enrollment, escrow administration, or milestone-based rewards will be addressed through the FSS Action Plan and implementation procedures.

IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

A. IMPLEMENTED ACTIVITIES

Activity ID		Activity Name	Page	MTW Authorization(s) Atlanta Housing's Attachment D
AW	2005.01	$125 Minimum Rent	90	Section I.O: General Conditions; setting rents and term limits
AW	2005.02	Earned Income Disregard	91	Sections I.O: General Conditions. Atlanta Housing may adopt and implement any reasonable policies for setting rents, subsidy levels, and term limits for rental assistance programs.
AW	2005.03	Work / Program Requirement	92	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC	2005.04	Enhanced Inspection Standards	93	Section VII: Establishment of HCV Program
HD	2005.06	Good Neighbor Program II	94	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
HD	2005.06	Resident Empowerment (formerly Human Development Services)	95	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
PH	2005.07	4-to-1 Elderly Admissions	96	Section III: Occupancy Policies Section IV: Self-Sufficiency/Supportive Services
SH	2005.09	Developing Alternate and Supportive Housing Resources	97	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2005.10	Revitalization Program	98	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2005.11	Gap Financing	99	Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol

Activity ID		Activity Name	Page	MTW Authorization(s) Atlanta Housing's Attachment D
HC	2006.01	Atlanta Housing Submarket Payment Standards	100	Section VII: Establishment of HCV Program
RE	2006.02	HomeFlex Site-Based Onsite Administration	101	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
HC	2007.01	Re-Engineering the Housing Choice Voucher Program	102	Section V: Single-Fund Budget with Full Flexibility Section VII: Establishment of HCV Program Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2007.03	Comprehensive Homeownership Program	103	Section V: Single-Fund Budget with Full Flexibility
RE	2007.04	HomeFlex as a Strategic Tool	104-105	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
AW	2008.01	Rent Simplification / Atlanta Housing Standard Deductions	106	Section I.O: General Conditions
HC	2008.02	Leasing Incentive Fee	107	Section VII: Establishment of HCV Program
RE	2022.01	Choice Neighborhoods Down Payment Assistance Program	108	Section V: Single-Fund Budget with Full Flexibility

AW.2005.01 - $125 MINIMUM RENT

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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

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

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

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

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

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

AW.2005.02 – EARNED INCOME DISREGARD

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2005. Activity amendment in FY 2027.

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

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

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

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

Atlanta Housing makes a minor modification to this activity to capture the original activity intent and essence. Beginning July 1, 2026, Atlanta Housing will disregard the lower income source for eligible fixed income households that report earned income sources. Therefore, households that receive fixed income and return to the workforce will pay their rent share off the higher income rather than the lower income. This change ensures fairness, particularly with households that have one income source and cannot enjoy the same benefits as households able to report earned 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. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing plans to make a minor modification to this activity to capture the original intent and essence of the activity. Where a fixed-income elderly or disabled household reports earned income, Atlanta Housing will disregard the lower of the two income sources. Therefore, the elderly or disabled households with earned income will have their rent share calculated off the higher income.

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 and FY 2027.

ii. Description/Update

Atlanta Housing believes that work and education are the primary paths to self-sufficiency – a perspective supported by evidence-based studies. As such, and in line with 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 verifiable medical condition preventing the individual from attending school or being gainfully employed are exempt for the period that the medical condition prevents them from meeting the program requirements.

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

In monitoring local employment practices and the number of compliant families, Atlanta Housing adjusts the average hour requirement under this activity from an average of 20 hours to an average of 25 hours per week for target or workforce households, which are defined as non-disabled, non-elderly households between the ages of 18 to 61. Atlanta Housing will continue to monitor the employment landscape as it continues to return its Work/Program Requirement activity to 30 hours per week.

iii. Planned Non-Significant Changes

Atlanta Housing adjusts the average hour requirement under this activity from an average of 20 hours to an average of 25 hours per week for target or workforce households aged 18 to 61 years old.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

AW.2005.04 – ENHANCED INSPECTION STANDARDS

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

In response to 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 to receive and maintain rental assistance.

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 gas certifications at the initial inspection.

Other enhancements include pre-contract assessments, initial inspections for property to be included on Atlanta Housing's rental assistance program, annual property and unit inspections, special inspections related to health and safety issues as initiated by program participants, property owners/housing partners, or community neighbors, as well as quality control inspections. 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.

Atlanta Housing continues to align NSPIRE Standards within this MTW Activity, as well as incorporate NSPIRE Standards into its policies and procedures as appropriate.

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

HC.2005.05 – GOOD NEIGHBOR PROGRAM II

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Because of Atlanta Housing's plans to create mixed-income properties that would require 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 utilizes MTW Authorizations Sections IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a referral-based program to educate and prepare affected participants. Program curriculum includes living outside of public housing in market rent, mixed-income, and privately owned housing communities.

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

Neighbors, property owners/managers, housing partners, and other community interest groups/individuals can refer 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. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

HD.2005.06 – RESIDENT EMPOWERMENT (FORMERLY 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 utilizes MTW Authorizations Sections IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to leverage agency resources and require full participation of all Atlanta Housing-assisted families referred to Human Development Services ("HDS") or Atlanta Housing's Resident Services Department.

Required participation of referred families maximizes outcomes to link self-sufficiency and supportive services programming to its program participants and since inception of this activity, Atlanta Housing expanded its service provider network to address a broad spectrum of training and social services for work-able, senior, and disabled families. Expenditures supporting this activity based on Atlanta Housing's Single-Fund Budget with Full Flexibility Authorization are identified on page 29 and 30, as well as outlined on page 109.

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

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing proposes to launch a pilot of the Family Self-Sufficiency (FSS) program utilizing an opt-out enrollment model. An estimated 500 eligible households would be automatically enrolled with the option to opt-out of the program. Supportive services and financial coaching would be available and Atlanta Housing would administer FSS escrow accounts for participating households to build savings over time. This pilot will test whether an opt-out model can achieve strong participation and positive economic outcomes for residents.

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

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

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

SH.2005.09 – DEVELOPING ALTERNATE AND SUPPORTIVE HOUSING

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Originally, this activity supported 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 utilizes MTW Authorizations Sections V.A.2.f, Section VII.A, and Section VII.B.1-3 under Attachment D of its Amended and Restated MTW Agreement to earmark resources for alternative housing initiatives.

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

Although the last change in this activity merged Developing Alternative Housing Resources and Developing Supportive Housing into this current activity, the original concept and focus remains intact, which is homeless prevention/solution assistance programs and supportive services and non-targeted or mainstream programs. Examples of programs tracked by this activity include Home Again, 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 or financial resources and long-term housing solutions.

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

RE.2005.10 – REVITALIZATION PROGRAM

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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

Since this activity's implementation, 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 and mixed use ventures that support revitalization initiatives to stabilize local neighborhoods starving for reintegration into the surrounding community. Proposed ideas and plans include offering affordable housing units, retail and commercial ventures, great recreational facilities, and high performing schools to incorporate into Atlanta Housing's Revitalization Program, which may include Atlanta Housing-ownership of retail and commercial facilities to initiate or sustain revitalization. Ownership of and investment in retail and/or non-residential commercial facilities by Atlanta Housing will not include federally awarded funds unless fund use is allowed under Sections 8 or 9 Programs or under the MTW Demonstration Program.

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

RE.2005.11 – GAP FINANCING

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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 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 intends to issue 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. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

HC.2006.01 – ATLANTA HOUSING SUBMARKET PAYMENT STANDARDS

i. Plan Year Approved, Implemented, Amended

Activity approved and implemented in FY 2006. Activity has been amended in FY 2007, FY 2016, FY 2022 and FY 2024.

ii. Description/Update

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

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

By aligning its payment standards with actual single-family residential rental costs at the census tract level, 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. Planned Non-Significant Changes

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

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

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

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Originally, Atlanta Housing introduced this activity to eliminate duplicated administrative processes, eligibility determinations, and resident screening at Atlanta Housing's Project-Based Rental Assistance (rebranded as "HomeFlex") communities. By utilizing 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-Base Section 8 Vouchers and VII.C: Demonstration Program on Project-Based Financing under Attachment D of its Amended and Restated MTW Agreement to streamline project-basing activities.

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

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

iii. Planned Non-Significant Changes

Atlanta Housing plans to continue incorporating Housing Opportunities through Modernization Act (HOTMA) requirements within this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

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

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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

Originally, Atlanta Housing sought to move closer to a paperless, state-of-the-art, client-focused, self-service program, where the key areas focused on and continue to include Organizational Structure, Systems and Processes, Training and Capacity Building, Customer Service Delivery, and State-of-the-Art Technology. Since implementation of this activity, 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. Planned Non-Significant Changes

Atlanta Housing plans to continue incorporating Housing Opportunities through Modernization Act (HOTMA) requirements within this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Atlanta Housing introduced this activity through utilization of MTW Authorization Section V.A: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a Down Payment Assistance ("DPA") Program to increase homeownership opportunities for low- to moderate-income families. The activity also promotes homeownership opportunities in healthy, mixed-income communities through the provision of subordinated mortgage loans to qualified households that earn up to 80% of the area median income ("AMI"), are first-time homebuyers and purchase within the City of Atlanta. The subordinated mortgage loans are a one-time assistance product for a 10-year period, and forgivable at 20% annually (in years 6 through 10) 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% of the AMI, Atlanta Housing will review a range of 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% of the AMI.

Originally, Atlanta Housing sponsored a conventional Housing Choice Voucher ("HCV") Homeownership Program (circa 2002 – 2009) that provided mortgage payment assistance to qualified, Atlanta Housing-assisted program participants purchasing a home under the terms of the HCV Homeownership Program. Primarily because Atlanta Housing was unable to get and/or maintain 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 (9) matriculating through the HCV Homeownership Program under the original terms. Atlanta Housing may utilize a financial incentive protocol to close out the HCV Homeownership Program.

