MTW MOVING TO WORK

ANNUAL REPORT

DRAFT

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Image descriptions on inside of cover

On the Cover Page from top left to right:

- Teen Expo 2024
- Groundbreaking Event in FY 2026
- Bingo Night October 2024
- Digital Literacy Training 2024
- Villages of Castleberry

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About Atlanta Housing

The Housing Authority of the City of Atlanta, Georgia ("Atlanta Housing") began with the construction of one of the first federally subsidized public housing community, Techwood Homes, in 1935.

Atlanta Housing is the largest public housing authority in Georgia and one of the largest in the United States. In 2026, Atlanta Housing served nearly 42,000 people across its housing assistance portfolio that includes the following:

• **Atlanta Housing-Owned Communities**:

- 3 traditional public housing sites designated for elderly and disabled households.
- 2 traditional public housing sites for families.

• **HomeFlex Program** is Atlanta Housing's Moving-to-Work ("MTW") project-based assistance program, in which the rental assistance remains with the unit in the multifamily community:

- Standard HomeFlex
  - ▪ Assistance for multifamily units in Atlanta Housing-owned, mixed, or stand-alone privately-owned multifamily communities.
  - ▪ Assistance for buildings or communities that house older people (near elderly [55+] and elderly [62+] resident(s).
- Supportive Housing (HAVEN)
  - ▪ Assistance for properties housing vulnerable and specific population groups, in which the property owner agrees to provide wrap-around services and housing targeted to meet the needs of the intended population group(s).

• **Housing Choice Voucher Program** is a tenant-based rental assistance administered by Atlanta Housing. In addition to various tenant-based voucher types, it also includes Special Purpose Vouchers ("SPVs"), and Atlanta Housing-created voucher programs under its MTW authority.

• **Local, Non-Traditional ("LNT") Program** helps low-income families that are neither Housing Choice nor Public Housing Program participants. Ongoing examples of LNT Programs include:

- Homeownership Program - down payment assistance through a forgivable subordinate lien to help eligible low-income, first-time homebuyers.
- Home Again - short-term financial assistance to prevent displacement.
- Low-Income Housing Tax Credit ("LIHTC") – investment opportunities by Atlanta Housing that create or preserve affordable housing within the City of Atlanta.

• **Mixed Communities** are residential developments designed to include a combination of affordable, workforce, and market-rate housing, and may also incorporate community amenities or other complementary uses. These communities consist of developments that are ground-leased on Atlanta Housing land, as well as mixed-income or mixed-finance developments in which Atlanta Housing has an ownership interest, financial investment, or subsidy agreement.

• **RAD Project-Based Voucher Communities** are former public housing communities converted to long-term Section 8 Project-Based Voucher ("PBV") assistance under HUD's Rental Assistance Demonstration ("RAD") Program.

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The Need for Affordable Housing

The need for affordable housing remained substantial during FY 2026 as high housing costs and a constrained supply of lower-priced homes continued to affect low- and moderate-income households. Within the City of Atlanta, 55 percent of respondents to the 2025 Metro Atlanta Speaks survey reported that they could not afford to move to another house or apartment in their current neighborhood. Lower-income renters remained particularly vulnerable to housing instability, with housing cost burdens disproportionately affecting households in the lowest income ranges. (Atlanta Regional Commission, 2025 Metro Atlanta Speaks Survey Results; U.S. Census Bureau, American Community Survey, 2020–2024).

Housing costs remained a significant challenge in Atlanta. As of 2024, an estimated 53.5 percent of renter households were cost-burdened, including 27.6 percent that were severely cost-burdened (2024 Cost Burdens by Metro Area-Joint Center for Housing Studies (JCHS) State of Nation's Housing 2026). Nationally, the supply of lower-rent units continued to decline between 2014 and 2024, the number of rental units with rents below $1,400 fell by 9.3 million. Multifamily construction also slowed, with starts declining by approximately 40 percent between 2023 and 2025, signaling a smaller development pipeline that may further constrain future rental supply (Joint Center for Housing Studies of Harvard University, 2026; Urban Land Institute and PricewaterhouseCoopers (PwC), 2026).

Continued population and economic growth are expected to sustain demand for housing throughout the Atlanta region. As Atlanta continues to grow, expanding housing options at a range of price points will be essential to protect low- and moderate-income households from rising costs and displacement.

Demographic changes will also shape future housing needs. By 2050, Metro Atlanta residents age 75 and older are projected to increase from less than 5 percent to nearly 12 percent of the region's population. These trends will increase the need for affordable housing near employment, transit, healthcare, and essential services, including options suitable for seniors and households living on fixed incomes (Atlanta Regional Commission, Series 17 Population and Employment Forecasts).

Together, these conditions underscore the continued importance of preserving existing affordable housing, expanding affordable rental and homeownership opportunities, and strategically using federal, local, and Moving to Work resources to increase housing choice and promote long-term housing stability.

Sources: Atlanta Regional Commission, 2025 Metro Atlanta Speaks Survey Results and Series 17 Population and Employment Forecasts; U.S. Census Bureau, American Community Survey, 2020–2024; Atlanta Housing Data Dashboard, 2024; Joint Center for Housing Studies of Harvard University, America's Rental Housing 2026; and Urban Land Institute and PwC, Emerging Trends in Real Estate 2026.

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Atlanta Housing's Strategic Plan (2023 – 2027)

In January 2023, Atlanta Housing released its five-year Strategic Plan ("Plan"), covering Fiscal Years 2023 through 2027. The Plan provides a blueprint in reaching a key goal for the production and preservation of affordable housing that is in alignment with the vision and goals set forth by Atlanta Mayor Andre Dickens. The Plan has been informed by market realities, insights from Atlanta Housing's key partners, current commitments and capacities, and anticipated challenges and opportunities. Further, the Plan recognizes that no single organization can solve Atlanta's housing affordability challenge alone, but working with others, Atlanta Housing can bring its different resources and various skillsets to bear to have a significant impact. The Strategic Plan puts residents at the heart of everything Atlanta Housing does, while searching for better, smarter, and more efficient ways to operate. In the course of this work, Atlanta Housing established the following Goals and Key Targets:

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

Key Targets

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

GOAL 2: Enhance Housing Assistance Resources for Atlantans in Need

Key Targets

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

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

Key Targets

3.A Advance efforts that address youth achievement by coordinating a cradle-to career educational pipeline of programs and services for Atlanta Housing assisted youth.

3.B Through increased partnerships, support residents to prepare for, connect to, and succeed in jobs and careers.

3.C Provide a continuum of care for Atlanta Housing-assisted seniors to enable them to stay healthy and live independently and with dignity in their homes.

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

Key Targets

4.A Secure a minimum of $500,000 in new funding annually to support Atlanta Housing's mission.

4.B Collaborate with public agencies and other organizations to leverage resources and align efforts.

4.C Raise $2 million to improve energy efficiency in Atlanta Housing units.

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

Key Targets

5.A Increase visibility into our progress and key successes to foster confidence in Atlanta Housing's work.

5.B Provide targeted communication and frequent updates to key stakeholders.

GOAL 6: Strengthen Atlanta Housing Operations Work in Atlanta

Key Targets

6.A Increase efficiency, improve access to programs and services, and foster staff interactions with Atlanta Housing families.

6.B Create economic opportunity for Atlanta Housing residents and minority businesses by achieving 35% participation in eligible Atlanta Housing contracts for minority-, women-, and resident-owned small businesses.

6.C In support of the City of Atlanta's 2019 Clean Energy Resolution to achieve 100% clean energy by 2035, Atlanta Housing will reduce its carbon footprint by 25% in five years.

MOVING-TO-WORK ("MTW") DEMONSTRATION PROGRAM

The United States Department of Housing and Urban Development's ("HUD") MTW designation permits Atlanta Housing to modify and waive certain program rules and regulations[1] in pursuit of innovative solutions to its local housing challenges.

In December 2015, Congress expanded the MTW Demonstration, extended the participation of the original 39 MTW agencies through 2028, and authorized HUD to admit an additional 100 agencies into the program.[2] In March 2024, Congress further extended the MTW Agreements of the original 39 MTW agencies through the end of their respective 2038 fiscal years.[3]

In addition, the MTW designation permits Atlanta Housing to combine program operating subsidies into the "MTW block grant" under its single-fund flexibility and expend funds on MTW eligible activities outlined in Atlanta Housing's Amended and Restated MTW Agreement ("MTW Agreement") with HUD. Atlanta Housing's participation in the MTW Demonstration Program[4] ("MTW Program") has been critical to Atlanta Housing's ability to meet low-income individuals' housing needs and to respond effectively to the twin challenges of rapid growth and increasing housing costs.

Atlanta Housing's flexibility granted under its MTW Agreement allows Atlanta Housing to operate more like a private real estate development or property management company. As an MTW Public Housing Authority ("PHA")[5] in the MTW Program, Atlanta Housing must continue to meet the following **MTW Statutory Requirements** in the delivery of its assistance:

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

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

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[1] Found in the United States Housing Act of 1937, ("Housing Act" or the "Act") applicable to the Housing Choice Voucher and Public Housing Rental Assistance Programs (Section 8 and Section 9). See, e.g., 24 CFR 800, 900, et seq.
[2] Consolidated Appropriations Act, 2016, Pub. L. 114-113, Section 239.
[3] Consolidated Appropriations Act, 2024, Pub. L. 118-42, Section 241.
[4] The MTW Demonstration Program was created by the United States Congress ("US Congress" or "Congress") in 1996 and is administered by the United States Department of Housing and Urban Development (HUD). The US Congress renews the MTW Demonstration Program periodically and Congress last extended the Program through June 20, 2038. Atlanta Housing executed its MTW Agreement with HUD on September 23, 2003.
[5] New legislation enacted in 2016 added 100 MTW cohorts to the 39 original MTW PHAs. Atlanta Housing was one of the original agencies to receive MTW designation in 2003.

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

In addition to meeting MTW Statutory Requirements and MTW Statutory Objectives, Atlanta Housing asks three basic questions before proposing new initiatives and reviewing the continuance of existing initiatives:

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

Atlanta Housing prefers an affirmative answer to all three questions before continuing or introducing an imitative.

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

Build America, Buy America (BABA). Atlanta Housing will continue to comply with applicable BABA requirements for covered infrastructure projects funded with federal financial assistance. Compliance activities include maintaining appropriate documentation to support the use of qualifying domestic materials or approved waivers, as applicable.

Housing Opportunity Through Modernization (HOTMA). Atlanta Housing will continue to comply with applicable HOTMA requirements and, where appropriate, utilize MTW flexibilities to support consistent administration of its housing assistance programs.

National Standards for Physical Inspection of Real Estate (NSPIRE). Atlanta Housing will continue to administer inspections in accordance with applicable NSPIRE requirements and maintain inspection practices that support housing quality and resident safety.

Atlanta Housing will continue to utilize its MTW authorities to maximize local innovation and program effectiveness while ensuring compliance with applicable federal requirements. Through this balanced approach, Atlanta Housing seeks to advance housing choice, operational excellence, and economic mobility for the households it serves.

FY 2026 HOUSEHOLDS

27,842 Households Served in FY 2026

229 New HomeFlex* Units
4 New HomeFlex Agreements

213 New DPA* Awards
243 First-Time Homebuyers Assisted

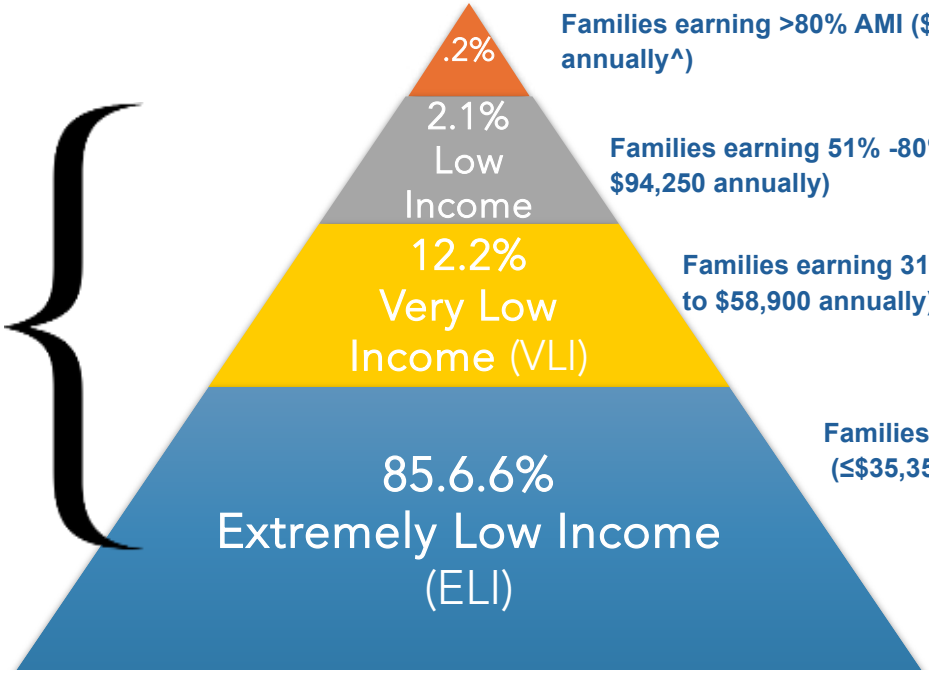
667 New Home Again Households
Short-Term In Place or Rapid Housing Assistance Assisted

1,109
New Households Served

HomeFlex = Atlanta Housing's Project-Based Voucher Program, DPA = Downpayment Assistance, HCV = Housing Choice Voucher, PH = Public Housing

BREAKDOWN of 27,832 Households

98%
are VLI and ELI families^^



Families earning >80% AMI ($94,251+ annually^)

Families earning 51% -80% AMI ($58,901 to $94,250 annually)

Families earning 31% to 50% AMI ($35,351 to $58,900 annually)

Families earning ≤30% AMI (≤$35,350 annually)

^ AMI = Area Median Income, which HUD publishes annually. The income ranges shown are effective May 1, 2026, based on a family of four.
^^Data Source: Atlanta Housing's Data Reporting and Analysis Team, August 7, 2026.

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FY 2026 Accomplishments

This section summarizes Atlanta Housing's MTW activities administered or implemented during FY 2026 (July 1, 2025 – June 30, 2026).

FY 2026 Priority Highlights

FY 2026 closes out the fourth year of Atlanta Housing's five-year Strategic Plan. The information below highlights Atlanta Housing's progress towards its FY 2026 Priorities, including goals and objectives in alignment with Atlanta Housing's Strategic Plan:

Strategic Priority 1: Create and Preserve 10,000 Affordable Housing Units

- **Create 1,578 new affordable housing units** through the administration of financial closings, issuing down payment assistance and executing new HomeFlex Agreements throughout the City of Atlanta.

- **Preserve 1,081 existing affordable housing units** by renewing expiring HomeFlex Agreements and converting public housing units to project-based assisted units under HUD's Rental Assistance Demonstration ("RAD") Program.