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 be combined or layered with other down payment assistance programs. The latter feature helps families defray the out-of-pocket and overall costs of homeownership.

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

iii. Planned Non-Significant Changes

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

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

RE.2007.04 – HOMEFLEX AS A STRATEGIC TOOL

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Several years ago, 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" nearly ten years ago (circa 2016).

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

Project-basing assistance at 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 the program, Atlanta Housing provides a subsidy for the rental unit on behalf of the eligible family and property owners and accepts subsidy payment for the unit pursuant to the HomeFlex Agreement. Further, the assistance remains with the project or unit for the next eligible family to use.

Atlanta Housing obtained prior HUD approval to exceed the program cap of 20% of project based vouchers

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 can 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 inside and outside of Atlanta Housing's service area. Such examples may include negotiating intergovernmental agreements with other PHAs, local government entities, affiliates, philanthropic, religious, or non-profit/for-profit organizations interested in reserving a percentage of their multifamily rental units in the Atlanta Metropolitan Statistical Area for eligible, low-income families.

iii. Planned Non-Significant Changes

Atlanta Housing plans to continue incorporating Housing Opportunities through Modernization Act (HOTMA) requirements within this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

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 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 Atlanta Housing deduction amounts:

Mandatory Deduction Category	HUD Standard Deduction	Atlanta Housing Standard Deduction
Dependent	$480 per dependent	$750 per dependent
Medical	$525	$1,000

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

iii. Planned Non-Significant Changes

Atlanta Housing plans to continue incorporating Housing Opportunities through Modernization Act (HOTMA) requirements within this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

AW.2008.02 – LEASING INCENTIVE FEES

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Living within Atlanta Housing's service area is an expensive proposition, even for those households with incomes 20 percent above the Area Median Income ("AMI")[10]. 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 and include leasing related to revitalization efforts, repositing initiatives and HCV tenant-based utilization efforts. Atlanta Housing utilizes MTW Authorizations Section VII.A: Authorized to Create its Own HCV Program under Attachment D of its Amended and Restated MTW Agreement to provide leasing incentive fees ("LIFs"). In FY 2016, Atlanta Housing provided incentives for both prospective program participants and property owners to work together to find units and submit the Request for Tenancy ("RTA") within 30 days of voucher issuance.

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

Atlanta Housing plans to continue incorporating Housing Opportunities through Modernization Act (HOTMA) requirements within this MTW activity as applicable or incorporate HOTMA requirements into its policies as appropriate.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

[10] Set by HUD annually.

SH.2022.01 – CHOICE NEIGHBORHOODS DOWN PAYMENT ASSISTANCE PROGRAM

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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

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

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

This activity focuses on the homeownership component to offer an exclusive one-time DPA award of up to $60,000 to eligible, qualified, first-time homebuyers at or below 80% of the Area Median Income ("AMI")[11] to purchase and live in townhomes, flats, or condominiums on Atlanta Housing land or Atlanta Housing-approved locations.

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

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any non-significant changes to this activity during the Plan year.

iv. Planned Significant Changes

Atlanta Housing does not plan any significant changes to this activity during the Plan year.

[11] Published by HUD annually.

B. Not Yet Implemented Activities

i. Brief Description of the Approved MTW Activity, Proposed in an Annual MTW Plan, Approved by HUD, and Not Yet Implemented
None at this time

ii. Provide an Update on the Implementation Plan for the MTW Activity
None at this time

iii. Provide an Explanation of any Non-Significant Changes or Modifications to the MTW Activity since it was approved by HUD
None at this time

C. Activities on Hold

i. Describe the Approved MTW Activity that was Approved, Implemented, and MTW PHA Stopped Implementing (but has plans to reactivate in the future)
None at this time

ii. Provide an Update on the Plan for Reactivating the MTW Activity
None at this time

iii. Provide an Explanation of any Non-Significant Changes or Modifications to the MTW Activity since it was Approved by HUD
Not applicable at this time**.**

D. Closed Out Activities

i. List the Closed out MTW Activities. Specify Plan Year(s) in which the MTW Activity was Approved, Implemented (as applicable)**, and Closed out**
Activities listed on the close-out table (see pages 112 - 114).

ii. Explanation of why the MTW Activity was Closed out
Explanation details listed on close-out table (see pages 112 - 114).

MTW Close Out Table					
MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
N/A	American Recovery and Reinvestment Act ("ARRA") of 2009	N/A	2009[12]	2012	Atlanta Housing did not need an MTW waiver to conduct this activity.
N/A	Voluntary Compliance Agreement ("VCA")	N/A	2009[13]	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 did not move forward with this activity because of various local and state requirements. In addition, it was unclear if an MTW waiver was required.
RE. 2005.09	Reformulating Subsidy Arrangement in Atlanta Housing-Sponsored Mixed-Use Communities, including Centennial Place and Atlanta Housing's Affordable Communities	2005	2005	2023	Atlanta Housing elected to close out this activity because of HUD's introduction of the Rental Assistance Demonstration (RAD) Program.
HD. 2005.14	Individual Development Accounts ("IDAs")	2005	N/A	2019	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. AH may propose this activity later.
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 not supported under MTW Authorizations.

[12] AH's estimated implementation year of Federal grant award.
[13] AH made enhancements and improvements to facilities, programs, policies, and procedures in response to accessibility requirements.

MTW Close Out Table					
MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
HC. 2007.02	Rent Reasonableness	2007	2007	2023	An MTW waiver was not needed to conduct this MTW Statutory Requirement.
HD. 2007.05	Housing Choice Family Self-Sufficiency ("FSS") Program Re-engineering	2007	N/A	2008	This activity was combined within MTW Activity RE.2007.03 – Comprehensive Homeownership Program.
RE. 2007.06	Quality of Life Initiative ("QLI")	2007	2007	2010	An MTW waiver was not needed to conduct this activity.
PH. 2007.07	Utility Allowance Waiver	2007	2007	2010	Activity analysis (admin costs outweighed estimated revenue) prompted closure.
SH. 2008.04	John O. Chiles Annex Supportive Housing Pilot	2008	2008	2014	An MTW waiver was not needed to conduct this activity.
HD. 2008.05	Pre-Relocation Client Education (part of "QLI")	2008	2008	2010	An MTW waiver was not needed to conduct this activity.
AW. 2010.01	Business Transformation Initiative ("ERP" solution)	2010	2010	2016	An MTW waiver was not needed to conduct this activity.
AW. 2011.01	Non-Elderly Disabled Income Disregard	2011	2011	2020	This activity was combined with MTW Activity AW.2005.02 – Elderly Income Disregard. Atlanta Housing may be able to close both activities in accordance with Notice PIH 2016-05 (HA) – Streamlining Administrative Regulations for Programs Administered by PHAs.
AW. 2011.02	HCV Program Housing Assistance Payment Abatement Policy	2011	2011	2022	An MTW waiver was not needed to conduct this activity.

MTW Close Out Table					
MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
AW. 2011.03	Aging Well Program	2011	2011	2022	An MTW waiver was not needed 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. Atlanta Housing will manage a long-term ground lease until homebuyers complete their home purchase.
HC. 2012.02	Comprehensive Graduation Program	2012	N/A	2019	Atlanta Housing determined that this activity requires more research. Atlanta Housing has determined that this activity does not need an MTW waiver.
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.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	Atlanta Housing converted the final flat rent paying families to income-based rent and only offers the income-based rent option for program participants.
SH 2017.01	Next Step Youth Self-Sufficiency Program	2017	N/A	2021	This activity relied on Foster Youth referrals aging out of foster care. Although an MOU was in place, Atlanta Housing did not receive any referrals and the dedicated vouchers were reallocated to create other homelessness prevention programs.

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V. PLANNED APPLICATION OF MTW FUNDS

A. PLANNED APPLICATION OF MTW FUNDS

i. Estimated Sources of MTW Funds

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

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

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	$2,525,408
70600	HUD PHA Operating Grants	$493,341,809
70610	Capital Grants	$11,733,828
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$1,815,899
71600	Gain or Loss on Sale of Capital Assets	$0
71200+71300+71310+71400+71500	Other Income	$283,931
70000	**Total Revenue**	**$509,700,875**

Note: The amount shown above is an estimate of planned revenue sources at the time of preparation. This projection does factor in possible funding shortfalls emanating from possible Federal funding reductions. The projected revenue sources are estimates and were not vetted through the budget process, adopted by the Board of Commissioners, nor submitted to HUD. A final 2027 budget will be adopted and submitted by June 30, 2026.

ii. Estimated Application of MTW Funds

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

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

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$69,589,047
91300+91310+92000	Management Fee Expense	$418,829
91810	Allocated Overhead	$0
92500 (92100+92200+92300+92400)	Total Tenant Services	$4,595,391
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$1,488,029
93500+93700	Labor	$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$7,100,511
95000 (95100+95200+95300+95500)	Total Protective Services	$4,325,504
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$2,029,595
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$16,695,771
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$0
97100+97200	Total Extraordinary Maintenance	$5,225,300
97300+97350	HAP + HAP Portability-In	$289,156,221
97400	Depreciation Expense	$10,028,631
97500+97600+97700+97800	All Other Expense	$999,048,048
90000	**Total Expenses**	**$509,700,876**

Note: The amounts shown above are based on Atlanta Housing's adopted FY 2027 budget and the best information available at the time of submission. Actual revenues and expenditures may vary due to funding availability, programmatic changes, or other operational factors. Final amounts will be reported through HUD-required financial reporting processes.

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

N/A

iii. Description of Planned Use of MTW Single Fund Flexibility

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

PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY

Atlanta Housing will spend its MTW Funds, defined as its Public Housing Operating Subsidy, Housing Choice Voucher funds, and certain capital funds combined into a single fund pursuant to the authority outlined in Atlanta Housing's MTW Agreement, on MTW eligible activities. Atlanta Housing does not identify a singular activity nor multiple activities in which Atlanta Housing utilizes the MTW Single-Fund flexibility that does 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.