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

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

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

- Administer activities that expand training and job opportunities in established and emerging employment sectors by continuing to: (1) sponsor the Achieving Connectivity to Create Equity and Sufficiency ("ACCESS") initiative to narrow the digital divide, (2) support local agencies that specialize in providing education and workforce training, **narrow the digital divide and create a pathway to higher income** for low-income families. (3) promote youth and season camps and invest in Atlanta Housing-assisted youth, and (4) market college scholarship opportunities that create opportunities to thrive.
- Support activities that help families to secure better employment, to retain current employment, or to return to the workforce, thereby assisting families in meeting the minimum work requirement[6] to **achieve a 71% work/program compliance rate.**

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

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

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

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

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

Strategic Priority 6: Strengthen Atlanta Housing Operations

- Incorporate activities that support Atlanta Housing's rental assistance programs achieve or maintain an average agency **occupancy and utilization rate of 95%.**
- Adopt activities that assist Atlanta Housing in meeting or exceeding HUD's Section 3[7] requirements, reduce Atlanta Housing's carbon footprint, and other activities that support **improved operations.**

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

Ba. Overview of Short-Term MTW Goals and Objectives

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

Single-Fund Budget with Full Flexibility

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

- Provided capital funds or operating assistance to newly developed and existing housing or housing operated pursuant to a contract between HUD and Atlanta Housing.
- Provided funds for the acquisition, new construction, reconstruction, or moderate or substantial rehabilitation of housing or commercial facilities consistent with the objectives of the MTW Demonstration. Eligible activities included real property acquisition, site improvements, utility infrastructure and services, energy-efficiency systems, property conversion, demolition, financing, administration and planning, relocation, and other related activities. HUD approval was required before Atlanta Housing developed any incremental public housing units.
- Provided housing or employment-related services, such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services, employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities.
- Reviewed the provision of management services, including preparation of work specifications, loan processing, inspections, tenant selection, management of tenant- and project-based rental assistance and management of housing projects or other facilities or operations developed under this program.
- Investigated opportunities to increase safety, security, and law enforcement measures and activities appropriate to protect program participants from crime.
- Provided Housing Choice Voucher Program assistance or project-based rental assistance, alone or in conjunction with other private or public sources of assistance.
- Preserved units currently serving people of low income or the acquisition and/or development of new units for people of low income, provided that all rehabilitation and construction is done in accordance with the requirements of Section 504 of the Rehabilitation Act and where applicable, the design and construction requirements of the Fair Housing Act.

GOAL 1: CREATE AND PRESERVE AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

Atlanta Housing continued to administer programs and activities implemented under deployed MTW flexibilities. These flexibilities allowed Atlanta Housing to maximize progress toward strategic goals. The following narratives summarize Atlanta Housing's outcomes for Fiscal Year 2026 (July 1, 2025, through June 30, 2026). Atlanta Housing's **Revitalization Program** revitalizes and stabilizes Atlanta Housing-owned land and communities while supporting broader neighborhood investment.

Atlanta Housing continued to advance its development and revitalization priorities by moving multifamily housing projects through various stages of the development pipeline, including planning, predevelopment, financing, and regulatory approvals. The table below summarizes multifamily projects:

FY 2026 Multifamily Development Projects					
Project Name	FY 2026 Planned Affordable Units	FY 2026 Actual Affordable Units	FY 2026 Planned Market Units	FY 2026 Actual Market Units	FY 2026 Status/Progress
Bowen Phase II	78	69	33	33	Financial closing on June 18, 2026.
Civic Center P1*^	0	0	0	0	The redevelopment of Atlanta Housing owned property, with a financial closing expected by the third quarter of FY 2027 (March 2027).
Jonesboro South	102	0	26	0	Predevelopment activities continued; SAC submission anticipated in FY27.
Leila Valley	60	0	0	0	Financial closing on April 24, 2026.
450 Hank Aaron Drive (formerly Summerhill Stadium Hotel)	167	0	15	0	Adaptive re-use and new construction project near state capitol building with a financial closing expected Fourth quarter of FY 2028 (November 2027).
Thomasville I Multifamily	120	0	80	0	The redevelopment of this site (GA 006000070) with a financial closing expected by the second quarter of FY 2027.
New Revitalization Multifamily Unit Count Totals	**527**	**69**	**154**	**33**	**15% of the planned units created**

Source: Atlanta Housing Reforecasting Projection. ^ = P1 = Phase 1 workforce units

Atlanta Housing planned four new homeownership financial closings under its Homeownership Initiative. These closings were projected to deliver 113 affordable homeownership opportunities.

Towns at Scholars Landing was listed in the FY 2026 MTW Annual The table below shows the planned homeownerships financial closings and updates:

FY 2026 Homeownership Development Projects					
Project Name	FY 2026 Planned Other Affordable Unit Count	FY 2026 Planned Market Unit Count	FY 2026 Planned Total Unit Count	FY 2026 Actual Other Affordable and Market Unit Count	Comments
Carver Homeownership	30	110	140	0	Did not close in FY 2026
Englewood IC - Homeownership	16	65	81	0	Did not close in FY 2026
Jonesboro South	51	77	128	0	Did not close in FY 2026
Leila Valley	0	40	40	0	Did not close in FY 2026
Towns at Scholars Landing*	16	62	78	0	Did not close in FY 2026
In-Progress Revitalization Homeownership Unit Count Totals	113	354	467	0	0% of the unit count is affordable (0 Atlanta Housing-Assisted 0 Other Assisted)

Source: *Data and Analysis Team*

- **Atlanta Housing's acquisition strategy** continued to support the creation and preservation of permanently affordable housing options, with priority emphasis on existing market-rate properties, affordable housing properties, adaptive reuse opportunities, and vacant land in areas with access to transit, jobs, healthcare, education, and other community assets.
    - Evaluation of acquisitions, acquisition-rehabilitations, adaptive reuse, new construction, and homeownership opportunities that align with strategic priorities continued. Because acquisition opportunities are market-driven and subject to due diligence, financing, partnership negotiations, and regulatory approvals, Atlanta Housing did not identify a singular acquisition project in FY 2026 Plan. Instead, Atlanta Housing advanced the evaluation of opportunities with the potential to expand affordable housing and support stronger communities, including opportunities in priority neighborhoods such as Scotts Crossing and Florida Heights.

    - Where applicable, Atlanta Housing continued to account for federal requirements associated with the acquisition or redevelopment of existing HUD-assisted structures. This may include demolition approval, disposition approval, ground lease actions, or similar regulatory approvals necessary to support revitalization activities.
    - Atlanta Housing also advanced its affordable homeownership goals by continuing to support homeownership opportunities on Atlanta Housing-owned land. Activities included evaluating and pursuing fee-simple land sales, land trust models, land dispositions, down payment assistance, reduced land value, Atlanta Housing investment, and other strategies designed to increase housing choices for low-income households and promote long-term affordability.
- Through its GAP Financing activity, Atlanta Housing continued to collaborate with public, private and non-profit partners to create and preserve affordable housing. Atlanta Housing's flexible gap financing helped address financial barriers and support affordable housing development through new construction, substantial rehabilitation, and modernization projects.
- Under the Gap Financing Co-Investment activity, Atlanta Housing planned to evaluate three privately owned affordable housing projects for potential gap financing support. During FY 2026, Garson Drive reached financial closing, resulting in 130 affordable units reported for the fiscal year. The remaining projects continued through due diligence, underwriting, financing review, and partnership coordination but did not reach a reportable milestone by June 30, 2026. Associated units will be reported in the fiscal year in which the applicable closing, agreement execution, or other reporting milestone occurs. The table below summarizes the status of the co-investment projects:

Co-Investment	In-Progress Gap Financing Co-Investment Program Projects						
	FY 2026 Planned Affordable Units	FY 2026 Actual Affordable Unit Count	FY 2026 Planned Other of Market Units	FY 2026 Actual Other or Market Units	Unit Count Total	Affordable Unit Count (%)	Status
Five Peachtree (Formerly One Peachtree	65	0	0	0	0	0	Did not close in FY 2026
Garson Drive	130	130	0	0	130	100%	Financially closed June 25, 2026
Two Peachtree	134	0	84	0	168	0	Did not close in FY 2026
In-Progress Gap Financing Co-Investment Unit Count Totals	**329**	**130**	**84**	**0**	**298**	**100%**	40% of the planned affordable unit count created

Source: Data and Analysis Team

  - Atlanta Housing has closed the **Co-Investment Program** for the immediate future and is no longer receiving funding applications.
  - Units delivered under this strategy are Local, Non-Traditional ("LNT") units and will comply with the guidance under HUD Notice PIH 2011-45 (HA). LNT units do not fall under either Public Housing or Housing Choice Voucher Programs. Atlanta Housing may deploy other elements of Notice PIH 2011-45 as appropriate.
  - Atlanta Housing will continue to record legally binding commitments and use agreements acceptable to HUD, while continuing to work closely with HUD's Office of Urban Revitalization to advance projects that deliver affordable rental units to low-income families.

- Atlanta Housing continued to consider Choice Neighborhoods grant opportunities for a planning grant application for the Thomasville Heights site, Hollywood Courts or other eligible projects.
- The underwriting model to increase the return on investment ("ROI") and to create sustainable resources that Atlanta Housing can utilize to continue offering affordable housing units through its creation and preservation activities throughout its service area, was reviewed.

- Atlanta Housing continued to use HomeFlex as a strategic tool to create affordable housing units by attaching rental assistance to units in privately owned multifamily communities for

eligible low-income households. Through executed HomeFlex Agreements, Atlanta Housing stabilized affordability for defined assistance periods and expanded housing options within its service area. Atlanta Housing maintained its Notice of Funding Availability ("NOFA") process to evaluate prospective housing partners and strategically add rental units based on local market conditions, program needs, and alignment with affordable housing goals.

- The new HomeFlex projects executed during FY 2026 delivered 119 affordable housing units, bringing the total units created to 6,625, are summarized below:
  - **The Melody** previously identified as a potential FY 2026 carryover, closed in FY 2025:40 affordable units, 100% affordable.
  - **Ralph David House** (formerly known as 277 Moreland Ave.), closed in FY 2025: 56 affordable units, 100% affordable.

New HomeFlex Multifamily Projects				
Project Name	FY 2026 Unit Count Planned	FY 2026 Unit Count Actual	Percent Affordable (%)	Status of HomeFlex Contract
111 Moreland Avenue	42	42	100%	Executed on April 15, 2026
1688 Lakewood	23	0	100%	Did not execute in FY 2026
Abbington at Ormewood	8	8	100%	Executed on August 19, 2025
Quest Residences at Holly Hills	9	9	100%	Executed on December 4, 2025
Madison Reynoldstown	46	46	100%	Executed on October 24, 2025
The Mallory	14	14	100%	Executed on November 11, 2025
The Simpson	139	0	100%	Did not execute in FY 2026
New HomeFlex Multifamily Unit Count Totals	281	119	100%	42% of planned units created

Source: Data and Analysis Team
Atlanta Housing counts units at execution of the HomeFlex Agreement

Preserve or Improve Existing Affordable Housing Units

- Atlanta Housing continued to preserve affordable housing units through its **HomeFlex as a Strategic Tool** activity by renewing HomeFlex Agreements with property owners in privately owned multifamily communities. These renewals allow Atlanta Housing to retain project-based assistance at existing units and preserve affordability for eligible low-income families for terms ranging from 2 to 20 years.
    - Atlanta Housing renewed 14 existing HomeFlex Agreements, preserving 710 assisted or subsidized units throughout its service area. The actual renewal outcomes are reflected in the following table:

Renewed Existing HomeFlex Projects			
Project Name	FY 2026 Unit Count Planned	FY 2026 Unit Count Actuals*	HomeFlex Target Population
Adamsville Green Senior Apartments - HAVEN	46	46	Senior
Adamsville Green Senior Apartments - Standard	35	35	Senior
Ashley at Auburn Pointe I	8	8	Standard
Ashton at Brown Mills	5	5	Standard
Columbia South River Gardens	51	51	Standard
Columbia Sylvan Hills	0	39	Haven
Columbia Tower at MLK Village	0	39	Haven
Imperial Hotel	0	90	Haven
O'Hern House	76	76	Standard
Quest Village III	0	10	Haven
Summit Trail	40	40	Standard
The Peaks at Martin Luther King, Jr.	73	73	Family
Veranda at Auburn Pointe II	98	98	Standard
Veranda at Collegetown	100	100	Standard

Woodbridge at Parkway Village	98	0	Standard
Renewed Existing HomeFlex Unit Count Total	**630**	**710**	**100% of the planned unit count**

Source: Real Estate Data Team
Atlanta Housing counts units at execution of the HomeFlex Agreement

GOAL 2: ENHANCE HOUSING ASSISTANCE RESOURCES

Provide Stable Housing and Emergency Assistance for At-Risk Families

Atlanta Housing continued to use MTW flexibilities and targeted assistance programs to expand housing stability, prevent displacement, and connect vulnerable households to housing resources aligned with local needs. The activities summarized below reflect Atlanta Housing's continued focus on increasing housing choice, sustaining access to assistance, and supporting pathways to long-term stability for Atlantans in need.

- Atlanta Housing continued to advance affordable homeownership opportunities for low-income Atlantans through its **Comprehensive Homeownership Program** activity. Under this activity, Atlanta Housing provided down payment assistance ("DPA") subsidies to eligible first-time homebuyers in lieu of a monthly housing stipend. The program helps reduce barriers to homeownership and supports long-term housing stability and wealth-building for eligible families. During the reporting period, Atlanta Housing continued administering DPA awards of up to $25,000 for eligible buyers purchasing homes within the City of Atlanta, with a maximum home price of $375,000 to align with local housing market conditions.
- **Choice Neighborhoods ("UCN") footprint through its Choice Neighborhoods Down Payment Assistance** ("CN DPA") Program. This program is designed to assist eligible first-time homebuyers purchasing homes within the Towns at Scholars Landing development or other Atlanta Housing-supported homeownership opportunities in the UCN footprint. Through this targeted assistance, Atlanta Housing may provide DPA awards of up to $60,000 to eligible low-income families who choose to purchase and reside within the defined UCN area.
- Together, these homeownership activities support Atlanta Housing's broader MTW goals by expanding housing choice, promoting economic mobility, and creating pathways for low-income families to access sustainable homeownership opportunities in Atlanta.
    - **Towns at Scholars Landing,** Phase V, will create 78 for-sale housing opportunities, 20% of which will be affordable. This phase, which is projected to reach financial closing in FY2027, is starting with a multi-phase public infrastructure improvement project to replace aging infrastructure surrounding the 2.55+ acre site. These improvements are expected to continue into FY2027.

- Atlanta Housing continued to administer its homeownership activities in accordance with Atlanta Housing's Amended and Restated MTW Agreement and applicable HUD guidance, including Notice PIH 2011-45. Homeownership opportunities created through the Comprehensive Homeownership Program and Choice Neighborhoods Down Payment Assistance ("CN DPA") Program are treated as Local, Non-Traditional ("LNT") units and are not classified under Atlanta Housing's Public Housing or Housing Choice Voucher programs. Atlanta Housing may continue to use applicable elements of Notice PIH 2011-45, as appropriate, to support its broader affordable housing creation and preservation goals.
    - Other elements under Notice PIH 2011-45 were deployed in accordance with its affordable unit creation and preservation goals, as necessary.