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 will continue to offer various programs designed to help Atlanta Housing-assisted households at various stages in life. During FY 2027, Atlanta Housing will utilize its Single-Fund flexibility to offer the following programs or supportive services:

- Achieving Connectivity to Create Equity, and Self-Sufficiency (ACCESS), a training program focused on ***preparing low-income Atlantans for higher-paying job opportunities*** in the technology sector.
- Atlanta Achievers Program is a collection of activities focused on 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***.
- Resident Services and Economic Independence Activities focuses on upward mobility of new and existing tenant-based, HomeFlex TBV households and public housing households residing throughout Atlanta Housing's service area and the administration of Family Self-Sufficiency ("FSS") and other economic independence activities. Upward mobility activities may include ***assisting households in improving soft skills for employment, coordination of life skills training***, including facilitating healthcare services, financial literacy, job training 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 and other professionals to assist resident councils, facilitate reasonable accommodation requests, and 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 well-being of Atlanta Housing-assisted families and activities that promote healthy living, lifestyle independence and stress management***.
- HomeFlex Supportive Housing (HAVEN), an effort to create opportunities for specific Atlanta Housing-assisted population groups, while providing supportive services through Atlanta Housing resources and/or the ***utilization of service agreements in supportive housing communities*** within Atlanta Housing's service area.
- Innovation Station, an initiative highlighted to cultivate and embrace creativity in the delivery of housing units and services internally and externally.

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

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

Description of Planned Expenditures of Unspent Operating Fund and HCV Funding

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA's appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30th and end-of-year at December 31st. For the public housing operating fund unspent balance, the MTW PHA may derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111, 114, 115, 120, 131, 135, 142, 144, and 145. Current liabilities are the sums of FDS line 310 and 343. Table XX below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate public housing operating fund unspent funds. More information on FDS line-items can be found at: https://www.hud.gov/sites/dfiles/PIH/documents/FDSLineDefinitionGuide_vJuly2020.pdf

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

FDS Line Number	FDS Line Item	Definition
Current Assets		
111	Cash-Unrestricted	This FDS line represents cash and cash equivalents in any form available for use to support any activity of the program or project.
114	Cash-Tenant Security Deposits	This FDS line represents cash in the Security Deposit Fund.
115	Cash-Restricted for Payment of Current Liabilities	This line represents restricted cash and cash equivalents that are only to be expended for specified purposes.
120	Total Receivables	This line represents the total of all receivables less the amounts established as allowances for estimated uncollectible amounts.
131	Investments-Unrestricted	This line represents the fair market value of all investments which can be used to support any activity of a program, project, activity, COCC, or entities.
135	Investments-Restricted for Payment of Current Liability	This line represents the fair market value of all investments designated for specific purposes that will be used to liquidate a current liability in the next fiscal year or offset unearned revenue.
142	Prepaid Expenses and Other Assets	This line represents all prepaid expenses. These are not expected to be converted.
144	Inter-program-Due From	This line represents amounts due from other PHA projects, programs, and activities of a temporary nature.

FDS Line Number	FDS Line Item	Definition
145	Assets Held for Sale	This line item represents assets that the entity expects to sell to qualified applicants. This line item is typically used as part of the homeownership program.
		Current Liabilities
310	Total Current Liabilities	This FDS line is the sum of lines 311 through 348 and represents the total of all current liabilities.
343	Current Portion of Long-Term Debt (Capital Projects/Bonds)	This line includes the current portion of debts acquired and debts issued for capital purposes of the PHA/entity.

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

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

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

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

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

B. Local Asset Management Plan

i. Is the MTW PHA allocating costs within statute? No

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

iii. Has the MTW PHA provided a LAMP in the appendix? Yes, see page 168 of Appendix E

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes Atlanta Housing does not propose any changes to the LAMP for FY 2027.

C. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation

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

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
Atlanta Housing received a portfolio award to convert 3,741 PH units to long-term Section 8 assistance under the RAD Program. Atlanta Housing elected to convert its PH units to PBV assisted units. Atlanta Housing submitted a RAD Significant Amendment to HUD that HUD approved on November 15, 2016. Atlanta Housing has converted 2,283 units and plans to convert at least 195 units during FY 2027. Atlanta Housing received multiple Commitment to Enter into Housing Assistance Payments ("CHAPs") in 2018, and various new CHAPs through FY 2025. Atlanta Housing is working to convert its remaining approved public housing portfolio of units by FY 2029.

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

No

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

VI. ADMINISTRATIVE

A. BOARD RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Please **see page 128 of Appendix A** to review the Board Resolution and Certifications of Compliance.

B. DOCUMENTATION OF PUBLIC PROCESS

Atlanta Housing published its FY 2027 MTW Annual Plan to its website and social media platforms for public review and comment from **February 9, 2026, through March 11, 2026**. In addition, a series of Stakeholders Briefings (public meetings) and a public hearing took place to receive comments on planned 2027 activities. Finally, Atlanta Housing held a period of public discussion on its 2027 MTW Annual Plan prior to its adoption. Please **see page 141 of Appendix B** to review the public process.

C. PLANNED AND ONGOING EVALUATIONS

There are no Atlanta Housing, nor HUD-directed evaluations included in this Plan. Atlanta Housing may conduct internal evaluations on its MTW Demonstration Program, which includes the performance of MTW Activities and include outcomes in its Annual MTW Report as applicable.

D. LOBBYING DISCLOSURES

Atlanta Housing does not utilize federal funds to actively engage in lobbying activities. Therefore, Atlanta Housing only includes the Certification of Payments to Influence Federal Transactions form (HUD-50071) in this document. Please **see page 165 of Appendix D** to review the document.

End Form 50900

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APPENDICES

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APPENDIX A: HUD FORM 50900 ATTACHMENTS

Board Secretary Certificate

Board Resolution

Certifications of Compliance

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

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

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

2. Attached hereto as Exhibit 1 is a true and correct copy of a resolution authorizing AH to submit its Fiscal Year 2027 Moving to Work (MTW) Annual Plan to the United States Department of Housing and Urban Development in accordance with AH's Amended and Restated MTW Agreement.

3. This resolution was presented to the AH Board of Commissioners (the "Board") at its Regular Meeting on March 6, 2026 (the "Meeting").

4. The following Commissioners were present for the Meeting:

Larry Stewart,
Chair Joel Alvarado
Rosalind Elliott
Tony Martin

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

IN WITNESS WHEREOF, I have hereunto set my hand and the duly adopted official seal of The Housing Authority of the City of Atlanta, Georgia this 25th day of March, 2026.

Signed by:
Terri M. Lee
1AD1E82EEDDD49C...

Terri M. Lee Secretary
Secretary

SEAL

RESOLUTION NO. 26-10

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA SEEKS AUTHORIZATION TO 1) APPROVE ATLANTA HOUSING'S FISCAL YEAR 2027 MOVING TO WORK ANNUAL PLAN (PLAN) AND 2) SUBMIT THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, The Housing Authority of the City of Atlanta, Georgia ("Atlanta Housing") executed its Amended and Restated Moving-to-Work ("MTW") Agreement, effective as of November 13, 2008, as extended by Congress to June 30, 2038, under the same terms and conditions and confirmed by the United States Department of Housing and Urban Development ("HUD") on April 14, 2016, and as further amended by First, Second, Third, and Fourth Amendments to the Moving to Work Agreement, effective as of December 1, 2020 (collectively "MTW Agreement");

WHEREAS, the MTW Agreement is effective through June 30, 2038, unless further extended;

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

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

WHEREAS, Atlanta Housing has prepared its Fiscal Year ("FY") 2027 MTW Annual Plan (also referred to herein as the "FY 2027 MTW Annual Plan");

WHEREAS, the FY 2027 MTW Annual Plan identifies Atlanta Housing's priorities, projects, activities, and initiatives for Atlanta Housing's FY 2027 and any policy changes to be implemented during FY 2027;

WHEREAS, Atlanta Housing's FY 2027 MTW Annual Plan is the product of a comprehensive planning process in which Atlanta Housing's Senior Leadership Team held meetings and consulted with Atlanta Housing's Board of Commissioners, resident association leaders, public housing-assisted residents, Housing Choice participants and landlords, Atlanta Housing employees, Atlanta Legal Aid, Georgia Law Center for the Homeless, Atlanta Housing's private sector development partners, members of the Service Provider Network, local political and government officials, various city and state agencies, other stakeholders, and members of the public;

WHEREAS, comments and suggestions were made at those various meetings, all of which were considered by Atlanta Housing Senior Leadership Team and incorporated as deemed appropriate;

WHEREAS, the consultation process included a properly advertised and noticed public hearing held on March 5, 2026;

WHEREAS, during FY 2027, Atlanta Housing will continue to advance its real estate initiatives to create more housing opportunities, to advance its human development and self-sufficiency initiatives, and to streamline its service delivery approach and financial protocols;

WHEREAS, Atlanta Housing's Senior Leadership Team consulted with the Atlanta Housing Board of Commissioners to solicit their input, guidance, and direction regarding the proposed projects, activities, initiatives, and policy changes that will be implemented during FY 2027, as described in Exhibit 26-10-A; and

WHEREAS, Atlanta Housing's Senior Leadership Team recommends the Board authorize: (i) the approval of Atlanta Housing's FY 2027 MTW Annual Plan; (ii) the submission of Atlanta Housing's FY 2027 MTW Annual Plan to HUD; (iii) the Chair of the Board of Commissioners and Atlanta Housing's President and Chief Executive Officer/Secretary to execute the HUD Certifications of Compliance and Certifications to Influence Payments, attached as Exhibit 26-10-B; (iv) the approval of the implementation of the projects, activities, initiatives, and any policy changes set forth in the FY 2027 MTW Annual Plan; and (v) the approval of the adoption and implementation of the Amended and Restated Statement of Corporate Policies.