- **Alternate and Supportive Housing Resources** were also administered by Atlanta Housing for Atlantans experiencing housing instability or at risk of homelessness. Through this activity, Atlanta Housing dedicates a portion of its MTW funds and designated **2,912 vouchers** for specific circumstances and targeted population groups. These strategies allow Atlanta Housing to respond to local housing needs through targeted assistance, partner referrals, and program models designed to provide housing stability for vulnerable households.
- During the reporting period, Atlanta Housing administered voucher designations for specific populations and circumstances, while recognizing that actual utilization may vary based on point-in-time counts, partner agency referrals, household eligibility, available funding, leasing conditions, and other program factors. This activity supports Atlanta Housing's MTW goals by increasing housing choice, promoting housing stability, and aligning limited resources with areas of demonstrated community need.

Supportive Housing Programs				
Program Name	Program Description	Voucher Count Planned	Voucher Count Actual	MTW Flexibility?
MTW Supportive Housing (Atlanta Housing Created)				
Emergency Housing Vouchers ("EHV")	Absorbed or added Tenant-Based assistance from HUD	202	7	Limited
GA Housing Voucher	Absorbed or added Tenant-Based assistance from GA Dept. of Community Affairs ("DCA")	22	18	Yes
HAVEN Continuum of Care Voucher ("HCoCV")	Assignment of assistance from Atlanta Housing to Partners for Home (Atlanta's CoC)	525	525	Yes
Homeless Protection Supportive Vouchers	Tenant-Based assistance	46	48	Yes
Housing First Voucher	Tenant-Based assistance	66	53	Yes
Special Program Voucher for Homeless Students ("SPVHS")	Tenant-Based assistance designated for homeless students at Atlanta Public Schools	100	74	Yes
Atlanta Housing Created Voucher Programs		**961**	**725**	**75%**
Atlanta Housing Supportive Housing				
Home Again	Short-term financial assistance	425	667	Yes
Home First (HAVEN)	Project-Based assistance for units providing wrap-around services	598	401	Yes
Atlanta Housing-Sponsored Supportive Housing Unit Count Totals		**1,023**	**1,068**	**Yes**

Source: Housing Choice Voucher Data Team

Supportive Housing Programs				
Program Name	Program Description	FY 2026 Voucher Count Planned	FY 2026 Voucher Count Actual	MTW Flexibility?
HUD Special Purpose Voucher				
Family Unification Program (“FUP”)	Tenant-Based assistance - HUD	300	288	No
Family Youth Independence (“FYI”)		10	10	No
Mainstream 1/Non-Elderly Disabled (“MS1/”NED”)		175	137	No
Mainstream 5 (“MS5”)		125	73	No
Mainstream 5 (“MSS PFH”, Partners for Home)		23	18	No
Veterans Affairs Supportive Housing (“VASH”)	Tenant-Based assistance HUD and VA	295	243	No
Total HUD Special Purpose Voucher Count Totals		**928**	**769**	**83%**
Total Vouchers for Supportive Housing		**2,912**	**2,562**	**88%**

Source: HCV Special Purpose Voucher Report

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

- Atlanta Housing continued to use its **Enhanced Inspection Standards** activity to promote safe, quality housing for families assisted through its rental assistance portfolio. The activity supports consistent inspection expectations across Atlanta Housing-assisted units, including HomeFlex and Housing Choice Voucher units, and aligns with HUD's NSPIRE requirements to strengthen housing quality and resident safety.
    - The activity sets standards for market quality units assisted by Atlanta Housing for low-income families. Atlanta Housing enforces its higher standards during the NSPIRE inspections. Atlanta Housing offers its Property Protection ("P2") "insurance" to property owners, covering excessive damages caused by Atlanta Housing participants, thereby fostering landlord confidence in Atlanta Housing's Housing Choice Voucher Program and increasing housing availability to low-income families.
    - Atlanta Housing will continue to comply with HUD guidance that requires all units receiving financial assistance to be inspected. To that extent, Atlanta Housing permits alternative inspection results on all unit types.
    - Atlanta Housing incorporated National Standards for the Physical Inspection of Real Estate ("NSPIRE") Standards within its Enhanced Inspection Standards MTW Activity to ensure that Atlanta Housing achieves consistency across all Atlanta Housing rental and homeownership assistance programs.
    - Atlanta Housing will identify and may engage in reasonable rent determination activities for communities owned directly or indirectly by Atlanta Housing. Examples of reasonable rent determination activities include the review of current and future communities on Atlanta Housing-owned land, communities receiving construction funding or portion thereof, and/or communities receiving operating subsidies or rents for low-income families subsidized by Atlanta Housing.
- Continued administration of its HomeFlex Site-Based On-Site Administration activity, which is designed to promote consistency in property management practices across its assisted housing portfolio. Through this activity, Atlanta Housing maintains a site-based management approach that delegates certain property-level functions, including applicant selection, waiting list administration, unit assignments, and related operational responsibilities, to housing partners and Property Manager Developers (PMDs).
    - Maintained oversight of property management operations through established monitoring and review processes intended to support compliance with program requirements and operational standards. These efforts may include training opportunities, Business Process Reviews (BPRs), and other activities designed to encourage continuous improvement and accountability among housing partners and PMDs.
    - Continued administration and periodic review of site-based waiting lists and unit assignments. This includes supporting Choice Mobility requirements by ensuring that eligible RAD PBV families expressing interest in Choice Mobility are appropriately

considered for placement on the applicable RAD PBV waiting list for a turnover voucher.

- Reduce barriers to lease-up for low-income families through the **Leasing Incentive Fees ("LIFs")** activity. Through this activity, Atlanta Housing-assisted eligible, households are assisted with common leasing-related expenses such as security deposits and moving costs by making payments directly to property owners on behalf of the assisted family. This activity also helps strengthen private property owners' confidence in Atlanta Housing's rental assistance program(s), expanding housing opportunities for participating households.

Goal 3: CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

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

- Continued to administer service provider contracts for the administration of self-sufficiency options for program participants. Atlanta may review the performance of these contracted options for each rental assistance program to improve outcomes for assisted families.
    - ***HomeFlex Program (Project-Based Vouchers)***
        - Standard HomeFlex utilizes Designated Service Coordination to households assisted under HomeFlex and living in mixed-income communities. Designated Service Coordinators do not provide direct core services but provide general assistance and referral services to HomeFlex-assisted households.
        - HomeFlex Supportive Housing (HAVEN) reflects Atlanta Housing's effort to create opportunities for specific population groups that require supportive services, which are supported through the utilization of service agreements in supportive housing communities within Atlanta Housing's service area.
    - ***Housing Choice Program (Tenant-Based Vouchers)***
        - Achieving Connectivity to Create Equity and Self-Sufficiency (ACCESS), the initiative was incorporated into Atlanta Housing's broader Resident Renaissance framework, which provides workforce development, digital literacy, and resident empowerment opportunities that support economic mobility and self-sufficiency.
        - Atlanta Achievers Program is a collection of activities focused on Atlanta Housing-assisted youth, including youth leadership and after-school/summer camp programming, as well as the promotion of activities that prepare Atlanta Housing youth for adulthood and career attainment.
        - Resident Services (formerly Human Development Services) focuses on upward mobility of tenant-based voucher (TBV) households receiving assistance within Atlanta Housing's service area under Atlanta Housing's Housing Choice Voucher ("HCV") Program.

- Atlanta Housing's HCV Family Self-Sufficiency ("FSS") Program, housed here, continues to focus on participant coaching and needs-based referral assistance. Atlanta Housing's FSS Program also seeks to increase its FSS enrollment and provide learning opportunities for Atlanta Housing-assisted youth through various platforms.
- Resident Services Graduation Strategy encompasses all Atlanta Housing-assisted residents and culminates in the graduation of a larger percentage of residents from CN and Atlanta Housing rental assistance programs.
- Resident Services Optimization, by increasing the number of residents by ≥10% who receive: (i) structured and transparent case management, service navigation, and resident coaching to assist participants with obtaining employment, education, and supportive services, and (ii) programs directed to each category of resident (e.g., youth, adults, seniors), with a special focus on youth.
- Work Requirements Refinement, related to protocols on the enforcement of Atlanta Housing's work requirement for eligible assisted residents to increase the number of residents in compliance with the work requirement.

  - *Public Housing Program*
    - Resident Initiatives is a collection of activities coordinated by Atlanta Housing Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and liaison between residents and Property-Manager Developers ("PMDs") at Atlanta Housing-owned communities. Regular events may include the coordination of workshops focused on the wellbeing of Atlanta Housing-assisted families and activities that promote healthy living, lifestyle and economic independence and stress management.
    - Resident Re-Occupancy is assistance provided to eligible households of Atlanta Housing's Quality of Life Initiative ("QLI") or Choice Atlanta former public housing sites who desire to return once the site is redeveloped. This assistance includes First Right of Return and may include other assistance based on funding availability and assistance approval during the initial lease-up of Atlanta Housing-assisted units at the new development.

- Administer the **Work/Program Requirement** activity that requires target-assisted families (non-disabled, 18 to 61 years old) to be employed for an average of 20-hours per week.
  - Continue efforts to return the activity compliance rate to the pre-pandemic level of 75%. Atlanta Housing plans to set a compliance rate benchmark of 71% for FY 2026.
    - The compliance rate for target-assisted families for FY2026 regressed from FY2025 due to normal program attrition and a downturn in the job market in sectors where our families have previously had success obtaining jobs. According to the Georgia Department of Labor: "In June, jobs were down by

10,000 over the month to 4,988,900 and were up 6,000 over the year. Jobs in Georgia were down over the month after growing for three consecutive months." The unemployment claims also increased by 2,374 over the month, which may contribute to the percentage of families not meeting the compliant work status[8].

- To increase the compliance rate, Atlanta Housing has initiated a **Resident Renaissance,** an initiative that will be family-centric and provide services to prepare families to secure and sustain employment. With this new initiative, Atlanta Housing expects to meet the overall benchmark of 75 percent (75%) compliance in FY2028.

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

Source: MTW Detail Report as of June 30, 2026

[8] Georgia Reaches New All-Time Highs in Labor Force and Employment | Georgia Department of Labor

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OVERVIEW OF SHORT-TERM NON-MTW GOALS AND OBJECTIVES

GOAL 1: CREATE OR PRESERVE AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

- Advanced activities that supported the creation and preservation of affordable housing units through its Revitalization Program, HomeFlex as a Strategic Tool activity, gap financing/co-investment strategies, acquisition planning, homeownership initiatives, and sustainability-focused development standards.
    - Atlanta Housing continued to advance remaining phases of the University Choice Neighborhood ("UCN") transformation project and related redevelopment activities within the former University Homes footprint, now known as Scholars Landing.
        - Atlanta Housing also continued to evaluate and advance opportunities within the UCN boundaries to support additional affordable housing development and long-term neighborhood revitalization.
- Continued efforts to strengthen its self-development capacity and better position Atlanta Housing-owned land for future affordable housing production. These efforts included advancing planning, feasibility review, and predevelopment activities associated with Atlanta Housing-owned vacant sites, as well as evaluating opportunities to acquire or reposition properties that align with Atlanta Housing's priorities to create or preserve affordable housing within its service area. Acquisition strategies may include monetary and non-monetary transactions, including payments, land swaps, ground leases, or other disposition structures that support long-term affordability.
    - Ground leases, land dispositions, and other real estate tools were used to support development activities that add to or retain affordable housing. Atlanta Housing continued to evaluate Special Applications Center ("SAC") requirements for Atlanta Housing property listed in HUD systems or previously supported by ongoing operating subsidy, including demolition and disposition actions necessary to facilitate redevelopment, repositioning, or preservation activities. These efforts support Atlanta Housing's broader strategy to transition underutilized land and assets into productive affordable housing opportunities.
- Atlanta Housing continued to support activities that align with energy efficient development standards and reduce the agency's carbon footprint. These efforts included incorporating sustainability considerations into development planning, procurement, and project evaluation processes; applying energy efficient certifications to applicable development and rehabilitation opportunities; and supporting energy-efficient design strategies that help lower the overall cost of living for residents. Atlanta Housing's continued focus on sustainable development supports both the creation and

preservation of affordable housing while helping reduce the energy burden on Atlanta Housing-assisted households.

Preserve existing affordable housing units

Atlanta Housing utilized various tools to preserve existing affordable housing units for low-income families.

- Elements of HUD's Rental Assistance Demonstration ("RAD") Program were deployed to convert portions of or all its Public Housing portfolio from Section 9 operational assistance to long-term, Section 8 project-based voucher ("PBV") assistance.
    - Atlanta Housing's Public Housing portfolio included 1,713 public housing units receiving Section 9 operational assistance.
    - By converting its Public Housing portfolio to long-term Section 8 subsidy assistance under the RAD platform, Atlanta Housing safeguarded long-term affordability for these units and the low-income families that live there, which provides Atlanta Housing financial relief and flexibility.
    - Public Housing units that were scheduled to be converted under RAD in FY 2026:

Conversion Community	RAD Conversions			
	Total Converted Units Planned (Public Housing)	Total Converted Units Actual	Total Section 8 RAD PBV Assisted Units	Total Section 18 Non-RAD Assisted Units
Ashley Collegetown I	78	78	32	46
Ashley Courts at Cascade I*	46	0	-	-
Georgia Avenue*	79	0	-	-
Villages at Carver III*	108	0	-	-
Totals	311	78	32	46

Source: HomeFlex Data Team
*Conversions that have been postponed

- Reviewed opportunities for Atlanta Housing to strengthen and add to its housing resources to engage in Transfers of Assistance based on preliminary conversion of public housing units scheduled for conversion under the RAD Program.
    - Continued to deploy the Transfer of Assistance option under the RAD Program to account for public housing units not being included in the total count of a covered project conversion.
    - Atlanta Housing will continue to evaluate Transfer of Assistance opportunities under Section 8(bb), 42 U.S.C. § 1437f(bb)(1), of the U.S. Housing Act of 1937. This authority allows HUD to transfer remaining Section 8 Project-Based Rental Assistance budget from a terminated or expiring contract to another eligible property. The purpose is to preserve affordable housing assistance and ensure that eligible low-income families continue to benefit from rental assistance when a project-based Section 8 contract ends or is not renewed.

- Deployed RAD Section 18 provisions to assist Atlanta Housing with maximum affordable unit preservation. The RAD Section 18 provision allows Atlanta Housing to replace public housing converted units with non-RAD PBV units at partially or totally disposed conversion sites.
    - Housing Construction Costs ("HCC") determine the number of eligible units that Atlanta Housing may dispose of under Section 18 at a converted site. The HCC is published by HUD annually.
- Undertook activities that allow Atlanta Housing to preserve affordable housing under non-RAD conversion scenarios, including Low-Income Housing Tax Credit ("LIHTC") units that undergo a refinance or re-syndication transaction that may require additional approval by HUD for long-term preservation and continued affordability.

GOAL 2: ENHANCE HOUSING ASSISTANCE RESOURCES

Atlanta Housing administered both rental assistance and homeownership assistance programs dedicated to helping eligible, low-income Atlantans with general and specific housing needs. The rental assistance programs follow a unit-based or tenant-based approach. The programs are discussed below.

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

[9] Atlanta Housing can limit turnover tenant-based vouchers earmarked for RAD PBV families to three-quarters of its turnover pool.

units under the low-income housing tax credit ("LIHTC") program, which is a combination of HomeFlex (1,787) and mixed HomeFlex communities (1,158).

- Continued Atlanta Housing's MTW **housing choice-based assistance** or Atlanta Housing's MTW tenant-based rental assistance ("TBRA") program. Under this program, Atlanta Housing administers assistance at the household level. Atlanta Housing provides oversight and training in the administration of a large voucher program to assist households living in privately-owned, privately-operated market units. Atlanta Housing plans to continue its housing choice-based assistance, which breaks down as follows:
    - Tenant-Based Vouchers ("TBVs") are funded under Section 8 guidelines. Atlanta Housing continues to administer its Housing Choice ("HC") Program that allows 10,578 Housing Choice Voucher ("HCV") families to choose where they live. Participating HC families pay 30% of their household income toward their rent. Atlanta Housing pays the difference. Atlanta Housing HCVs include:
        - 9,322 (85%) HCV families living within the city limits.
        - 1,247(11%) HCV families living outside the city limits.
            - In port-out cases, which occur when an Atlanta Housing HCV family moves outside of Atlanta Housing's service area, the HCV family still pays 30% of their household income toward their rent but Atlanta Housing is responsible for the difference at the service rate wherever the family chooses to live
                - Atlanta Housing closely monitors vouchers that port outside of Atlanta Housing's service area, for "absorption", which refers to the receiving housing authority adding that family to their voucher program. When this happens, the Atlanta Housing voucher becomes available for issuance and utilization by a local family rather than continued utilization by a family outside Atlanta Housing's service area.
        - Assist 9 (1%) HCV families supported under Atlanta Housing's HCV Homeownership Program.
            - Atlanta Housing's HCV Homeownership Program provides a monthly subsidy to program participants, which it sunset circa 2007. Atlanta Housing replaced the program with a Downpayment Assistance ("DPA") Program. Atlanta Housing refers families interested in homeownership to this DPA Program.
    - Special Purpose Vouchers ("SPVs") are funded under Section 8 guidelines and dedicated for specific circumstances or population groups by HUD. Atlanta Housing administered 769 SPVs in accordance with HUD direction. Atlanta Housing administered SPVs maps out as follows:
        - Assisted 288 SPV families with Family Unification Program ("FUP") Vouchers.
        - Assisted 10 SPV families with Family Youth Initiative ("FYI") Vouchers.
        - Assisted 73 SPV families with Mainstream Five ("MS5") Vouchers.
        - Assisted 155 SPV families with Non-Elderly Disabled ("NED") Vouchers (formerly known as Mainstream One or MS1 Vouchers).

- Assisted 243 SPV families with Veterans Affairs Supportive Housing ("VASH") Vouchers.

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

Choice Atlanta

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

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

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

GOAL 3. CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

In August 2025, Atlanta Housing merged the Resident Services and Choice Neighborhoods teams to form the unified **Resident Empowerment** division. This integration aligned structure, staffing, programming, partnerships, and service delivery under a cohesive framework designed to expand reach, strengthen coordination, and increase measurable resident impact.

Building on this foundation, Resident Empowerment expanded opportunities for Atlanta Housing-assisted residents to engage with programs, resources, services, partners, and Atlanta Housing staff. Across events, meetings, programs, workshops, and other resident-facing activities, Resident Empowerment recorded **4,013** resident engagements during FY26.

This engagement occurred through multiple channels, ranging from large-scale signature events to ongoing Roosevelt Hall programming, workforce activations, community meetings, Choice Neighborhoods engagement, workshops, and other resident-facing activities. This multi-channel approach reflects the Resident Renaissance commitment to meeting residents where they are while creating multiple entry points into the broader Resident Empowerment ecosystem.

Resident Empowerment implemented an intentional event management framework designed to move signature events beyond standalone activities and position them as strategic opportunities to connect residents to programs, partners, resources, employment opportunities, and ongoing services.

Five major signature events collectively served more than **2,230** residents during FY 2026:

- **Back-to-School Bash (July 2025)** - 630 residents served
- **Fall Resource Fair (October 2025) -** 201 residents served
- **Thanksgiving Resource Fair and Turkey Giveaway (November 2025)** - 500 residents served
- **Generations of Joy Intergenerational Event (December 2025)** - 438 residents served
- **Senior Sweetheart Dance (February 2026)** - 461 residents served

In addition to signature events, Resident Empowerment expanded the use of strategic partner activations to connect residents directly to employment, resources, and opportunities. This included the Bird partnership activation, which provided a targeted opportunity to connect residents to employment and workforce opportunities and demonstrated how strategic partnerships can bring resources directly into Atlanta Housing communities.

Resident Empowerment strengthened Roosevelt Hall as a centralized hub for year-round resident programming and service delivery. **During FY26, Roosevelt Hall** activated more than **55 monthly program offerings**, providing free programming, resources, workshops, and services across workforce development, education, youth and family support, health and wellness, and other areas.

Since **July 2025**, more than **410 residents** have been served through **Roosevelt Hall programming**, creating consistent opportunities for residents to build skills, access services, connect with partners, and engage more deeply with Resident Empowerment. Roosevelt Hall's role extends beyond serving as a physical programming location; it is an important component of the Resident Renaissance service-delivery infrastructure, providing a centralized location where multiple programs, services, and partners can be accessed through a coordinated model.

Education and youth opportunity remain central to Resident Renaissance and Resident Empowerment's long-term strategy of supporting young residents from academic achievement through postsecondary education, credential attainment, and career entry.

Resident Empowerment supported two scholarship cycles, reflecting Atlanta Housing's continued investment in postsecondary access and educational attainment. **The FY25 scholarship cycle, with awards disbursed during FY26, represented more than $162,000** in scholarship investment through the JACSA and Bowen Choice Neighborhood Scholarship programs.
Building upon that investment, the FY26 scholarship cycle awarded 36 scholarships for disbursement in FY27. This included **24 James Allen Community Scholars Award (JACSA) scholarships totaling $60,000 and 12 Bowen Choice Neighborhood scholarships totaling $37,000.** An additional **$19,200 in scholar stipends** will support participating students, bringing the **total FY26 award-cycle investment to $116,200 in scholarships and scholar support**.
Together, the two scholarship cycles demonstrate Atlanta Housing's sustained commitment to increasing post-secondary access and supporting young residents as they progress toward college and career success. Scholarship investment is part of a broader college-to-career strategy that also includes after-school and summer programming, college exposure, career preparation, educational enrichment, technical education, and partnerships designed to connect youth to meaningful postsecondary and career pathways.

Economic mobility remains a central component of Resident Renaissance. During FY26, Resident Empowerment strengthened workforce programming and employer partnerships to provide residents with greater access to employment, training, and career advancement opportunities.
Atlanta Housing hosted multiple workforce hiring events in partnership with **Atlanta Center for Self Sufficiency**, **Bird**, the leading provider of shared e-scooters and e-bikes and **Goodwill of North Georgia**, collectively engaging more than 550 residents. A large-scale hiring event with Goodwill of North Georgia engaged 434 residents and 22 employers, connecting residents with employers, on-the-spot hiring opportunities, and access to free technical training programs.

Resident Empowerment also advanced a renewed partnership with Atlanta Technical College to expand access to technical education, credentialing, career pathways, and workforce training. The FY26 work established the foundation for a more integrated workforce strategy in FY27 in which employment, training, credential attainment, income progression, and economic mobility are increasingly connected to residents' individual Success Portfolios.

Resident Empowerment strengthened investments designed to reduce barriers to employment, education, health, and overall well-being. Through its partnership with MARTA, transportation assistance increased from **$9,370 in FY25 to $17,645 in FY26**, increasing the division's ability to help residents access employment opportunities, training, appointments, programs, and essential services.

GOAL 5: COMMUNICATE THE IMPACT OF ATLANTA HOUSING'S WORK

Atlanta Housing understands communicating its work of building and expanding successful partnerships with the community, is a pivotal goal. To continue meeting that goal, Atlanta Housing:

- Livestreams Board meetings across Facebook, Vimeo, YouTube, and Atlanta Housing's website through Zoom to broaden public access, strengthen community engagement, and support transparency for residents, stakeholders, the public, and Atlanta Housing staff.
- Improved the external dashboard that shows Atlanta Housing's performance and the status of its priority metrics.
- Heightened brand presence across various social media platforms.
    - Shared timely updates on available housing program, agency news, success stories, press releases and community events, and strategically enhancing the usage of videos, stories, and "reels" in posts.
    - Social Media engagement increased from **53,434** in FY 2025 to **81,577** in FY 2026, a 63% increase in engagement.

GOAL 6: STRENGTHEN ATLANTA HOUSING OPERATIONS

Atlanta Housing continued to prioritize staff training and elevate its employees as corporate citizens. Volunteering provides value to both the employee and the community by building positive connections with coworkers and community partners.

- Employee training hours increased from **396** in FY 2025 to **657** in FY 2026.
- Employee volunteer hours increased from **1,085** in FY 2025 to **1,166** in FY 2026.

Another level of strengthening Atlanta Housing operations includes creating economic opportunities for Atlanta Housing families and business owners.

Atlanta Housing implemented strategies and initiatives that supported compliance with HUD Section 3 requirements while advancing opportunities for Section 3 Workers, Targeted Section 3 Workers, and Section 3 Business Concerns.

- Collaborated with and promoted pre-apprenticeship training programs which support Section 3 hiring and retention efforts.
- Transitioned to an electronic reporting system to track labor hours worked by Section 3 Workers, Targeted Section 3 Workers, and Section 3 Business Concerns, with the goal of improving the accuracy and efficiency of Section 3 compliance reporting.

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Bb. Overview of Long-Term MTW Goals and Objectives

Atlanta Housing has created a robust real estate development pipeline. Efforts continued to advance its real estate development pipeline by engaging in activities that position projects to progress through the complete development cycle[10] including pre-development (site planning) to development design (request for proposal/quote [RFP/RFQ]) to financial closing to development (construction) to certification of occupancy (CO) to marketing and lease-up.

GOAL 1: CREATE OR PRESERVE 10,000 AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

- Continued to advance Atlanta Housing's long-term affordable housing portfolio and its homeownership initiative under its **Revitalization Program**. This program focuses on revitalizing Atlanta Housing-owned sites, continuing to support and sponsor activities that revive or stabilize Atlanta Housing land or Atlanta Housing-owned communities and their surrounding areas. Ongoing activities include:
- Advanced development of Herndon Square Phase II, now known as Legacy at Herndon Square, toward completion. The mixed-income development includes 201 residential units,170 affordable and 31 market-rate and approximately 10,000 square feet of community-oriented commercial space intended to support neighborhood services and economic activity. The development subsequently celebrated its grand opening and ribbon-cutting in August 2026.
    - Continue planning to advance infrastructure improvements at Atlanta Housing-owned sites to implement planned revitalization activities.
    - Atlanta Housing will continue to advance its homeownership opportunities already underway that include:
        - 6 homes under Atlanta Housing's Affordable Homes Pilot Program; 7 at the Magnolia Perimeter Citiplace Project; 12 at the Magnolia Perimeter Quest Project, 50 at the Mechanicsville Homeownership Project.
            - On February 12th, 2026, 12 single family homeownership opportunities designed for families earning up to 80% AMI closed at Quest Legacy Homes at Historic Vine City (Magnolia Perim - Quest).
    - Explore the feasibility of adopting a modular housing or tiny home initiative and associated construction methods and techniques on Atlanta Housing-owned land.
- Engage in collaborative activities that create affordable housing units under Atlanta Housing's **Gap Financing** activity for low-income Atlantans.
    - Blend elements outlined under Notice PIH 2011-45 (HA) to create affordable

[10] This development cycle may be slowed or delayed if Atlanta Housing does not receive adequate funding or approval support from the Federal Government.

units under the Local, Non-Traditional ("LNT") platform. LNT units are neither public housing nor housing choice voucher units.

        - Atlanta Housing may support other development projects in various capacities to increase housing choices for low-income families through the provision of affordable housing units in development projects not resting on Atlanta Housing-land.

- Atlanta Housing continued to monitor existing Co-Investment Program commitments to ensure that development activities, including rehabilitation and modernization work, remained aligned with approved budgets and project milestones. Atlanta Housing has closed the Co-Investment Program intake for the immediate future and will continue to manage existing commitments through applicable compliance and reporting requirements
- Continued to research activities and opportunities that accelerate housing projects while eliminating or reducing obstacles by introducing financial incentives and innovations to avoid delays.
    - Continued to work closely with HUD's Office of Urban Revitalization.
- Decrease Atlanta Housing's long-term obligations by sizing loans to the total number of affordable units in the project, rather than limiting its funding level to the number of units receiving subsidies. Atlanta Housing will continue to collect data to position the agency to issue short-term construction loans that advance public-private development projects.

OVERVIEW OF LONG-TERM NON-MTW GOALS AND OBJECTIVES

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

GOAL 1: CREATE OR PRESERVE 10,000 AFFORDABLE HOUSING UNITS

Create New Affordable Housing Units

- Continue developing long-term real estate financial forecasts to identify capital needs early. Activities may include designing or improving development plans for Atlanta Housing-owned land, promoting green infrastructure within new, rehabilitated, and modernized developments, or deploying the latest construction technology to increase affordable housing units in Atlanta's housing stock.
- Continue to consider the potential project-basing of Veterans Affairs Supportive Housing ("VASH") vouchers at its 450 Hank Aaron Drive property. Any future implementation would be subject to further evaluation and consultation with the U.S. Department of Veterans Affairs ("VA") to determine feasibility, timing, and applicable site requirements.
- Continued reviewing strategies under HUD's Restore-Rebuild Initiative[23] to create units subsidized under an Annual Contributions Contract ("ACC") for Public Housing.
    - The Restore-Rebuild Initiative allows Atlanta Housing to combine public housing Mixed Finance development and a Rental Assistance Demonstration ("RAD") conversion into an integrated transaction. HUD provides a long-term rental assistance contract tied to the property, ensuring that anyone who lives in the unit pays no more than 30% of their income toward rent. Restore-Rebuild is a key tool for Atlanta Housing to provide more rent-assisted housing.
        - Bowen Phase III
        - Atlanta Housing continues to advance its pipeline of projects to add nearly 1,400 affordable units. The table below lists Atlanta Housing's pipeline of projects through FY 2034:

Project Name	Projected Fiscal Year
Bowen Phase IV	FY 2027
Herndon Homeownership	FY 2027
Hollywood Court I MF	FY 2027
Martin House	FY 2027
Trinity Flats Central	FY 2027
Bowen Phase III	FY 2028
North Avenue	FY 2028
Bowen Phase VII	FY 2029
Bowen VIII	FY 2029
Civic Center R6	FY 2029
Bowen Phase VI	FY 2030
Civic Center R2	FY 2030
Civic Center R3	FY 2032
Civic Center R4	FY 2033
Civic Center R5	FY 2034

- Through its open Notice of Funding Availability/Opportunity ("NOFA/O") and other available tools, Atlanta Housing continued to advance HUD's Restore-Rebuild Initiative during FY 2026. As of June 30, 2026, Atlanta Housing had committed assistance to 6,784 units toward the initiative's maximum potential of 9,205 assisted units. The addition of future affordable units remains contingent upon the availability and adequacy of funding.