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

1. Atlanta Housing's Fiscal Year ("FY") 2027 Moving to Work Annual Plan (the "FY 2027 MTW Annual Plan"), including the projects, activities, initiatives, and any policy changes that will be implemented during FY 2027 as described in Exhibit 26-10-A, is hereby approved.

2. Both the Chair of the Board of Commissioners, and the President and Chief Executive Officer/Secretary, as required, are hereby authorized to execute Exhibit 26-10-B and any other required documents, certifications or United States Department of Housing and Urban Development ("HUD") forms related to the approval and filing of Atlanta Housing's FY 2027 MTW Annual Plan.

3. The President and Chief Executive Officer is authorized to submit Atlanta Housing's FY 2027 MTW Annual Plan and such other required documents, certifications, or forms to HUD with such changes, additions, corrections or amendments as she shall deem necessary or appropriate or as may be required by HUD.

4. The President and Chief Executive Officer and any person or persons designated and authorized to so act by the President and Chief Executive Officer are hereby authorized to implement the projects, activities, initiatives, and any policy changes set forth in the FY 2027 MTW Annual Plan.

5. Notwithstanding anything to the contrary above, any and all obligations of Atlanta Housing are contingent upon the availability, advisability, and sufficiency of funding as determined at the discretion of Atlanta Housing and/or availability and sufficiency of appropriations from HUD and also provided that no legislative or regulatory changes are enacted that reduce funding amounts or otherwise materially modify occupancy or rent levels, requirements, or restrictions from those previously applicable to Atlanta Housing.

ADOPTED, by the Board of Commissioners of The Housing Authority of the City of Atlanta, Georgia and signed in authentication of its passage, this 25th day of March 2026.

ATTEST:

Terri M. Lee
President and Chief Executive Officer

APPROVAL:

Larry E. Stewart
Chair

APPROVAL FOR FORM AND LEGAL SUFFICIENCY:

Sharese M. Reyes
General Counsel

EXHIBIT 26-10-A - Page 1

FY 2027 MTW ANNUAL PLAN ACTIVITIES SUMMARY

MTW Plan Process



EXHIBIT 26-10-A-Page 2

Planned Households Served



EXHIBIT 26-10-A-Page 3

FY 2027 Summary: Create and Preserve

2,127
Total Units
Created or Preserved





Create

690 Affordable Units

- **101 Affordable Units** on AH Land (380 total)
- **29 Affordable Homeownership Units** (165 total)
- **131 Affordable Units:** Restore-Rebuild (131 total)
- **174 Affordable Units:** HomeFlex (174 total)
- **255 Down Payment Assistance Awards**

Preserve

1,437 Affordable Units

- **871 Affordable Units:** RAD conversions
- **568 Affordable Units:** HomeFlex renewals

Other Planned Activities

- **Advance** resident graduation concepts.
- **Offer** incentives for families to participate in job advancement programs.
- **Promote** economic mobility and educational opportunities for residents, utilizing resident graduation strategy, ACCESS, Youth Scholarships, and other programs.
- **Acquire** land to support existing revitalization activities, expand opportunities in areas of high economic mobility, or areas that align with the City of Atlanta's Neighborhood Revitalization Initiative.
- **Deploy** Transfer of Assistance option or RestoreREBUILD Authority for public housing units excluded from covered project conversions or for new projects on AH-owned land.
- **Launch** bond financing program.

Stabilize at-risk families by:

Dedicating 525
vouchers to the HAVEN CoC

Assisting 550
families under Home Again

Housing up to 100
families with APS Vouchers

Request Increase
to Foster Youth to Independence allocation

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (7/1/2026), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Comissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150-51, 24 CFR 903.7(o), and 24 CFR 903.15.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, the MTW PHA will not base a determination of eligibility for housing based on marital status and will not otherwise discriminate because of sex.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with disabilities.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental

requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(16) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(17) The MTW PHA will keep records in accordance with 2 CFR 200.334-200.338 and facilitate an effective audit to determine compliance with program requirements.

(18) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(19) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.

(20) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

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

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

Terri M. Lee	President and Chief Executive Officer
NAME OF AUTHORIZED OFFICIAL	***TITLE***
SIGNATURE	July 30, 2026 ***DATE***

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

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APPENDIX B: PUBLIC PROCESS DOCUMENTATION

Summary Documentation

Overview of Stakeholders Briefings and Public Hearing

Public Comments

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DOCUMENTATION OF PUBLIC PROCESS

Atlanta Housing provides flexibility and increased opportunity for public and stakeholder participation by conducting hybrid meetings during its **public comment period: February 9, 2026, through March 11, 2026**.

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

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

FY 2027 Public Hearing Notification and Outreach				
Date	**Stakeholders Group**	**Total Outreach**	**Public**	**AH Staff**
February 2, 2026	Public Hearing Notice Posting to AH's Landlord Portal & Announcement at LL Advisory Committee Meeting	8,463	8,461	2
February 14, 2026	Public Hearing Notice to HomeFlex Housing Partners and Property-Manager Developers for Community Posting	130	120	10
February 16, 2026	AH Public Hearing Notice – CoC Newsletter (Distribution)	1,100	1,099	1
TBD	Public Hearing Notice Email Blast to AH-Assisted Families	9,614	9,613	1
February 27, 2026	Public Meeting Email Invitation to AH Stakeholder's	266	236	30
Total Outreach: Stakeholder Invitations and Public Hearing Notice		**19,573**	**19,529**	**44**

FY 2027 Stakeholders Briefings and Public Hearing Schedule				
Meeting/Hearing Date	**Stakeholders Group**	**Total Attendance**	**Public**	**AH Staff**
February 17, 2026	Housing Policy, Resident Rights & Research	7	2	5
February 17, 2026	Jurisdiction Wide Council	15	9	6
February 19, 2026	Business & Philanthropy	11	4	7
February 24, 2026	Affordable Housing Advocates & Resident Services	14	9	5
March 3, 2026	Public Officials: Appointed and Elected	29	8	21
March 5, 2026	Public Hearing	42	26	16
Total Attendance: Stakeholders Briefings and Public Hearing		**118**	**58**	**60**

Atlanta Housing communicated notification of its FY 2027 MTW Annual Plan and its availability through postings at AH-owned communities and buildings, on AH's website, via invitation by electronic mail to AH-assisted households and external stakeholders, and via local media outlets and social media platforms.

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

FY 2027 Public Hearing Notification	
Media Publication	**Publication Date**
Atlanta Journal Constitution	February 13, 2026 and February 20, 2026
The Atlanta Voice	February 13, 2026 – February 19, 2026, February 20-26, 2026 and February 27-March 5, 2026
Mundo Hispanico	February 15, 2026
South Fulton Neighbors	February 18, 2026 – March 4, 2026