- Evaluate strategies and techniques that position Atlanta Housing to engage in self-development activities, including construction lending and asset ownership and management.
  - Atlanta Housing will evaluate and assess the viability of remaining in or returning to a direct ownership role in future transactions versus remaining in a sponsorship or supportive role

Rendering of 1 & 2 Peachtree

through ground leases and similar actions as it develops Atlanta Housing land.

- Continued evaluating acquisition opportunities throughout the city that complement Atlanta Housing's development plans. Such parcel acquisitions may include structures that require demolition or disposition under a ground lease or similar action to the development partnership as part of its revitalization activities.
- Advanced elements of its transformation plan outlined under its 2022 Choice Neighborhoods Implementation Grant ("CNIG") for the former Bowen Homes site and the Donald Lee Hollowell ("DLH") corridor. In 2023, Atlanta Housing received $40 million. Planned activities included:
    - Delivering 557 affordable housing units out of a projected 756 units and various retail outlets in an area starving for retail amenities associated with thriving communities.
    - Developing and implementing the Bowen Homes Critical Community Improvements ("CCI") Plan and supporting neighborhood investments in alignment with planned issuance of owner-occupied rehabilitation awards and economic development activities for low-income families, as well as property acquisition and place-making enhancements to improve the DLH corridor.

This activity included the development of community facilities, amenities, public safety initiatives, and in-fill housing planned for the Bowen Choice Neighborhood.

Bowen – Phase I Exterior and Interior

GOAL 3: CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

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

GOAL 4: BUILD OR EXPAND PARTNERSHIPS TO POOL RESOURCES AND MAXIMIZE IMPACT

- Seek new and renewed sources of funding and partnerships to complement neighborhood revitalization projects, as well as executing master developer agreements and initiating building designs.
        - In FY 2026, Atlanta Housing secured $3.9 million to support development and redevelopment.
- Prepare to acquire properties from HomeFlex housing partners when the property owner no longer desires to participate in the HomeFlex Program and the partner is willing to sell the property.
- Evaluate the viability of acquiring expiring tax credit properties from respective property owners to extend affordability and position Atlanta Housing to gain significant ownership roles in these deals, including the feasibility evaluation of opportunities on a case-by-case basis.
- Atlanta Housing works closely with the Center for Hard to Recycle Materials (“CHaRM”). Under this partnership, CHaRM will operate a facility adjacent to Atlanta Housing’s Bowen Choice Neighborhood. The parcel is brownfield and undevelopable for residential use. The collaboration with CHaRM helps to remediate this brownfield parcel.

GOAL 6: STRENGTHEN ATLANTA HOUSING OPERATIONS

Improve Operations

- Incorporate strategies that meet or exceed HUD's new Section 3 requirements[11].
- Advance Atlanta Housing's efforts to improve its carbon footprint and reduce the energy burden for residents under its AHGreen platform. Planned activities to achieve AHGreen goals include:
    - Increasing the percentage of Atlanta Housing-assisted units that achieve a 35% or higher level of green certification. Ongoing activities include:
        - Strategically growing and supporting AHGreen initiatives that move Atlanta Housing towards a "Green Certified Workplace."
        - Increasing the number of assisted energy-efficient units and lowering the utility costs for Atlanta Housing-assisted families.
    - Evaluating the outcomes of its AHGreen Initiative to assure commitments and performance are in alignment with its environmental sustainability strategies. Future concepts and strategies may include:
        - Coordinating resources to reduce utility costs for assisted households and improving the energy efficiency of units.
        - Developing strategies to continue the strategy to achieve net zero carbon emissions, over time at the Atlanta Housing administrative buildings that include 230 John Wesley Dobbs, Roosevelt Hall, and Zell Miller.
        - In FY 2026, Atlanta Housing launched its ATL RES-UP Program in partnership with Southface Institute, to help property owners expedite energy-efficient upgrades on existing properties. Two organizations participated, conducting energy audits and installation plans in over 400 units.
- In alignment with technological advancements, Atlanta Housing will continue to incorporate Artificial Intelligence and automation technologies to improve the strength of its daily and long-term operations that focus on achieving its goals and objectives.

Reduce Operational Costs

- Investigate opportunities that reduce overhead and outside expenditure, including revenue generating opportunities that increase non-federal funding.
    - Continue to pursue bond issuances to fund new multifamily construction and substantially rehabilitate multifamily development projects in alignment with Atlanta Housing's affordable housing goals and objectives.

[11] Pursuant to HUD Regulation at 24 CFR part 75.

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C. Annual Narrative/Self-Reported Data (Optional)

Atlanta Housing did not collect self-reported data for this optional reporting item during FY 2026. Therefore, no self-reported results are available for the reporting period.

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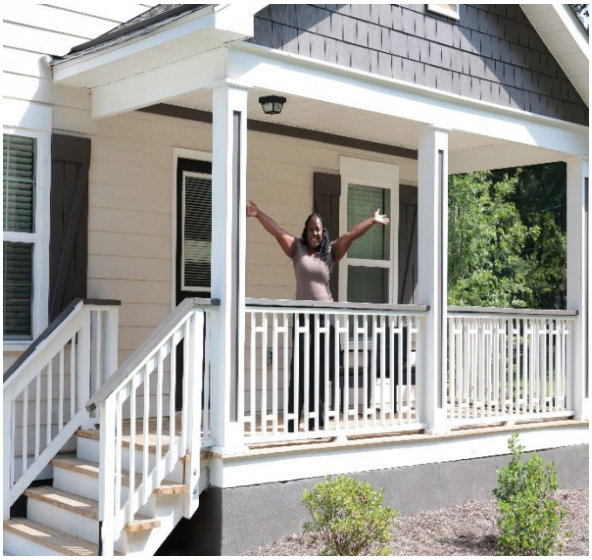
D. Participant Impact Story



After 27 years as an Atlanta Housing voucher participant, Shavonne Smith transitioned from housing assistance to homeownership, achieving a goal she had carried with her since childhood. Smith credits the Housing Choice Voucher Program with providing critical housing stability for her and her children during a period when her family needed the support most.

As her children grew older, Smith began thinking differently about her future and what she wanted to leave behind for her family. She recognized that reaching homeownership would require increasing her earning potential and strengthening her financial position. She earned her high school diploma in 2021, stepped outside of her previous career field to pursue better-paying employment, and later secured a position with the City of Atlanta.

Smith also took intentional steps toward financial self-sufficiency. After filing for bankruptcy, she worked to rebuild her credit, researched homeownership programs and eligibility requirements, established savings, and continued pursuing affordable pathways to purchase a home. Her persistence ultimately led her to Atlanta Habitat for Humanity and the opportunity to become a homeowner.

Today, Smith views her voucher not as a destination, but as a tool that provided stability while she worked toward greater economic independence. Her journey demonstrates how stable housing, combined with education, increased earnings, credit improvement, savings and personal determination, can create a pathway from rental assistance to long-term self-sufficiency and homeownership.

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SECTION II. GENERAL OPERATING INFORMATION

This section contains General Operating Information for Atlanta Housing's Public Housing portfolio and Housing Choice (HCV) Voucher Program, including Housing Stock, Leasing and Wait List Information.

A. Housing Stock Information

i. Actual New Project-Based Vouchers

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

Property Name	Number of Vouchers Newly Project-Based (Planned*)	Number of Vouchers Newly Project-Based (Actual)	Status at End of Plan Year**	RAD?	Description of Project
111 Moreland	42	42	Committed	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
1688 Lakewood	23	0	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Ralph David House	54	56	Leased/Issued	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
Abbington at Ormewood	8	8	Leased/Issued	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
Ashley Collegetown I	78	78	Leased/Issued	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Courts @ Cascade I	46	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Ashley Courts @ Cascade II	41	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.

Property Name	Number of Vouchers Newly Project-Based (Planned*)	Number of Vouchers Newly Project-Based (Actual)	Status at End of Plan Year**	RAD?	Description of Project
Ashley Scholars Landing II	0	90	Leased/Issued	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
Georgia Ave	79	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Quest Residences at Holly Hills	9	9	Leased/Issued	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
Capitol Gateway I	89	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
The Mallory	0	14	Leased/Issued	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
Madison Reynoldstown	0	46	Leased/Issued	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
The Simpson	39	0	Committed	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
Villages at Carver III	108	0	Committed	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Total: Planned or Actual Newly Project-Based	616	343			

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

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

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

Atlanta Housing planned to newly project-based 616 vouchers in FY 2026 and completed 343 during the reporting period. The variance is primarily due to the timing of agreement execution and conversion milestones. Some conversions anticipated for FY 2026 did not reach the applicable milestone by June 30, 2026, and are expected to carry forward to a future fiscal year.

ii. Actual Existing Project Based Vouchers

The following table lists tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year.

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

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
1055 Arden	0	6	Leased	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
395 James P. Brawley Drive	20	20	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
395 James P. Brawley Drive	0	8	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
507 English Ave.	0	6	Leased	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
55 Milton	18	18	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Academy Lofts at Adair Park	5	5	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Adamsville Green	35	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Adamsville Green	46	46	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Arcadia at Parkway Village	116	116	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley Auburn Pointe I	8	8	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Ashley I at Scholars Landing	54	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley IC at Scholars Landing	25	25	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	74	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	5	5	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Atrium at Collegetown	114	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Family	53	53	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Senior	136	136	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Avalon Ridge Family	89	89	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Brightstone at DeKalb Medical Parkway	175	175	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Campbell Stone	236	236	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol Gateway II	16	16	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	43	43	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	24	24	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing (HAVEN) Program.
Centennial Place I	74	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place II	70	70	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place III	74	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place IV	83	83	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Colony Senior	62	62	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Commons	15	15	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Columbia Heritage	124	124	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia High Point (Senior)	94	94	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Mechanicsville Apartments	35	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Parkside @ Mechanicsville	32	32	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Senior Residences at Blackshear	78	77	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Edgewood	135	135	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Martin Luther King, Jr.	122	121	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Mechanicsville	81	81	Leased	No	PBV unit creation under AH's HomeFlex for Older Persons Program.
Columbia South River Gardens	51	51	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	37	37	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Columbia Sylvan Hills	39	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Columbia Tower at Martin Luther King, Jr. Village	56	56	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Tower at Martin Luther King, Jr. Village	39	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Constitution Avenue Apartments	67	67	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Corridor Gardens	0	8	Leased	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
Covenant House Georgia	30	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Crystal at Hamilton	0	73	-	-	Removed
Dwell at Alcove	9	0	-	-	Removed
Gateway at Capitol View	162	162	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Gateway at East Point	100	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
GE Tower	201	201	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Green	54	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station I	88	88	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station II	150	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Herndon Square Senior	97	97	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Imperial Hotel	90	90	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Intrada Westside	25	25	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Juanita Gardner	0	108	Leased	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Lakewood at Christian Manor	199	199	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Legacy at Vine City	105	105	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Lillie R. Campbell House	86	95	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
London Townhomes	150	125	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Manor at Indian Creek II	75	75	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Manor at Scott's Crossing	100	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Martin House at Adamsville	121	121	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
McAuley Park	0	30	Leased	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
Mechanicsville Crossing	30	30	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Station	35	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Oasis at Scholars Landing	60	60	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Odyssey at Villas	32	32	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
O'Hern House	76	76	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFOP	130	130	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Park Commons / Gates Park HFOP	22	22	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFS	110	110	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Park Commons / Gates Park HFS	19	19	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Phoenix House	44	44	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Providence Parkway Village	50	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Quest Village III	10	10	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Renaissance at Park South – Senior	100	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Retreat at Edgewood	40	40	Leased	No	PBV unit creation under AH's Standard HomeFlex Program
Reynoldstown Senior Residences	26	26	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Seven Courts	30	0	-	-	Removed
Spring View Apartments	24	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Stanton Park	0	10	Leased	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
Sterling at Candler Village	170	170	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summerdale Commons	50	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summit Trail	40	40	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
The Legacy at Walton Lakes	24	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Melody	0	40	Leased	No	PBV unit creation under Atlanta Housing's Standard HomeFlex Program.
The Peaks at MLK	73	73	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
The Remington Apartments	160	160	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Steede	0	16	Leased	No	PBV unit creation under Atlanta Housing's HomeFlex Supportive Housing Program (HAVEN).
Veranda at Auburn Pointe	86	86	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Auburn Pointe II	98	98	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Auburn Pointe III	102	102	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Carver	90	90	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Collegetown	100	100	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Veranda at Groveway	74	74	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.

PROPERTY NAME	Number of Vouchers Newly Project-Based (Planned*)	Number of Voucher Newly Project-Based (Actual)	Status at End of Plan Year***	RAD?	Description of Project
Veranda at Scholars Landing	100	100	Leased	No	PBV unit creation under AH's Standard HomeFlex for Older Persons Program.
Welcome House	41	41	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Woodbridge at Parkway Village	98	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Non-RAD Total: Planned Existing Project-Based Vouchers	**6,646**	**6,803**			

Actual Existing Project-Based Vouchers - RAD

Property Name	Number of Project-Based Vouchers (Planned*)	Number of Project-Based Vouchers (Actual)	Status at End of Plan Year*	RAD?	Description of Project
Barge Road	129	129	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Columbia Commons	48	48	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	50	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.

Property Name	Number of Project-Based Vouchers (Planned*)	Number of Project-Based Vouchers (Actual)	Status at End of Plan Year*	RAD?	Description of Project
Columbia Mechanicsville Apartments	62	62	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Parkside	47	47	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Park Citi Residences at West Highlands	61	61	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Senior Residences at Mechanicsville	54	54	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Village	30	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Cosby Spear Highrise	113	113	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program
Cosby Spear Highrise	169	169	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Section 18 option
East Lake Highrise	149	146	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program
James Allen, Jr. Place	129	127	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.

Property Name	Number of Project-Based Vouchers (Planned*)	Number of Project-Based Vouchers (Actual)	Status at End of Plan Year*	RAD?	Description of Project
Juniper and Tenth Highrise	149	149	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Marietta Road Senior Tower	129	129	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Peachtree Road Senior Tower	196	196	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	207	207	Leased	Yes	PH unit conversion in Atlanta Housing-Owned Community to PBV units under RAD Program.
Village at Carver (Phase I)	66	66	Leased	Yes	PH unit conversion to PBV units under the RAD
Village at Carver (Phase I)	44	44	Leased	Yes	RAD TBV units converted to PBV units under RAD Section 18 option.
Villages at Castleberry Hill I	66	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at Castleberry Hill II	46	46	Leased	Yes	PH unit conversion to PBV units under the RAD Section 18 option.
Villages at Castleberry Hill II	68	68	Leased	Yes	RAD TBV units converted to PBV units under RAD Section 18 option.