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
Tuesday, February 17, 2026	Affordable Housing Advocates	Is there an upcoming public hearing? Who can participate?	Yes. A public hearing is scheduled for March 5, 2026, at Atlanta Housing headquarters. It is open to the public and attendees have the opportunity to provide input or learn more about the MTW activities.
		What is Atlanta Housing's current household service level?	Atlanta Housing currently serves approximately 26,896 households, with service levels steadily increasing over recent years. Most families (95%) are very low or extremely low income, and over half earn under $12,000 per year.
Tuesday, February 17, 2026	Jurisdiction Wide Council	Several Atlanta Housing communities are located in or near food deserts. Atlanta Housing is encouraged to prioritize the development of grocery stores and access to fresh food as part of mixed-use and redevelopment efforts, particularly in neighborhoods undergoing revitalization.	Atlanta Housing acknowledges the importance of food access and evaluates redevelopment sites using a holistic approach that includes economic impact studies, neighborhood conditions, and access to amenities. While the primary focus is housing, Atlanta Housing works with City partners to consider complementary commercial uses, including grocery stores, where feasible. Atlanta Housing further noted that the City of Atlanta's Neighborhood Reinvestment Initiative prioritizes food access, and that future phases of certain developments, including Herndon Square, are exploring grocery or food-related uses as funding and site conditions allow.
		Is there a completion date for Cosby Spear?	Yes, the closing is expected to occur during the summer of 2027 (late FY 2027).
		Will upcoming conversions or refinancing activities require relocation? There is a concern about potential changes in ownership and property management.	For the properties discussed, the anticipated scope of work is not expected to require long-term off-site relocation; in some cases, limited short-term relocation or unit "checkerboarding" may occur.
		Timing challenges related to Rental Assistance Demonstration (RAD) and mixed-finance closings, as well as potential ownership transitions, may have implications for the resident experience	Atlanta Housing acknowledges the resident concerns regarding management oversight and emphasized that these issues are closely monitored by the agency and its Board.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Provide clarification on HomeFlex assistance, including how project-based rental assistance differs from tenant-based Housing Choice Vouchers and whether assistance can move with a household.	HomeFlex is Atlanta Housing's project-based rental assistance program, in which the subsidy is tied to the unit rather than the household; therefore, assistance does not transfer if a resident moves. This differs from tenant-based Housing Choice Vouchers, which may be portable. Atlanta Housing encourages residents with property-specific concerns to connect with staff for follow-up and additional clarification.
		There is a concern about relocation and loss of benefits when moving from project-based housing. How can residents converted under the Rental Assistance Demonstration (RAD) program have opportunities to move using tenant-based assistance?	Residents in RAD-converted properties may be eligible for mobility options after a required period of tenancy, subject to program rules and availability. While the conversion may involve short-term disruption, RAD enables long-term preservation and reinvestment in affordable housing by leveraging programs more consistently supported through federal appropriations.
		What is the purpose of RAD? There is a concern about the impact of RAD, the perceptions and stigma associated with rental assistance, and challenges voucher holders face securing housing due to landlord participation.	Atlanta Housing acknowledges the perceptions and stigma associated with rental assistance and noted ongoing efforts to expand landlord participation and increase affordable housing supply. Both project-based and tenant-based vouchers play a critical role in expanding housing choice and preserving affordability, particularly in high-cost markets. RAD converts public housing assistance to voucher-based assistance, allowing access to a more stable and flexible funding source.
		How and when does Atlanta Housing notify HUD and the community about changes to land status, including disposition, demolition, and RAD conversions, and whether such actions result in the loss of Atlanta Housing–owned land?	HUD requires public notification and approval for changes in land status, including demolition, disposition, and RAD conversions. In many cases, "disposition" reflects a change in ownership structure rather than a loss of public control of the land. Surplus land may be used for community purposes, such as community gardens, and that infrastructure investments, such as parks, stormwater features, and public spaces that are incorporated into larger redevelopment efforts.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Does Atlanta Housing or an affiliated program allow employees to participate in homeownership programs? Provide clarification on eligibility requirements, including whether individuals receiving disability income may qualify for homeownership assistance.	Atlanta Housing does not offer a homeownership program specifically for employees. Eligibility for homeownership and down payment assistance programs is governed by applicable program guidelines and mortgage qualification standards established by lending partners. While Atlanta Housing does not determine mortgage eligibility, counseling agencies and lender partners may help applicants identify options appropriate to their income sources, including disability income, where allowed. Participants are encouraged to review information available on Atlanta Housing's website and to contact staff directly for individualized guidance. Atlanta Housing also noted recent organizational changes aligning resident services under a Resident Empowerment framework, with a focus on self-sufficiency, family stability, entrepreneurship, intergenerational engagement, and accessibility. The agency reaffirmed its commitment to increasing awareness of available resources, strengthening coordination across programs, and supporting residents' progress toward economic mobility and independence.
Thursday, February 19, 2026	Business and Philanthropy	Do we invite the NPUs to the public hearing? Other city officials?	Yes, it is publicized. They along with City Council representatives are invited to stakeholder briefings and the Public Hearing.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Elaborate on the bond program?	Atlanta Housing partners with consultants to help design a bond strategy that supports Atlanta Housing's own projects, augmenting (not duplicating) the bonding capacity of Invest Atlanta and other issuers. The primary goal is to plug capital stack gaps on Atlanta Housing priorities, not launch an open bond program for external applicants. Private Activity Bonds (PABs) is a potential vehicle to finance Atlanta Housing initiatives where appropriate. The targeted acquisitions/rehab means acquiring existing multifamily properties, complete needed rehab, and layer an affordability component with subsidy to preserve/produce affordable units. 4% LIHTC awards are now competitive (historically only 9% were competitive), tightening resources and making gap financing more critical to close deals. Not creating an open "apply to us for bond financing" portal like Invest Atlanta or DCA. This allows for a focused, project driven approach that advances Atlanta Housing pipeline deals efficiently.
		Is there an opportunity for collaboration on BeltLine acquisitions, given their extensive experience and presence in many of these neighborhoods?	Yes. Atlanta Housing is open to collaboration with the Atlanta BeltLine on acquisition opportunities. The BeltLine has been active in the acquisition space for many years and already operates in several of the areas discussed. Atlanta Housing would welcome coordinated conversations to explore how both organizations could align efforts.
		The BeltLine's long-standing acquisition activity raises the possibility of joint strategies or coordinated acquisition plans.	Collaboration with the BeltLine makes sense given their acquisition experience and presence in key neighborhoods. Coordinating efforts would strengthen impact, reduce duplication, and support shared goals around affordability and neighborhood stabilization.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		How are Restore-REBUILD rents set?	Rents under Restore-Rebuild are set using a technical formula with multiple variables. While I can speak to it at a high level, our team has specialists who can walk through the details if helpful.
		Could junior university staff or administrators qualify for DPA at the buildings?	The Atlanta Housing Down Payment Assistance (DPA) Program provides down payment assistance to eligible first-time homebuyers up to $20,000, subject to meeting both the program and primary lender's requirements. Public safety, healthcare, education, current military or veteran, and Voucher Participants are eligible for up to $25,000. Additional details can be found on Atlanta Housing's website: atlantahousing.org.
		Have we increased the density of Towns at Scholar's Landing? How have we done that? What are the current plans?	Yes, the original housing plan included 33 homeownership units, while the current plan has been expanded to 78 units, comprised of 40 townhomes and 38 condominium units with 9 buildings in Phase 1 and 8 buildings in Phase 2.
		On the strategic plan development process, was Atlanta Housing involved in Invest Atlanta Strategic Planning Process?	The organizations have shared commitments to affordable housing in each of their respective strategic plans.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Can eligible students, qualify for low income housing without having to consider the income of their parents?	Eligibility for low-income housing assistance for students is governed by existing HUD regulations and applicable federal requirements. While HUD regulations provide certain flexibilities regarding income determination, other federal requirements particularly those associated with Internal Revenue Service (IRS) and U.S. Treasury rules related to tax-credit financed properties may limit the ability to exclude parental income for students. Accordingly, any determination of student eligibility must be evaluated on a case-by-case basis and in compliance with all applicable HUD, IRS, and Treasury requirements. Atlanta Housing will continue to assess potential flexibilities under MTW authority while ensuring adherence to all federal regulations and funding source constraints.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
Tuesday, February 24, 2026	Housing Policy, Resident Rights and Research	How is an area of economic mobility defined?	Atlanta's economic mobility areas are identified using a data driven methodology that evaluates all 103 neighborhoods. The approach assesses access to key community assets, such as jobs, grocery stores, schools, MARTA stops, and retail and assigns neighborhoods a composite score based on these factors. Because neighborhoods can change quickly, including areas along the Beltline and communities like Englewood, the scoring helps identify both emerging opportunities and places where families may face increased risk. This allows Atlanta Housing and its partners to prioritize investments in a strategic, evidence based manner. When Atlanta Housing adopted its strategic plan five years ago, it intentionally used a publicly available definition of economic mobility areas to ensure transparency for residents and stakeholders. The data and neighborhood scores are available on Invest Atlanta's website, including a downloadable spreadsheet. While the dataset has not yet been updated, Invest Atlanta has completed a refresh, and Atlanta Housing is working to update its information using the same methodology.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Has there been progress or modifications to address the "benefits cliff," where families lose eligibility once their income increases?	Atlanta Housing actively monitors families approaching or surpassing the benefits threshold. Programs within Resident Resources, including the Resident Renaissance strategy, specifically support these households as they near "graduation" from assistance. The agency guides families through stages of economic mobility, beginning with gaining compliance with work requirements and advancing toward stable employment and long term self sufficiency. This may include savings or escrow opportunities to help them prepare for transition. Although HUD establishes income thresholds, Atlanta Housing does not force immediate exit once a family crosses the line. Many families have worked hard to reach that point, and Atlanta Housing aims to provide time and support, including pathways like down payment assistance, to ensure stability. Atlanta Housing positions its entire approach as a continuum of support, emphasizing partnerships with organizations such as the YMCA, Urban League, and Goodwill. These partnerships help families stay connected to resources even after leaving Atlanta Housing programs. The agency is adjusting its income disregard policy to encourage work, particularly for seniors who fear losing their voucher if they take a job. The goal is to remove disincentives to work and support continued engagement and activity. The economic environment has shifted significantly since COVID 19. With rents rising sharply—e.g., $2,000 for a one bedroom, transitioning to market rate housing has become more challenging. Atlanta Housing recognizes this and factors it into its approach to supporting families beyond the benefits cliff.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Families may fear rising income because it could force a sudden transition from subsidized housing to market rates.	Atlanta Housing understands these concerns and designs its policies to avoid abrupt transitions. The goal is to ease families toward independence through flexible timelines, financial tools (like escrow), supportive services, and continued connections with community partners. The intent is to reduce fear and create a smoother, supported path toward economic mobility.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		How do we pinpoint or measure "quality of life" through our partnerships, and do we have examples of partnerships, MOUs, or connectivity efforts?	Atlanta Housing evaluates quality of life impacts by assessing how infrastructure, environmental conditions, and neighborhood connectivity affect residents and surrounding communities. Through the redevelopment planning process, Atlanta Housing addresses specific, place-based conditions such as stormwater management, street connectivity, and access to natural amenities rather than relying on general perceptions. Atlanta Housing coordinates with the City of Atlanta, the Atlanta Department of Transportation, and the Department of Watershed Management to ensure that environmental, transportation, and infrastructure considerations are integrated into redevelopment activities. This includes evaluating legacy infrastructure, such as underground stormwater systems, to identify opportunities to improve system performance, restore natural features such as creeks, and incorporate nature-based amenities, including walking trails. Redevelopment planning also addresses historic site isolation common to older public housing developments by reopening and reconnecting internal street networks to improve access and better integrate sites with surrounding neighborhoods. For example, at Bowen Homes, Atlanta Housing is adding a new entrance along James Jackson Parkway and reconnecting the internal street grid to enhance connectivity with the Carey Park community. Through coordinated, multi-agency planning efforts, Atlanta Housing prioritizes infrastructure improvements that enhance access, environmental quality, neighborhood connectivity, and overall livability.
Tuesday, March 3, 2026	Public Officials	No Questions or comments	No questions or comments were received from the attendees.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
Thursday, March 5, 2026	Public Hearing	There is a concern regarding utility costs following redevelopment, water expenses previously included in rent are now billed separately through submetering. There are increased charges, limited transparency, and the absence of an independent dispute process, raising concerns about affordability and oversight.	In redeveloped multifamily properties, water billing is typically administered by third-party property management companies using submetering. While Atlanta Housing does not directly oversee sub metered utility billing, residents are encouraged to raise billing or calibration concerns with their property management, and Atlanta Housing can assist in navigating those discussions and ensuring concerns are appropriately addressed.
		There is concern about how earned income from teenage and young adult household members, particularly students preparing for college, can negatively impact household rent calculations and discourage workforce participation.	Atlanta Housing acknowledges the concern and noted that MTW policy flexibility allows the agency to continue evaluating income calculation practices to support resident self-sufficiency and educational advancement. Federal regulations already exclude earned income from minors under age 18, regardless of employment status. Additionally, for full-time students ages 18 through 24, only a limited portion of income is included in rent calculations.
		Does Atlanta Housing have a formal structure or program to ensure ongoing resident engagement and communication beyond existing initiatives?	Atlanta Housing thanks the participant for their comments, engagement, and continued advocacy. Atlanta Housing also acknowledges the importance of meaningful and consistent resident engagement and noted that existing forums and programs are intended to support communication between residents and the agency. Proposed development concepts and partnership opportunities may be submitted directly to the agency for appropriate review and routing.
		Thank you to Atlanta Housing and Invest Atlanta for their programs, homeownership assistance made home purchase possible and will have a positive, long-term impact on my family.	Atlanta Housing thanks you for your testimony regarding the impact of homeownership programs and reaffirmed Atlanta Housing's commitment to expanding awareness of available resources and opportunities for residents and community partners.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
		Does Atlanta Housing have a relationship with the Neighborhood Assistance Corporation of America (NACA), particularly how does NACA's homeownership program aligns with Atlanta Housing's down payment assistance and whether Housing Choice Voucher (HCV) assistance can be used for homeownership through NACA?	Atlanta Housing has maintained a long-standing partnership with NACA for approximately ten years. Under this partnership, NACA provides homebuyer education, counseling, underwriting support, and the first mortgage, and covers closing costs, while Atlanta Housing provides down payment assistance to reduce the overall loan amount. Atlanta Housing does not currently operate an HCV Homeownership (voucher-based) program and has not done so for several years; however, voucher holders may still participate in NACA and Atlanta Housing's down payment assistance program if otherwise eligible. These partnerships leverage multiple funding sources to support successful homeownership outcomes.
		A participant shared personal experiences related to housing instability and expressed appreciation for learning about available support and housing opportunities. The participant emphasized the importance of maintaining housing assistance to support educational advancement for younger family members and expressed a desire to pursue homeownership.	Atlanta Housing thanks the participant for sharing their experience and reaffirmed the agency's commitment to supporting housing stability, educational progress, and pathways to homeownership. Staff noted that multiple housing counseling and homeownership providers are available to work with residents at various stages and that lack of success with one provider does not limit future opportunities. Participants were encouraged to connect directly with Atlanta Housing staff and partner organizations to receive individualized assistance, financial literacy support, and guidance toward stable housing and homeownership options.
		Is there a plan for redevelopment or major improvement at Heritage Green Apartments and other properties?	Heritage Green Apartments are not currently scheduled for redevelopment in the upcoming year and noted that the property is part of a HomeFlex portfolio.

Stakeholder Briefing Received Comments and Atlanta Housing Responses			
Briefing/ Hearing Date	**Stakeholder Group**	**Public Comment**	**Atlanta Housing Response/Action**
Thursday, March 5, 2026	Public Hearing	Boston Housing Authority (BHA) would like to submit public comments supporting Atlanta Housing Authority's proposal to implement an escrow-based savings program for residents as proposed in the public hearing presentation for its FY2027 MTW Annual Plan. BHA has partnered with Compass for over 7 years to deliver an asset-building model of the Family Self-Sufficiency (FSS) program to over 2,300 families with Housing Choice Vouchers (Section 8) and in Public Housing (Section 9), who to date have saved over $15.4 million in the program. Compass' resident-centered and asset building approach to the FSS program along with marketing strategy, financial coaching, and program delivery has driven success and impact for BHA residents far beyond our expectations. To expand access to FSS, we support the testing an opt-out approach. BHA applauds Atlanta Housing Authority for considering use of its MTW authority to pilot escrow savings for participants and strongly encourage you to use your flexibility to be a leader for housing authorities across the country in piloting an opt-out approach.	Thank you for your thoughtful public comments in support of Atlanta Housing's proposed escrow-based resident savings initiative outlined in our FY 2027 MTW Annual Plan public hearing presentation. Atlanta Housing Authority has received your comments and will formally include them in the public comment record for consideration as part of the FY 2027 MTW Annual Plan. We appreciate your agency sharing your experience and outcomes related to the Family Self-Sufficiency program and the impact of an asset-building, resident-centered approach. We value your support of our proposal and your encouragement to leverage MTW flexibility to pilot innovative approaches, including an opt-out escrow savings model. Your insights and partnership contribute meaningfully to the broader dialogue on advancing resident financial stability and expanding access to effective self-sufficiency programs nationwide.

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APPENDIX C: ATLANTA HOUSING'S MTW AGREEMENT

Elements of Legacy Attachment B

Atlanta Housing's MTW Program Benchmarking Data

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Appendix B: Households Served

Element I. Households Served

By Programming Type

Household Served Totals						
Community and Program Type	**Assistance Type^**	**FYE 2023 Actual**	**FYE 2024 Actual**	**FYE 2025 Actual**	***FYE 2026 Projection***	***FY 2027 Projection***
Homeownership: AH-Sponsored	Down Payment Assistance	1,913	1,688	1,883	*2,131*	*2,393*
Housing Choice: Tenant-Based	Housing Choice Vouchers	9,513	9,525	9,465	*9,533*	*9,533*
Housing Choice: Port Outs (Transfers)		1,314	1,266	1,259	*1,330*	*1,330*
Housing Choice: Homeownership		11	10	9	*9*	*9*
Mixed-HomeFlex	HomeFlex	1,521	1,521	1,521	*1,521*	*1,521*
HomeFlex	HomeFlex	5,008	5,100	5,270	*5,538*	*5,550*
Mixed-Income	Low-Income Housing Tax Credit	1,127	1,139	1,167	*1,178*	*1,178*
HomeFlex		1,385	1,696	1,647	*1,989*	*1,989*
Home Again: Short-Term Assistance	MTW	264	521	1,204	*652*	*550*
AH-Owned	Public Housing	1,003	854	854	*854*	*491*
Mixed-Income	Public Housing	1,418	1,308	1,308	*1,230*	*895*
	RAD PBV	1,674	1,889	2,001	*2,079*	*2,777*
	Totals:	**26,151**	**26,517**	**27,588**	***28,044***	***28,216***

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

Element I. Households Served

By Unit Size

Community and Program Type	FY 2026 Households by Unit Size						FY 2027 Households by Unit Size						2026 to 2027	
	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	173	595	45	20	26	859	2	651	56	26	38	773	-86	-10.0%
MIXED	10	1,265	1,044	346	20	2,685	24	1,233	1,151	393	28	2,829	144	5.4%
RAD PBV Conversions	83	907	412	201	24	1,627	221	1,168	446	225	23	2,083	456	28.0%
HomeFlex	259	2,785	1,439	285	8	4,776	348	3,068	1,495	291	8	5,210	434	9.1%
Housing Choice: Tenant-Based	75	2,475	3,356	2,745	902	9,553	38	2,564	3,245	2,761	932	9,540	-13	-0.1%
Housing Choice: Ports	1,270	0	0	0	0	1,270	1,326	0	0	0	0	1,326	56	4.4%
Totals:	**1,870**	**8,027**	**6,296**	**3,597**	**980**	**20,770**	**1,959**	**8,684**	**6,393**	**3,696**	**1,029**	**21,761**	**991**	**4.8%**

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 2026 Households by Family Size						FY 2027 Households by Family Size						2026 to 2027	
	1 Member	2 Members	3 Members	4 Members	5+ Members	Total	1 Member	2 Members	3 Members	4 Members	5+ Members	Total	# Change	% Change
AH-Owned	737	68	19	11	24	859	653	49	24	17	30	773	-86	-10.0%
MIXED	1,622	484	308	169	102	2,685	1,688	479	372	191	99	2,829	144	5.4%
RAD PBV Conversions	1,053	275	167	84	48	1,627	1,476	279	175	107	46	2,083	456	28.0%
HomeFlex	3,502	839	248	118	69	4,776	4,243	537	239	122	69	5,210	434	9.1%
Housing Choice: Tenant-Based	3,171	2,338	1,718	1,176	1,150	9,553	3,230	2,331	1,680	1,159	1,140	9,540	-13	-0.1%
Housing Choice: Ports	261	235	230	265	279	1,270	273	249	248	269	287	1,326	56	4.4%
Totals:	**10,346**	**4,239**	**2,690**	**1,823**	**1,672**	**20,770**	**11,563**	**3,924**	**2,738**	**1,865**	**1,671**	**21,761**	**991**	**4.8%**

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 2026 Households by Area Median Income					FY 2027 Households by Area Median Income					2026 to 2027	
	≤ 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	791	60	7	1	859	689	63	19	2	773	-86	-10.0%
MIXED	2,026	528	118	13	2,685	2,207	511	105	6	2,829	144	5.4%
RAD PBV Conversions	1,316	261	46	4	1,627	1,735	286	58	4	2,083	456	28.0%
HomeFlex	3,957	739	74	6	4,776	4,467	666	71	6	5,210	434	9.1%
Housing Choice: Tenant-Based	7,031	1,975	502	45	9,553	7,167	1,850	469	54	9,540	-13	-0.1%
Housing Choice: Ports	1,134	106	27	3	1,270	1,259	55	11	1	1,326	56	4.4%
Totals:	**16,255**	**3,669**	**774**	**72**	**20,770**	**17,524**	**3,431**	**733**	**73**	**21,761**	**991**	**4.8%**

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

Total ≤ 50% AMI (VLI & ELI Families)	Total > 50% AMI
20,955	806
96.3%	3.7%

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

APPENDIX D: LOBBYING DISCLOSURE

Certification of Payments

Form 50071 or SF-LLL as applicable

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

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes,including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

The Housing Authority of the City of Atlanta, Georgia

Program/Activity Receiving Federal Grant Funding

Moving-to-Work Demonstration Program

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

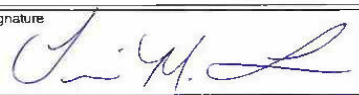
(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection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

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

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

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

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

Name of Authorized Official	Title
Terri M. Lee	President and Chief Executive Officer
Signature	**Date (mm/dd/yyyy)**
	03/25/2026

Previous edition is obsolete

form HUD 50071 (01/14)

APPENDIX E: OTHER INFORMATION

Local Asset Management Plan (LAMP)

Planned Demolition/Disposition Applications

RAD Unit Conversion Details

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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 confirmed by HUD on April 14, 2016[14], 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, financial 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 contain Atlanta Housing 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.