Property Name	Number of Project-Based Vouchers (Planned*)	Number of Project-Based Vouchers (Actual)	Status at End of Plan Year*	RAD?	Description of Project
Villages at East Lake Redevelopment	271	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
RAD Total:					
Planned Existing Project-Based Vouchers	**2,283**	**2,278**			
All PBV Total:					
Planned Existing Project-Based Vouchers	**8,929**	**9,081**			

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan. ** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

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

The variance between the planned and actual number of newly project-based vouchers reflects changes in project implementation during the fiscal year. Several developments anticipated in the MTW Plan did not proceed to project-basing as originally projected, resulting in fewer vouchers being attached to those properties. Atlanta Housing executed project-based voucher agreements at other developments that were not included in the original projection because opportunities emerged after the Plan was approved. As a result, actual project-based voucher activity differed from planned levels at the property level, although the agency continued to utilize project-based vouchers to expand affordable housing opportunities and support housing priorities throughout the year.

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

ACTUAL OTHER CHANGES TO HOUSING STOCK IN THE PLAN YEAR
As needed, Atlanta Housing keeps units off-line as a viable strategy to accommodate program participants affected by Atlanta Housing's substantial rehabilitation and significant modernization efforts as directly associated with its conversion plans and the requirements of the Rental Assistance Demonstration (RAD) Program.

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

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

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR
Atlanta Housing planned approximately **$3.01 million** in capital expenditures for FY 2026. Based on available year-end data for Atlanta Housing-owned residential communities, actual capital expenditures totaled approximately **$2.13 million**. The variance reflects the limited scope of the available actual expenditure data and does not necessarily reflect expenditures for all planned capital projects. Improvements included large scale expenditure projects including 186-unit HVAC upgrades, community room upgrades, security camera upgrades, laundry room flooring, 26 shower head diverters, (1) domestic boiler, and exterior LED lighting. In addition, planned capital expenditures for sitework include addition of or replacement of exterior LED lighting, mailbox kiosk, 26 patio fencing, rear gate enclosure, 120 exterior doors replacements, and roof replacement. Other capital expenditures included buying furniture, fixtures, and other equipment, consistent with Atlanta Housing's established priorities, during the Plan year. Listed below are the estimated capital expenditures spent per site: $ 721,236 @ Cheshire Bridge Road Highrise $ 391,765 @ Georgia Avenue Highrise $ 498,985 @ Marian Road Highrise $ 418,722 @ Martin Street Plaza $ 98,871 @ Westminster $2,129,579 Actual Capital Expenditure for Atlanta Housing-owned non-residential facilities **$3,011,293 Planned Capital Expenditure Total** ***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 holistically based on federal funding levels.

B. Leasing Information

i. Actual Number of Households Served

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

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Actual	NUMBER OF HOUSEHOLDS SERVED** Planned^^	NUMBER OF HOUSEHOLDS SERVED** Actual
Public Housing Units Leased	20,556	16,104	1,713	1,342
Housing Choice Vouchers (HCV) Utilized***	235,104	232,044	19,592	19,337
Local, Non-Traditional: Tenant-Based	5,100	22,452	425	1,871
Local, Non-Traditional: Property-Based	35,340	40,800	2,945	3,400
Local, Non-Traditional: Homeownership	23,220	22,704	1,935	1,892
Planned and Actual Totals:	319,320	334,104	26,610	27,842

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

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

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

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

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

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

- Conversion of PH units to long-term Section 8 assisted PBV units under RAD;
- Execution of HomeFlex (Atlanta Housing's project-based rental program) Agreements;
- LIHTC unit lease ups and move outs; and
- Maturity or repayment of DPA subsidy loans.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY (NAME and NUMBER)	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual	NUMBER OF HOUSE-HOLDS SERVED Planned^^	NUMBER OF HOUSE-HOLDS SERVED Actual
Tenant-Based	Developing Alternative and Supporting Housing Resources/SH.2005.09	5,100	8,004	425	667
Property-Based	Gap Financing/RE.2005.11	13,896	13,884	1,158	1,157
Property-Based	HomeFlex Site-Based Administration/RE.2006.02	21,444	41,052	1,787	3,421
Homeownership	Comprehensive Homeownership Program/RE.2007.03	23,220	23,244	1,935	1,937
Planned and Actual Totals		63,660	86,184	5,305	7,182

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

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

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

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

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

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

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
Public Housing	Public housing leasing activity was affected by limited unit availability during the reporting period. Units becoming vacant through normal turnover were not always immediately available for occupancy due to inspection requirements, maintenance and repair needs, unit preparation timelines, and the need to match available bedroom sizes with eligible households. These operational factors extended vacancy turnaround and lease-up timelines, contributing to lower-than-projected occupancy. Atlanta Housing continued coordinating with property management partners to address unit readiness, strengthen leasing processes, and return available units to occupancy as efficiently as possible.
Housing Choice Voucher	Due to the uncertainty of federal funding levels early on during FY 2026, the recruitment of new landlords has been somewhat challenging however, Atlanta Housing has continued efforts to recruit and retain property owner partners, especially those with one and two-bedroom units. Leasing solutions included the continued promotion of landlord incentive programs.
Local, Non-Traditional	While Atlanta Housing continued its efforts to recruit and retain property owner partners for its voucher program, Atlanta Housing also sought property owner partners willing to provide temporary housing to prevent households from becoming homeless. Other challenges under the LNT Program include expiring tax credits, which if not renewed by the owner convert into market rate units. Atlanta Housing actively marketed its Home Again and HAVEN Programs to address short-term and long-term housing solutions while seeking strategies to continue support of tax credit units those families living in those units while adding affordable units to the City of Atlanta's affordable housing stock.

iii. Unique Households Served (OPTIONAL)

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

UNIQUE HOUSEHOLDS SERVED
Atlanta Housing served 1,871 households through its Home Again Program. Under this program, Atlanta Housing and United Way of Greater Atlanta collaborated to provide one-time financial assistance to help low-income Atlantans facing urgent times to remain housed. The program also helps to house homeless families through the built-in "rapid rehousing" component. During FY 2026, the Home Again assisted 667 households with homeless prevention assistance and 115 households under the "rapid rehousing" services. Without Atlanta Housing's Home Again Program, these households would have faced eviction and the burden of seeking help without stable shelter. Through this program, Atlanta Housing helps these households avoid homelessness by helping them to overcome temporary setbacks.

C. Waiting List Information

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list (indicating whether the waiting list is site-based or agency-wide for public housing) and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST STATUS (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.	20,874	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 Atlanta Housing-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	Yes

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

Please describe any duplication of applicants across waiting lists:

Atlanta Housing does not discourage families from applying for housing assistance through multiple available waitlists. As a result, a family may appear on more than one waitlist at the same time, such as the MTW Housing Choice Voucher waitlist and site-based waitlists managed by property owners or property management agents. While this may occur, Atlanta Housing monitors subsidy assistance to help prevent or correct duplicate subsidy issuances. For tenant-based vouchers, Atlanta Housing uses a date-and-time stamp process to receive applications and then conducts a lottery to randomly select families. Atlanta Housing also applies a local residency and employment preference, which gives priority to families who live or work in the City of Atlanta before applicants who do not live or work in the city.

ii. Actual Changes to Waiting List in the Plan Year

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

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
MTW Housing Choice Voucher	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. Atlanta Housing does not plan any other changes.
MTW Public Housing	Atlanta Housing does not plan to make any changes to the waiting list.

D. Information on Statutory Objectives and Requirements

i. 75 percent of Families Assisted Are Very Low Income

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

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-51% Area Median Income	174
31%-50% Area Median Income	456
Below 30% Area Median Income	251
Total Local, Non-Traditional Households Admitted	**881**

ii. Maintain Comparable Mix

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

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

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

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

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

N/A

MIX OF FAMILY SIZES SERVED (in Plan Year)

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	36%	11,106	53.71%	17.71%
2 Person	18%	3,705	17.92%	-0.08%
3 Person	18%	2,565	12.40%	-5.60%
4 Person	14%	1,730	8.37%	-5.63%
5 Person	14%	878	4.25%	-9.75%
6+ Person	0%	694	3.36%	3.36%
TOTAL	100%	20,678	100%	0.01%

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

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

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

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

Atlanta Housing attributes variances of more than five percentage points between the Plan Year and Baseline Year to a previously HUD-approved methodology that used bedroom size, rather than family size, to establish the baseline and subsequent household counts. This methodology was necessary because family-size data for certain public housing communities was unavailable under prior operating agreements with contracted property managers. Following renewal of those agreements, Atlanta Housing is now able to collect and report actual family-size data. Although the bedroom-size baseline was based on reasonable assumptions and projections, it does not fully represent the family sizes of households served. Therefore, the baseline and current-year figures reflect a combination of bedroom-size and family-size data, resulting in recurring annual variances in the comparable household mix. Revising the approved baseline could further distort year-to-year comparisons by creating the appearance of a reduction in households served; therefore, Atlanta Housing will retain the approved baseline to maintain consistency in longitudinal reporting. In addition to this methodological difference, the increase in 1-person households and decreases in 3-, 4-, and 5-person households reflect changes in the composition of households served over time, including smaller household sizes, right-sizing of over-housed families, relocation associated with RAD conversions, and the availability and occupancy of units appropriate for smaller households.

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

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

MTW ACTIVITY (NAME and NUMBER)	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Earned Income Disregard/AW.2005.02	218	Elderly and Non-Elderly Disabled persons with earned income.
Human Development Services/HC.2005.06	186	Housing Choice households paying 100% of their rent or graduated from Atlanta Housing's Housing Choice Voucher Program
	0	(***Households Duplicated Across MTW Activities***)
	404	**Total Households Transitioned to Self-Sufficiency**

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

SECTION III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

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

SECTION IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

A. Implemented Activities

Atlanta Housing's MTW Activities				
Activity ID		**Activity Name**	**Page**	**MTW Authorization(s) Atlanta Housing's Attachment D**
AW	2005.01	$125 Minimum Rent	91	Section I.O: General Conditions; setting rents and term limits
AW	2005.02	Earned Income Disregard	92	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	93	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC	2005.04	Enhanced Inspection Standards	94	Section VII: Establishment of HCV Program
HD	2005.06	Good Neighbor Program II	95	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
HD	2005.06	Human Development Services	96	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
PH	2005.07	4-to-1 Elderly Admissions	97	Section III: Occupancy Policies Section IV: Self-Sufficiency/Supportive Services
SH	2005.09	Developing Alternate and Supportive Housing Resources	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	2005.10	Revitalization Program	99	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	100	Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol

Atlanta Housing's MTW Activities				
Activity ID		**Activity Name**	**Page**	**MTW Authorization(s) Atlanta Housing's Attachment D**
HC	2006.01	Atlanta Housing Submarket Payment Standards	101	Section VII: Establishment of HCV Program
RE	2006.02	HomeFlex Site-Based Onsite Administration	102	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	103	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	104	Section V: Single-Fund Budget with Full Flexibility
RE	2007.04	HomeFlex as a Strategic Tool	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
PH	2008.03	Energy Performance Contracting	108	Section IX: Energy Performance Contracting
RE	2022.01	Choice Neighborhoods Down Payment Assistance Program	109	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 applies to all rental assistance programs. Exempt households are 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 has not been amended since implementation.

ii. Description/Update

Atlanta Housing introduced this activity to encourage older person households to maintain engagement in their community, increase self-sufficiency levels of program participants on fixed, stable sources of income, and 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 plan such as:

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

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

In instances where the Annual Fixed Income is not the primary source of income, Atlanta Housing, at its discretion, may establish a limit on the amount of disregarded earned income; therefore, earned income from employment not treated as disregarded income is included in the annual household income calculation for the Total Tenant Payment amount.

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.2005.03 – WORK/PROGRAM REQUIREMENT

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Atlanta Housing believes that 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.

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. Atlanta Housing, will continue to monitor employment practice and compliant families and adjust the requirement over time 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.

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.

iii. Planned Non-Significant Changes

Atlanta Housing plans to align NSPIRE Standards with this MTW activity as applicable or incorporate NSPIRE Standards 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.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 – 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 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 19, as well as outlined on page 19.

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

PH.2005.07 – 4-TO-1 ELDERLY ADMISSION

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

The intent of this MTW Activity is to create an optimal mix of elderly (62+), near elderly (55-61), and non-elderly, disabled families in 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 RESOURCES

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

Originally, this activity supported Atlanta Housing vouchers allocations 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 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 financially 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: as 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 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

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 within 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. Below, Atlanta Housing lists its planned Co-Investment projects that may include other collaborative transactions that qualify as Local Non-Traditional units.

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

Source: *Atlanta Housing Co-Investment Pipeline Tracker*

iii. Planned Non-Significant Changes

Atlanta Housing does not plan any 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, and FY 2022.

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 2016, Atlanta Housing expanded its submarket payment standard to 23 submarkets.

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. 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 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 align this MTW activity with HOTMA requirements 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 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 align this MTW activity with HOTMA requirements 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 lien 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 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 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 ten years ago in 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 offers substantial benefits 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.

Through this activity, the project-basing strategy remains intact, and Atlanta Housing can project base rental assistance at communities owned directly or indirectly by Atlanta Housing with or without competition. Therefore, Atlanta Housing may project base up to 100% assistance at communities owned by Atlanta Housing, which exceeds HUD project caps of 25% and 50% in the case of RAD and program cap limits, rent increases, 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 portion 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 align this MTW activity with HOTMA requirements 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	$750 per
Medical	$525	$1,000

Atlanta Housing recognizes that its standard policy adds value to the integrity, because they provide a fair and common approach for all assisted families and reduces the verification of unreimbursed out-of-pocket expenses. The standard deduction improves the accuracy of the rental calculation process.

iii. Planned Non-Significant Changes

Atlanta Housing plans to align this MTW activity with HOTMA requirements 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 FEE

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's market rents are increasingly unaffordable even for those households with incomes 20 percent above the Area Median Income ("AMI")[12]. With this knowledge and understanding that Atlanta Housing was planning long-term revitalization of its housing stock, Atlanta Housing sought to recruit property owners through incentives to lease their units to families affected by relocation efforts because of HUD-approved demolition of Atlanta Housing-Owned communities.

Since implementation, this activity has evolved to create a faster program move process. Atlanta Housing 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 fee ("LIF"). 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 Fee serves 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 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.

[12] Set by HUD annually.

PH.2008.03 – ENERGY PERFORMANCE CONTRACTING

i. Plan Year Approved, Implemented, Amended

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

ii. Description/Update

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

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

These capital improvements complement and supplement the American Recovery and Reinvestment Act ("ARRA") renovations begun in FY 2010 and Atlanta Housing will continue to implement energy conservation measures as necessary when recapitalizing Atlanta Housing-Owned properties converted to project-based voucher units under the Rental Assistance Demonstration ("RAD") Program. Since implementation, the cost savings have been higher than projected and through utilization of this activity, Atlanta Housing retains up to 50 percent of the costs savings under the EPC, which exceeds the 25 percent threshold allowed for non-MTW PHAs. Atlanta Housing paid off the EPC loan in 2026.