[14] Atlanta Housing's MTW Agreement has been extended by Congress through June 30, 2038.

Classification of Costs

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

Definitions:

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

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

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

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

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

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.

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, Emergency Housing 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, grants, gifts, non-federal awards and/or contracts, and other initiatives that do not derive from the use of federal funds.

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 Atlanta Housing HomeFlex (AH's Project-Based Rental Assistance Program) supported communities,
3. Portability administrative fees,
4. Homeownership voucher funding,
5. Foreclosure and emergency assistance for low-income families served under the Housing Choice Voucher Program,
6. Atlanta Housing's 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 resident services and supportive services programs and initiatives
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, and
13. Any other activities that can be readily identifiable with delivering housing assistance and/or economic or lifestyle independence activities to low-income families under the MTW Program.

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

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

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

Other Federal and State Awards direct costs include, but are not limited to, any costs identified for which the award is made. Such costs are determined as 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, and
9. Other costs required of a specific non-federal program, award, or contract.

Direct Costs – Substitute System for Compensation of Personal Services

In addition to the direct costs identified previously, when required to charge direct staff time to a non-MTW funding source, 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. Those departments and measures will be re-evaluated periodically and updated, as necessary. The Operating Divisions functions and measures are listed below:

Operating Division	Quantifiable Measure
Facilities and Operations Management	• Square footage of properties managed
Housing Choice Voucher Program	• Leased or issued vouchers
Inspection Services	• Number of inspections
Real Estate Group	• 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 as a whole. 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, subject to current economic condition changes. 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.

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 AH'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 failed to 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 assistance listings number. HUD defined its cost objective at the property level, which fails to recognize the overall effort required to deliver the housing resources to low-income families under the MTW Program. Because the cost objectives are defined differently, direct, and indirect costs are defined based on the cost objectives identified under this LAMP.

Appendix E: Planned Demolition/Disposition Applications

Special Applications Center ("SAC") Submissions Pending Approval			
Property/Parcel Name*	**Proposed Action**	**Property/Parcel Name***	**Proposed Action**
Carver Homeownership	Disposition	McDaniel Glenn Homeownership	Disposition
Villages at Carver III	RAD/Section 18 Disposition	Englewood Manor IC	Disposition

Planned SAC Submissions: FY 2027			
450 Hank Aaron Drive	Disposition	Johnson Road II Rental	Disposition
2779 Donald Lee Hollowell	Demolition	Jonesboro North	Disposition
Ashley Cascades I, II, III	RAD/Section 18 Disposition	Jonesboro South	Disposition
Ashley Collegetown II	RAD/Section 18 Disposition	Magnolia Perimeter Homeownership – 2nd group	Disposition
Ashley Courts at Cascade I, II, and III	RAD/Section 18 Disposition	Magnolia Perimeter Homeownership – 3rd group	Disposition
Ashley Terraces at West End	RAD/Section 18 Disposition	Magnolia Scattered Sites Homeownership	Disposition
Bowen Homes I	Restore-REBUILD Conversion	Marian Road	RAD/Section 18 Disposition
Bowen Homes IV (CNI)	Disposition	Martin Street Plaza	RAD/Section 18 Disposition
Bowen Other Land	Disposition	Palmer House	Disposition
Cheshire Bridge Road	RAD/Section 18 Disposition	Thomasville Heights Homeownership Phase I – For Sale	Disposition

Civic Center P1	Disposition	Thomasville Phase I - Multifamily	Disposition
Civic Center R1	Restore-REBUILD Conversion	Truly Living Well Farm	Disposition
Englewood Manor IIA, B, and C	Disposition	University Choice Neighborhood Outparcels	Disposition
Englewood Manor Open Spaces	Disposition	Vacant Land Scattered Sites	Disposition
Englewood North - Mixed Use Development I	Disposition	Villages at Carver II and V	RAD/Section 18 Disposition
Englewood North - Mixed Use Development II	Disposition	Villages at Carver III	RAD/Section 18 Disposition
Georgia Avenue	RAD/Section 18 Disposition	Westminster Homes	RAD/Section 18 Disposition
Gilbert Gardens Annex	Disposition		
Herndon Phase IV	Disposition		
Johnson Road I Homeownership	Disposition		

Future SAC Submissions: FY 2028 – FY 2032**			
Andover Place	Restore-REBUILD Conversion	Everton Commons	Restore-REBUILD Conversion
Asbury Pointe (Thomasville)	Restore-REBUILD Conversion	Five Peachtree	Restore-REBUILD Conversion
Bankhead Courts	Disposition	Folio House Phase 2	Restore-REBUILD Conversion
Bowen Homes Phase III (CNI)	Disposition	Hollywood Courts	Disposition
Bowen Homes Phase V – VI (CNI)	Disposition	Johnson Road / Quarry Park	Disposition
Bridge at Harwell	Restore-REBUILD Conversion	Leila Valley Housing	Disposition
Civic Center (future phases)	Disposition	Thomasville Green Infrastructure / Parks	Disposition
Civic Center (Performing Arts Center)	Disposition	Verbena Street	Restore-REBUILD Conversion
Corner Market at Grove Park	Restore-REBUILD Conversion		
Englewood Public Spaces	Disposition		

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

PLANNED RAD CONVERSIONS: 2026			
Name	**PIC Dev** ID	**Conversion Type**	**Transfer of Assistance / RAD Section 18 Blend**
Ashley Cascade I	GA006000830	PBV	TBD
Total Units	**Pre-RAD** Unit Type	**Post-RAD Unit** Type	**Capital Fund Allocation**
46	Mixed Income Family	Mixed Income Family	$94,960
Bedroom Type:	**Number of** Units Pre-Conversion	**Number of Units** Post Conversion	**Change in Number** of Units
One Bedroom	7	7	No change
Two Bedroom	18	18	No change
Three Bedroom	17	17	No change
Four Bedroom	4	4	No change
Ashley Cascade II	GA006000870	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
41	Mixed Income Family	Mixed Income Family	$86,156
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	4	4	No change
Two Bedroom	18	18	No change
Three Bedroom	15	15	No change
Four Bedroom	4	4	No change
Ashley Cascade III	GA006000900	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
29	Mixed Income Family	Mixed Income Family	$58,442
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	8	8	No change

Two Bedroom	11	11	No change
Three Bedroom	7	7	No change
Four Bedroom	3	3	No change

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

Appendix E: RAD Unit Conversion Details

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

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

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

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

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

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

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

Community Name	Development ID	Conversion Type						Transfer of Assistance / RAD Section 18 Blend
Villages at Carver II	GA006000910	PH to PBV						TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**						**Capital Fund Allocation**
66	Family	Family						$249,783
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**						**BR Count Change**
One Bedroom	0	0						No Change
Two Bedroom	33	33						No Change
Three Bedroom	33	33						No Change
Four Bedroom	0	0						No Change
Community Name	**Development ID**	**Conversion Type**						**Transfer of Assistance / RAD Section 18 Blend**
Villages at Carver V	GA006001020	PH to PBV						TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**						**Capital Fund Allocation**
78	Mixed Income Family	Mixed Income Family	$147,638	$147,638	$147,638	$147,638	$147,638	$147,638
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**						**BR Count Change**
One Bedroom	16	16						No Change

Two Bedroom	757	No Change	
Three Bedroom	5	5	No Change
Four Bedroom	0	0	No Change

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

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

FUTURE RAD CONVERSIONS: 2028 - 2032*			
Community Name	**Development ID**	**Conversion Type**	**Transfer of Assistance / RAD Section 18 Blend**
The Garden at Collegetown	GA006001070	PH to PBV	TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
26	Mixed-Income Family	Mixed-Income Family	$36,700
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**	**BR Count Change**
One Bedroom	11	11	No Change
Two Bedroom	15	15	No Change
Three Bedroom	0	0	No Change
Four Bedroom	0	0	No Change

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

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

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

Three Bedroom	11	11	No Change
Four Bedroom	0	0	No Change

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

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

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

Four Bedroom	0	0	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Columbia Creste	GA006000950	PBV	TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
61	Mixed-Income Family	Mixed-Income Family	$85,745
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**	**BR Count Change**
One Bedroom	TBD	TBD	No Change

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Columbia Grove	GA006000960	PBV	TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
56	Mixed-Income Family	Mixed-Income Family	$78,082
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**	**BR Count Change**
One Bedroom	TBD	TBD	No Change
Two Bedroom	TBD	TBD	No Change
Three Bedroom	TBD	TBD	No Change
Four Bedroom	TBD	TBD	No Change

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

Community Name	Development ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend

Magnolia Park II	GA006000860	PH to PBV	TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
732	Mixed-Income Family	Mixed-Income Family	$140,516
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**	**BR Count Change**
One Bedroom	221	221	No Change
Two Bedroom	27	27	No Change
Three Bedroom	24	24	No Change
Four Bedroom	0	0	No Change

Community Name	**Development ID**	**Conversion Type**	**Transfer of Assistance / RAD Section 18 Blend**
Mechanicsville Crossing	GA006001050	PBV	TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
68	Mixed-Income Family	Mixed-Income Family	$63,080
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**	**BR Count Change**
One Bedroom			No Change
Two Bedroom			No Change
Three Bedroom			No Change
Four Bedroom			No Change