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.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 Choice Neighborhoods' areas of focus namely 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")[13] 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, 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.

[13] Published by HUD annually.

B. Not Yet Implemented Activities

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

A. Activity Description

i. Describe the proposed activity

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

AW.2026.02 – Enrollment Vouchers

B. Activity Description

i. Describe the proposed activity

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

Activity Details

Atlanta Housing introduced this activity in the FY 2026 MTW Annual Plan, in response to a request from Atlanta Housing's Board to prioritize HCV Program applicants that have a child in APS with good attendance, which coincides with Mayor Dickens' desire to have Atlanta be the best city in the country to raise a child. To meet these challenges, Atlanta Housing will build on its existing partnership with APS.

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

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

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

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

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

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

Under this activity, Atlanta Housing proposes to stabilize housing security. Through issuances of Enrollment Vouchers, children do not have to switch schools as often, reducing absenteeism rate among lower-income households, and improving academic, social, and career success more likely.

ii. **Action Taken**

No additional action taken. Activity is not yet implemented.

C. Activities on Hold

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

N/A

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

N/A

D. Closed out Activities

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

Atlanta Housing lists closed out activities in tables that follow.

ii. Explanation of MTW Activity Closeout

Atlanta Housing lists closed out activities in tables that follow.

iii. MTW Activity Closeout

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

Please see tables on the following pages.

Atlanta Housing Closed Out MTW Activities					
Activity		Fiscal Year			Close Out Reason
ID Number	Name	Approved	Implemented	Closed	
N/A	American Recovery and Reinvestment Act (ARRA) of 2009	N/A	2009[14]	2012	Atlanta Housing did not need an MTW waiver to conduct this activity.
N/A	Voluntary Compliance Agreement (VCA)	N/A	2009[15]	2011	Atlanta Housing did not need an MTW waiver to conduct this activity
PH. 2003.01	Affordable Fixed Rent / Affordable Flat Rent	2003	N/A	2017	Atlanta Housing combined this activity with PH.2017.01 – Elimination of Flat Rent.
SH. 2005.08	Independent Living Demonstration	2005	2005	2020	Atlanta Housing has not been able to move forward with this activity because of various local and state requirements. In addition, it is unclear if an MTW waiver(s) is required.

[14] Atlanta Housing's estimated implementation year of Federal grant award.
[15] Atlanta Housing's made enhancements and improvements to facilities, programs, policies, and procedures in response to accessibility requirements.

Atlanta Housing Closed Out MTW Activities					
Activity		Fiscal Year			Close Out Reason
ID Number	Name	Approved	Implemented	Closed	
HD. 2005.14	Individual Development Accounts (IDAs)	2005	N/A	2019	Atlanta Housing elected not to implement this MTW Activity.
HC. 2006.03	Housing Choice Inspection Fees	2006	N/A	2019	Atlanta Housing determined that this activity requires more research. Atlanta Housing may propose this activity in the future.
HD. 2006.04	Standards for Residency in Single-Family Homes	2006	N/A	2008	Atlanta Housing did not need an MTW waiver to conduct this activity.
HC. 2006.05	Port Administration Re-engineering	2006	N/A	2019	Activity was not supported under MTW Authorizations.
HC 2007.02	Rent Reasonableness	2007	2007	2023	Rent reasonableness is an MTW Statutory Requirement. Atlanta Housing does not need to deploy MTW flexibility to administer this activity.
HD. 2007.05	Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering	2007	N/A	2008	Atlanta Housing combined this activity with RE.2007.03 – Comprehensive Homeownership Program.
RE. 2007.06	Quality of Life Initiative (QLI)	2007	2007	2010	Atlanta Housing did not need an MTW waiver to conduct this activity.
PH. 2007.07	Utility Allowance Waiver	2007	2007	2010	Atlanta Housing elected to close out this activity based on Atlanta Housing analysis (admin costs outweighed revenue).

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

Atlanta Housing Closed Out MTW Activities					
Activity		Fiscal Year			Close Out Reason
ID Number	Name	Approved	Implemented	Closed	
HD. 2013.02	Endowment Fund for Human Development Services	2013	N/A	2019	Atlanta Housing determined that this activity requires more research. Atlanta Housing may propose this activity in the future.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	Atlanta Housing has converted all Flat Rent paying families to income-based rent. Atlanta Housing only offers the income-based rent option for current and future program participants.
SH 2017.01	Next Step Youth Self-Sufficiency Program	2017	N/A	2021	Atlanta Housing never implemented this activity although an MOU was in place with the GA Department of Health and Human Services (DHHS). Atlanta Housing did not receive any referrals from DHHS or other state agencies and reallocated the vouchers designated for this program to existing or latest programs dedicated to homelessness or its prevention.
PH 2008.03	Energy Performance Contracting	2008	2008	2025	Atlanta Housing paid off the loan and no longer needs this activity. Atlanta Housing will investigate rate reduction incentives as an option to find energy efficiency savings at its public housing communities.

SECTION V. PLANNED APPLICATION OF MTW FUNDS

A. Financial Reporting

i. Available MTW Funds in the Plan Year

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

ii. Expenditures of MTW Funds in the Plan Year

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

iii. Describe Application of MTW Funding Flexibility

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

APPLICATION OF MTW FUNDING FLEXIBILITY

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

Atlanta Housing focuses on all activities involved in providing affordable housing to residents and does not focus on specific programs. Utilizing that platform, Atlanta Housing continued to offer various programs designed to help Atlanta Housing-assisted households at various stages in life. During FY 2026, Atlanta Housing utilized its Single-Fund flexibility to offer the following programs or supportive services:

- The Achieving Connectivity to Create Equity and Self-Sufficiency (ACCESS) initiative was incorporated into Atlanta Housing's broader Resident Renaissance framework, which provides workforce development, digital literacy, and resident empowerment opportunities that support economic mobility and self-sufficiency.
- Atlanta Achievers Program is a collection of activities focused on Atlanta Housing-assisted youth. Activities may include youth leadership and after-school/summer camp programming, as well as the promotion of activities that prepare Atlanta Housing youth for adulthood.
- Human Development Services focuses on upward mobility of new and existing TBV households residing throughout Atlanta Housing's service area and the administration of Family Self-Sufficiency ("FSS") activities. Upward mobility activities may include assisting households in improving soft skills for employment, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics. Other activities may include the facilitation of workshops to help understand lease agreements and other housing-related topics.
- Resident Initiatives is a collection of activities coordinated by Atlanta Housing Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and function as a liaison between residents and Property-Manager Developers ("PMDs") at Atlanta Housing-owned and other assisted

communities. Regular events may include the coordination of workshops focused on the wellbeing of Atlanta Housing-assisted families and activities that promote healthy living and stress management.

- HomeFlex Supportive Housing (HAVEN), an effort to create opportunities for vulnerable assisted population groups and provide supportive services through the utilization of service agreements in supportive housing communities within Atlanta Housing's service area.

B. Local Asset Management Plan

i. Did the MTW PHA allocate costs within statute in the Plan Year? **No**

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

iii. Did the MTW PHA provide a LAMP in the appendix? **Yes, see page 147 of Appendix C**

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

Atlanta Housing did not make any changes to the LAMP during FY 2026.

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SECTION VI. ADMINISTRATIVE

A. Reviews, Audits, and Inspections

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

B. Evaluation Results

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

C. MTW Energy Performance Contract (EPC) Flexibility Data

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

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Appendices

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Appendix A: Impact Analyses

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Appendix A: Impact Analyses

I. Minimum Rent Policy Impact Analysis

A. Policy Background

100% of the rental units in Atlanta Housing-Owned Communities and a portion, generally 40%, of the rental units in MIXED Communities[1] are funded with operating subsidies under Section 9 of the 1937 Housing Act, as amended or modified by Atlanta Housing's MTW Agreement. Atlanta Housing's Minimum Rent Policy for these communities is outlined below. Part I, Article Eleven, Paragraph 7 of the *Amended and Restated Statement of Corporate Policies* adopted by the Atlanta Housing Board of Commissioners on March 25, 2026, states:

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

Rental assistance to households in the Housing Choice Tenant-Based Voucher Program within jurisdiction and HomeFlex Developments[1] are covered under Section 8 of the 1937 Housing Act, as amended, or modified by Atlanta Housing's MTW Agreement. Atlanta Housing's Minimum Rent Policy for households receiving rental assistance is outlined below. Part I, Article Eleven, Paragraph 7, *Amended and Restated Statement of Corporate Policies* adopted by the Board of Commissioners on March 25, 2026, states:

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

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

B. Data Analysis

Chart 1 compares FY 2025 and the FY 2026 rents paid by households residing in units supported under a public housing subsidy in Atlanta Housing-Owned and Mixed-Income Communities on Atlanta Housing land.

Chart 1 - Atlanta Housing Owned and Mixed Communities				
Category	2025 Households		2026 Households	
	Paying <$125/month	Paying >=$125/month	Paying <$125/month	Paying >=$125/month
Disabled HHs	33 (36%)	59 (64%)	25 (16%)	130 (84%)
Elderly HHs	59 (35%)	108 (65%)	59 (11%)	484 (89%)
Workforce HHs	106 (54%)	92 (46%)	6 (1%)	636 (99%)
Totals	**198 (43%)**	**259 (57%)**	**90 (7%)**	**1,250 (93%)**

- The number of public housing households paying rent increased 193%, from 457 households to 1,340 in FY 2026. The number of households paying less than the $125 minimum rent decreased 55% from 198 to 90 households, while the number of households paying $125 per month or more increased 383% from 259 households to 1,250 households.

Chart 2 compares FY 2025 and the FY 2026 rents paid by households residing in units supported under the Housing Choice Voucher ("HCV") subsidy, including units under Atlanta Housing's HomeFlex Program and former public housing units converted to the HCV Program under RAD.

Chart 2 - Housing Choice				
Category	**2025 Households**		**2026 Households**	
	Paying <$125/month	**Paying >=$125/month**	**Paying <$125/month**	**Paying >=$125/month**
Disabled HHs	324 (33%)	649 (67%)	742 (43%)	985 (57%)
Elderly HHs	193 (18%)	887 (82%)	1,489 (24%)	4,724 (76%)
Workforce HHs	82 (6%)	1,360 (94%)	130 (51%)	123 (49%)
Totals	**599 (17%)**	**2,896 (83%)**	**2,361 (29%)**	**5,832 (71%)**

- The number of Housing Choice Voucher households paying rent increased 134%, from 3,495 households to 8,193. The number of households paying less than $125 minimum increased by 1,762.
- Minimum rent increased 134% from a total of 3,952 households to a total of 8,914 households. In addition, the number of households paying $125 per month or more increased 101% from 2,896 households to 5,832 households.

C. Impact Analysis Conclusion

Atlanta Housing's Minimum Rent Policy, which establishes a $125 per month minimum rent, does not appear to have a negative impact on assisted families based on the FY 2026 data, as approximately 74% of assisted households paid rent at or above $125 per month. The policy also allows assisted families to request a hardship appeal, if needed. Chart 3 summarizes of the total impact of all housing types.

Chart 3 – All Housing Subsidy Types				
Category	2025 Households		2026 Households	
	Paying <$125/month	Paying >=$125/month	Paying <$125/month	Paying >=$125/month
Disabled HHs	357 (34%)	708 (66%)	767 (41%)	1,115 (59%)
Elderly HHs	252 (20%)	995 (80%)	1,548 (23%)	5,208 (77%)
Workforce HHs	188 (11%)	1,452 (89%)	136 (15%)	759 (85%)
Totals	**797 (20%)**	**3,155 (80%)**	**2,451 (26%)**	**7,082 (74%)**

II. ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

A. Policy Background

Part I, Article Eleven, Paragraph 1 of the *Amended and Restated Statement of Corporate Policies* adopted by the Board of Commissioners on March 25, 2026, states:

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

Part II, Article Eleven, Paragraph 1 of the Amended and Restated Statement of Corporate Policies adopted by the Board of Commissioners on March 25, 2026, provides the policy direction for HomeFlex (Atlanta Housing's MTW Project-Based Rental Assistance Program). Under HomeFlex, all program activities are administered at the property level by the owner entity's professional management agent. Although HomeFlex is administered independent of and separate from the Housing Choice Tenant-Based Program, the Elderly and Non-Elderly Disabled Income Disregard policy as stated above is applicable to HomeFlex households.

B. Data Analysis

Chart 1 compares assisted disabled households under each rental assistance program for Fiscal Years 2025 and 2026.

Chart 1 - Disabled Households						
Assistance Program	2025 Disabled Households			2026 Disabled Households		
	Total Households	Disregard Application	% of HHs	Total Households	Disregard Application	% of HHs
HomeFlex	497	6	1.2%	478	314	66%
Mixed HomeFlex	74	3	4.1%	67	57	85%
Mixed Public Housing	97	1	1.0%	77	68	88%
Mixed RAD	116	4	3.4%	114	96	84%
Atlanta Housing-Owned	106	4	3.8%	96	87	91%
RAD PBV	216	1	0.5%	230	225	98%
Housing Choice: Tenant-Based Vouchers	1,911	114	6.0%	1,622	1,188	73%
Totals	**3,017**	**133**	**4.4%**	**2,684**	**2,035**	**76%**

Chart 2 compares assisted elderly households under each rental assistance program for fiscal years 2025 and 2026.

Chart 2 - Elderly Households						
Assistance Program	2025 Elderly Households			2026 Elderly Households		
	Total Households	Disregard Application	% of HHs	Total Households	Disregard Application	% of HHs
HomeFlex	3,327	74	2.2%	3,542	1120	96%
Mixed HomeFlex	1,075	14	1.3%	1,128	143	99%
Mixed Public Housing	146	0	0.0%	149	299	96%
Mixed RAD	294	5	1.7%	304	400	98%
Atlanta Housing-Owned	390	20	5.1%	413	808	97%
RAD PBV	660	5	0.8%	821	1996	98%
Housing Choice: Tenant-Based	2,016	121	6.0%	2,163	8175	92%
Totals	**7,908**	**239**	**3.0%**	**8,520**	**1120**	**96%**

C. Impact Analysis Conclusion

Overall, the Elderly and Non-Elderly Disabled Income Disregard policy is expected to have a positive impact on eligible fixed-income households that choose to remain in the workforce because it would allow qualifying earned income to be excluded from rent calculations once implemented. Although the policy had not been implemented during FY 2026, the data analysis identifies households that may be eligible for the disregard based on household characteristics and income information. Based on the FY 2026 data, 2,035 disabled households, representing 76% of assisted disabled households, and 8,175 elderly households, representing 96% of assisted elderly households, were identified as potentially eligible for the disregard. Once implemented, the policy may increase Atlanta Housing's subsidy obligation because disregarded earned income can reduce the Total Tenant Payment for assisted households. Based on additional review, Atlanta Housing identified a small number of households whose earned income significantly exceeded fixed income, which was inconsistent with the intent of the original activity. As a result, Atlanta Housing conducted impact analyses and developed a proposal to amend the activity to disregard only the lower of the two income sources.