Community Name	**Development ID**	**Conversion Type**	**Transfer of Assistance / RAD Section 18 Blend**
Mechanicsville Station	GA006001060	PBV	TBD
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
63	Mixed-Income Family	Mixed-Income Family	$63,120
Bedroom (BR) Type	**Pre-Conversion BR Count**	**Post-Conversion BR Count**	**BR Count Change**
One Bedroom			No Change
Two Bedroom			No Change
Three Bedroom			No Change
Four Bedroom			No Change

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

Vacant Scattered Site for Potential Disposition: Planned FY 2027		
Parcel ID	**Address**	**Description**
14 01160010109	980 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010083	0 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010092	943 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010091	939 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010081	940 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010086	285 JOSEPH E LOWERY BLVD NW	Vacant site north of Ashley Collegetown
14 01160010095	953 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010075	964 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010096	0 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010119	295 JOSEPH E LOWERY BLVD NW	Vacant site north of Ashley Collegetown
14 01160010061	945 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010100	975 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010099	0 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010093	0 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010074	968 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010078	952 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010082	0 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010058	931 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010089	931 WESTVIEW DR SW	Vacant site north of Ashley Collegetown

14 01160010060	941 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010114	0 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010108	961 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160003078	0 ASHBY ST SW	Vacant site north of Ashley Collegetown
14 01160010076	960 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010084	928 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010079	948 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010080	944 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010085	0 JOSEPH E LOWERY BLVD NW	Vacant site north of Ashley Collegetown
14 01160010077	954 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160010094	949 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010090	935 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010059	937 FRANK ST SW	Vacant site north of Ashley Collegetown
14 01160009037	1002 ASHBY GROVE SW	Vacant site north of Ashley Collegetown
14 01160010028	993 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010030	981 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010027	0 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160010029	985 WESTVIEW DR SW	Vacant site north of Ashley Collegetown
14 01160009029	0 ASHBY ST SW	Vacant site north of Ashley Collegetown
14 01160009027	937 ASHBY GROVE SW	Vacant site north of Ashley Collegetown

14 01160009030	171 JOSEPH E LOWERY BLVD NW	Vacant site north of Ashley Collegetown
14 01160005100	943 CAMILLA ST SW	Vacant site north of Ashley Collegetown
14 01160004057	0 PARSONS ST SW	Vacant site north of Ashley Collegetown
14 01090005062	653 FAIR ST SW	Ashley Scholar's Landing
14 01090005076	178 ELM ST SW	Ashley Scholar's Landing
14 01090005083	0 FAIR ST SW	Ashley Scholar's Landing
14 01090005073	0 FAIR ST SW	Ashley Scholar's Landing
14 01090005075	0 ELM ST SW	Vacant Parcel Near Ashley Scholars Landing
14 01090001079	0 ASHBY ST SW	Vacant site north of Ashley Collegetown
14 00720006094	257 AMAL DR	Vacant site - near Renaissance at Park Place South
14 00720006095	1765 NEW SOUTH PRYOR RD	Vacant site - near Renaissance at Park Place South
14 00810004104	0 FIFTH ST NW	Vacant Site - Georgia Tech
14 00810004105	0 FIFTH ST NW	Vacant Site - Georgia Tech
14 00420004080	951 BOULEVARD SE	Community Garden - Grant Park
14 01170003043	0 LUCILE AVE SW	Vacant Site - near Atrium at CollegeTown
14 01170003045	0 LUCILE AVE SW	Vacant Site - near Atrium at CollegeTown
14 01170003046	955 LUCILE AVE SW	Vacant Site - near Atrium at CollegeTown
14 01170003061	940 CUNNINGHAM PL SW	Vacant Site - near Atrium at CollegeTown
14 01170003044	0 LUCILE AVE SW	Vacant Site - near Atrium at CollegeTown
14 00850009083	19 GREGG ST SW	Mechanicsville Scattered Site
14 00750008075	0 DOANE ST SW	Vacant site - Mechanicsville

14 00470009166	0 BOULEVARD NE	Vacant Site in the Old Fourth Ward
14 00470004099	0 LINDEN AVE NE	Vacant Parcel near Civic Center
14 00550004159	0 DUNNING ST SE	Vacant Land - Near Affordable Homes Pilot
14 00860002081	749 MC DANIEL ST SW	Vacant Land - Mechanicsville
14 00870005125	0 DELEVAN ST SW	Vacant site - Pittsburgh
14 00460010204	15 HILLIARD ST NE	Vacant Site in Sweet Auburn
14 00450001058	377 HILLIARD ST SE	Vacant Site in Sweet Auburn
14 00450001059	0 HILLIARD ST SE	Vacant Site in Sweet Auburn
14 0072 LL036	0 PRYOR ST SE	Carver Homes Leftover Site
14 0072 LL033	0 PRYOR ST SE	Carver Homes Leftover Site
15 180 02 018	0 MEMORIAL DRIVE SE	Undesignated parcel near Villages of East Lake
14 00260005026	0 THOMASVILLE BLVD SE	Thomasville Heights Scattered Site
14 00260005027	0 THOMASVILLE BLVD SE	Thomasville Heights Scattered Site
14 00260001067	0 GRANGE CT SE	Thomasville Heights Scattered Site
14 00260001073	0 GRANGE DR SE	Thomasville Heights Scattered Site
14 00070013019	1150 HENRY THOMAS DR SE	Thomasville Heights Scattered Site
14 0008 LL022	0 MC DONOUGH BLVD SE	Thomasville Heights Scattered Site
14 01170006103	0 LUCILE AVE SW	Vacant Site - West End
14 01170006094	0 LUCILE AVE SW	Vacant Site - West End
14 01080007049	0 LEE ST SW	Vacant Site - West End
14 01170005061	0 WEST END PL SW	Vacant Site - West End
14F0029 LL040	0 KIMBERLY RD SW	Ashley Courts @ Cascade

14 0053 LL006	0 RAWSON ST SE	Capitol Gateway Stormwater/Park
14 00530001107	0 RAWSON ST SE	Capitol Gateway Stormwater/Park
15 210 03 178	0 AMANDA STREET NE	Near Columbia Senior at Edgewood
15 210 04 123	0 DEKALB AVENUE NE REAR	Near Columbia Senior at Edgewood
15 210 03 179	0 AMANDA STREET NE	Near Columbia Senior at Edgewood
15 210 03 180	0 AMANDA STREET NE	Near Columbia Senior at Edgewood
15 210 03 174	0 AMANDA STREET NE	Near Columbia Senior at Edgewood
15 210 03 175	0 AMANDA STREET NE REAR	Near Columbia Senior at Edgewood
15 210 03 177	0 AMANDA STREET NE	Near Columbia Senior at Edgewood
15 180 02 016	421 EAST LAKE BOULEVARD SE	Near Villages at East Lake
14 00810008032	0 PONDERS AVE NW	Road - Georgia Tech
14 00550006065	0 HILL ST SE	Road - Near Affordable Homes Pilot
14 00550004166	0 FERN AVE SE	Road - Near Affordable Homes Pilot
14 00540003075	0 GEORGIA AVE SE	Road - Near Georgia Ave
17 01490008125	0 NORTHSIDE DR NW	Vacant Site - Georgia Tech
14 0072 LL043	0 MELDON AVE SW	Villages at Carver III
17 0227 LL415	0 SPRINGFIELD RD	West Highlands - Common Area
17 0228 LL082	0 STANFIELD AVE	West Highlands - Common Area
17 0227 LL414	1885 COBBLESTONE WAY	West Highlands - Common Area
17 0227 LL241	0 SAMPLES LN	West Highlands - Forest
17 0227 LL417	0 DREW DR	West Highlands - Forest

17 0227 LL322	0 SANFORD DR	West Highlands - Forest
17 02240003214	1575 HABERSHAL DR NW	West Highlands - Forest
17 0227 LL413	0 LUCY COMPTON LN	West Highlands - Median
17 0227 LL136	1970 STANFORD DR	West Highlands - Median
17 0227 LL018	0 CLARISSA DR NW	West Highlands - Powerline
17 0227 LL416	0 LUCY COMPTON LN	West Highlands - Powerline
17 0228 LL084	0 STANFIELD AVE	West Highlands - Road
17 0227 LL323	0 SANFORD DR	West Highlands - Road
17 02240003216	0 HABERSHAL DR NW	West Highlands - Road
17 0227 LL242	0 SAMPLES LN	West Highlands - Road
17 0227 LL220	0 PROCTOR CREEK LN	West Highlands - Road
17 0228 LL085	0 STANFIELD AVE	West Highlands - Road
17 0225 LL103	1525 ARGULE LN	West Highlands - Sidewalk
17 0227 LL180	0 CARSON DR	West Highlands - Stormwater Pond
17 0227 LL178	0 DREW DR	West Highlands - Vacant Land
17 0227 LL182	0 STANFIELD AVE	West Highlands - Vacant Land
17 0227 LL011	0 PERRY BLVD NW	West Highlands - West side of Proctor Creek
17 02240003197	0 DREW DR	West Highlands Road
14 00420007004	1110 HILL ST SE	Englewood North
14 00420007002	371 ENGLEWOOD AVE SE	Englewood North
14 00330001054	3698 RUBY H HARPER BLVD SE	Gilbert gardens
17 0251 LL007	1580 HOLLYWOOD RD NW	Hollywood Courts
14 0027 LL134	2291 JONESBORO RD SE	Jonesboro North

14 0028 LL061	2471 JONESBORO RD SE	Jonesboro South
14 00470001093	0 BEDFORD PL NE	North Avenue Site
14 00470001092	311 NORTH AVE NE	North Avenue Site
14 00470001001	301 NORTH AVE NE	North Avenue Site
14 00790006003	0 CENTENNIAL OLYM PARK DR NW	Palmer House
14 0008 LL016	0 MC DONOUGH BLVD SE	Thomasville Heights
14 0008 LL015	0 MORELAND DR SE	Thomasville Heights

End FY 2027 MTW Plan Submission