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

III. RENT SIMPLIFICATION POLICY IMPACT ANALYSIS

A. Policy Background

Part I, Article Eleven, Paragraph 2 of the *Amended and Restated Statement of Corporate Policies* adopted by the Board of Commissioners on March 25, 2026, states:

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

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

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

B. Data Analysis

The implementation of the Standard Income Deductions under the Rent Simplification Policy includes an appeals process that allows families to file hardship requests. As reflected in the charts below, 296 hardship requests were submitted under the Housing Choice Voucher Program, while no hardship requests were submitted under the other listed program types.

Chart 1

Program Type	Chart 1 - Elderly or Disabled Deduction						
	HomeFlex	Mixed HomeFlex	Mixed Public Housing	Mixed RAD	Atlanta Housing-Owned	RAD PBV	HCVP: City of Atlanta
Total Households Benefitting	4,073	1,206	244	435	516	1,059	4,329
Number of Hardship Requests	0	0	0	0	0	0	153

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

Chart 2

Program Type	Chart 2 - Dependent Deduction						
	HomeFlex	Mixed HomeFlex	Mixed Public Housing	Mixed RAD	Atlanta Housing-Owned	RAD PBV	HCVP: City of Atlanta
Total Households Benefitting	4,590	1,413	604	829	554	1,084	7,657
Number of Hardship Requests	0	0	0	0	0	0	143

C. Impact Analysis Conclusion

The Rent Simplification Policy has a net positive impact by providing standardized deductions that support assisted families while streamlining rent calculation processes. The policy also provides an opportunity for assisted families to file a hardship appeal, if needed. As shown in Chart 1,153 households receiving the Elderly or Disabled Deduction filed hardship requests in the Housing Choice Voucher Program, representing approximately 1.3% of the 11,862 households benefitting from the deduction. As shown in Chart 2, 143 households receiving the Dependent Deduction filed hardship requests in the Housing Choice Voucher Program, representing approximately 0.9% of the 16,731 households benefiting from the deduction. Overall, the low percentage of hardship requests indicates that the policy is generally working as intended while improving accuracy, consistency, and operating efficiency in the calculation of adjusted incomes.

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Appendix B: Elements of Legacy

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Appendix B: Households Served

Household Served Totals						
Community and Program Type	Assistance Type	FYE 2022 Actuals	FYE 2023 Actual	FYE 2024 Actual	FYE 2025 Actual	FYE 2026 Actual
Homeownership: Atlanta Housing-Sponsored	Down Payment Assistance	1,737	1,913	1,688	1,883	1,892
Housing Choice: Tenant-Based	Housing Choice Vouchers	9,628	9,513	9,525	9,465	9,322
Housing Choice: Port Outs (Transfers)		1481	1,314	1,266	1,259	1,247
Housing Choice: Homeownership		14	11	10	9	9
Mixed-HomeFlex	HomeFlex	1,521	1,521	1,521	1,521	1,533
HomeFlex	HomeFlex	5,045	5,008	5,100	5,270	5,119
Mixed-Income	Low-Income Housing Tax Credit	1,078	1,127	1,139	1,167	1,184
HomeFlex		1,668	1,385	1,696	1,647	2,216
Home Again: Short-Term Assistance	MTW	270	264	521	1,204	1,871
Atlanta Housing-Owned	Public Housing	1,132	1,003	854	854	564
Mixed-Income	Public Housing	1,532	1,418	1,308	1,308	778
	RAD PBV	1,499	1,674	1,889	2,002	2,107
	Totals:	26,605	26,151	26,517	27,589	27,842
	Change in (#):	211	-454	366	1,072	253
	Change in (%):	1%	-2%	1%	4%	0.92%

By Unit Size

Community and Program Type	FY 2025 Households by Unit Size					
	0 BRs	1 BRS	2 BRs	3 BRs	4+ BRs	Total
Atlanta Housing-Owned	2	468	38	18	28	554
Mixed	15	1,084	902	290	18	2,309
RAD PBV Conversions	118	1,050	447	223	23	1,861
HomeFlex	266	2,852	1,379	268	7	4,772
Housing Choice: Tenant-Based	37	2,521	3,258	2,737	921	9,474
Housing Choice: Ports	1,259	0	0	0	0	1,259
Totals:	**1,697**	**7,975**	**6,024**	**3,536**	**997**	**20,229**

Community and Program Type	FY 2026 Households by Unit Size						2025 to 2026	
	0 BRs	1 BRs	2 Brs	3 BRs	4+ BRs	Total	# Change	% Change
Atlanta Housing-Owned	1	475	42	18	28	564	10	1.8%
Mixed	21	1,100	889	283	18	2,311	2	0.1%
RAD PBV Conversions	278	1,083	482	243	22	2,107	246	13.2%
HomeFlex	391	2,978	1,451	290	9	5,119	247	7.3%
Housing Choice: Tenant-Based	45	2,583	3,063	2,722	918	9,321	-152	-1.6%
Housing Choice: Ports	1,247	0	0	0	0	1,247	-12	-1.0%
Totals:	**1,983**	**8,219**	**5,927**	**3,556**	**995**	**20,679**	**441**	**-2.2%**

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

By Family Composition

FY 2025 Households by Family Size						
Community and Program Type	**1 Member**	**2 Members**	**3 Members**	**4 Members**	**5+ Members**	**Total**
Atlanta Housing-Owned	469	34	18	11	22	554
Mixed	1,466	357	274	137	75	2,309
RAD PBV Conversions	1,265	275	172	103	46	1,861
HomeFlex	3,873	510	215	108	66	4,772
Housing Choice: Tenant-Based	3,186	2,325	1,666	1,165	1,132	9474
Housing Choice: Ports	260	232	234	257	275	1,259
Total	**10,519**	**3,733**	**2,579**	**1,781**	**1,617**	**20,229**

FY 2026 Households by Family Size							2025 to 2026	
Community and Program Type	**1 Member**	**2 Members**	**3 Members**	**4 Members**	**5+ Members**	**Total**	**# Change**	**% Change**
Atlanta Housing-Owned	482	31	14	12	25	564	10	**1.8%**
Mixed	1,506	352	246	142	65	2,311	2	**0.1%**
RAD PBV Conversions	1478	292	179	112	46	2107	246	**13.2%**
HomeFlex	4,161	528	244	124	61	5,119	347	**7.3%**
Housing Choice: Tenant-Based	3,233	2,255	1,644	1,086	1,113	9,331	-143	**-1.5%**
Housing Choice: Ports	246	2247	238	252	261	1,247	-12	**-1.0%**
Total	**1,851**	**5.705**	**2,565**	**1,728**	**1,571**	**20,679**	**450**	**2.2%**

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

By Area Median Income

FY 2025 Households by Area Median Income					
Community and Program Type	**<=30%**	**31-50%**	**51-80%**	**>=81%**	**Total**
Atlanta Housing-Owned	493	47	12	2	554
Mixed	1842	392	71	4	2309
RAD PBV Conversions	1547	255	54	5	1861
HomeFlex	4110	597	60	5	4772
Housing Choice: Tenant-Based	7178	1825	425	46	9474
Housing Choice: Ports	1259	0	0	0	1259
Total	**16,429**	**3,116**	**622**	**62**	**20,229**

FY 2026 Households by Area Median Income						2025 to 2026	
Community and Program Type	**<=30%**	**31-50%**	**51-80%**	**>=81%**	**Total**	**# Change**	**% Change**
Atlanta Housing-Owned	508	41	14	1	564	10	1.8%
Mixed	1,858	381	68	4	2,311	2	0.1%
RAD PBV Conversions	1,722	324	57	4	2,107	246	13.2%
HomeFlex	4,373	665	74	6	5,118	347	7.3%
Housing Choice: Tenant-Based	6,905	1,862	513	42	9,322	-152	-1.6%
Housing Choice: Ports	1,247	0	0	0	1,247	-12	-1.0%
Total	**16,618**	**3,276**	**727**	**57**	**20,678**	**442**	**2.2%**

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

By Ethnicity and Race

FY 2026 Households by Race (%)							
Community and Program Type	**African American**	**Asian American**	**Native American**	**Pacific Islander**	**White**	**Multi-Racial**	**Total**
Atlanta Housing-Owned	2%	59%	6%	17%	14%	0%	3%
Mixed	12%	0%	15%	0%	2%	6%	11%
RAD PBV Conversions	9%	22%	0%	17%	19%	2%	9%
HomeFlex	23%	17%	21%	48%	41%	15%	24%
Housing Choice: Tenant-Based	48%	2%	48%	17%	21%	77%	47%
Housing Choice: Ports	6%	0%	9%	0%	2%	0%	6%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

FY 2026 Households by Race (#)							
Community and Program Type	**African American**	**Asian American**	**Native American**	**Pacific Islander**	**White**	**Multi-Racial**	**Total**
Atlanta Housing-Owned	338	143	3	5	75	0	564
Mixed	2,288	1	3	0	12	0	2,304
RAD PBV Conversions	1,931	55	1	3	109	1	2,100
HomeFlex	4,776	39	8	12	223	2	5,060
Housing Choice: Tenant-Based	9,139	4	17	5	116	42	9,323
Housing Choice: Ports	1,233	1	2	0	9	2	1,247
Total	**19,705**	**243**	**34**	**25**	**544**	**47**	**20,598***

*=Excludes 81 No selection households.

By Race and Ethnicity (continued)

2025 to 2026 Change	African American	Asian American	Native American	Pacific Islander	White	Multi-Racial	Total
# Change	363	14	1	2	4	-15	369
% Change	1.9%	6.1%	3.0%	8.7%	0.7%	-24.2%	1.8%

Community and Program Type	Non-Hispanic	%Non-Hispanic	Hispanic	%Hispanic	Total
Atlanta Housing-Owned	554	98%	10	2%	564
Mixed	2,266	99%	28	1%	2,294
RAD PBV Conversions	2,055	99%	29	1%	2,084
HomeFlex	4,950	98%	95	2%	5,045
Housing Choice: Tenant-Based	9,185	99%	128	1%	9,313
Housing Choice: Ports	1,239	99%	8	1%	1,247
Total	**20,249**	**99%**	**298**	**1%**	**20,547***

*=Excludes 132 No Selection Households

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

Appendix C: Local Assets Management Plan (LAMP)

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Background Information

Atlanta Housing's Amended and Restated Moving to Work Agreement ("MTW Agreement"), effective November 13, 2008, and further amended by the Second Amendment effective January 16, 2009, authorizes Atlanta Housing to design and implement a Local Asset Management Plan ("LAMP") for its Public Housing Program and to describe the program in its Annual MTW Plan. In December 2015, Congress extended the MTW Agreements of the original MTW agencies through the end of their respective 2028 fiscal years, and HUD confirmed Atlanta Housing's extension through June 30, 2028, on April 14, 2016. In March 2024, Congress further extended the MTW Agreements of the original MTW agencies through the end of their respective 2038 fiscal years; accordingly, Atlanta Housing's MTW Agreement now extends through June 30, 2038 (Consolidated Appropriations Act, 2016, Pub. L. 114-113, § 239; Consolidated Appropriations Act, 2024, Pub. L. 118-42, § 241; HUD, Key Dates for MTW Agencies, updated December 2024). The term "Public Housing Program" means the operation of properties owned by Atlanta Housing or units in mixed-income communities subsidized under Section 9 of the U.S. Housing Act of 1937, as amended ("1937 Act"), that are required to be subject to a public housing declaration of trust in favor of HUD. Atlanta Housing's LAMP describes its implementation of project-based property management, budgeting, accounting, financial management, and any deviations from HUD's asset management requirements. Under the First Amendment to the MTW Agreement, Atlanta Housing also agreed to describe its cost accounting plan as part of the 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 and contracting with private management companies to manage Atlanta Housing-owned properties under the Public Housing Program. Atlanta Housing maintains project-level budgets and accounting for these properties.

Mixed-income and mixed-finance communities containing Public Housing-assisted units are owned, managed, and operated by third-party partnerships established through their respective transaction structures. Because Atlanta Housing does not own or operate these properties, it maintains separate budgets and accounting for operating subsidies paid to the owners but does not maintain the communities' property-level operating accounts.

Atlanta Housing's cost allocation plan applies to agencywide operations, including the MTW Program and activities supported by MTW Single Funds. Consistent with the MTW Agreement, Atlanta Housing may use either a fee-for-service methodology or an indirect cost rate methodology for cost accounting purposes.

This revision keeps the same substantive information but removes repeated references to ownership, operations, accounting, and the scope of the cost allocation plan.

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. Background and Information.

Identification of Cost Allocation Approach

Atlanta Housing approaches its cost allocation plan with consideration to the entire operation of Atlanta Housing, rather than a strict focus on only the MTW Program. The MTW Agreement addresses the cost accounting system in reference to the MTW Program without specifically addressing the operations of the entire Agency under MTW and using MTW Single Funds. This cost allocation plan addresses all Atlanta Housing operations, as well as the specific information required for the MTW Program

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

Classification of Costs

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

Definitions:

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

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

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

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

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

Atlanta Housing Cost Objectives

Atlanta Housing has identified the following cost objectives:

Direct Costs:

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

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

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

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

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

Atlanta Housing Direct Costs

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

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

1. Contract costs readily identifiable with delivering housing assistance to low-income families under the MTW Program,
2. Housing Assistance Payments, including utility allowances, for tenant-based voucher and HomeFlex (Atlanta Housing's Project-Based Rental Assistance Program) supported communities, including authorized incentive and other fees to maximize leasing,
3. Portability administrative fees,
4. Homeownership voucher funding,
5. Foreclosure and emergency assistance for low-income families served under the Housing Choice Voucher Program,
6. Atlanta Housing costs for administering Housing Choice Tenant-Based Voucher Rental Assistance Program, including inspection activities,
7. Operating costs directly attributable to operating Atlanta Housing-Owned properties,

8. Capital improvement costs at Atlanta Housing-Owned properties,
9. Operating subsidies paid to Mixed Communities,
10. Atlanta Housing costs associated with managing Atlanta Housing-Owned communities, HomeFlex, Housing Choice Homeownership Vouchers, Mixed Communities, and other Atlanta Housing-Owned real estate,
11. Atlanta Housing costs directly attributable to MTW Program activities, including the administration of human development and supportive services programs,
12. Atlanta Housing costs associated with development and revitalization activities with costs as defined in the next section, but paid using MTW Single Fund flexibility,
13. Any other activities that can be readily identifiable with delivering housing assistance to low-income families under the MTW Program.

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

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

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

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

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

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

Direct Costs – Substitute System for Compensation of Personal Services

In addition to the direct costs identified previously, when required to charge direct staff time to a non-MTW funding source, Atlanta Housing will allocate direct salary and wages based upon quantifiable measures (substitute system) of employee effort rather than timesheets. This substitute system is allowed under 2 CFR § 200.430. The substitute system permits Atlanta Housing to allocate direct costs on measures that are readily determined for each department more efficiently and effectively. Atlanta Housing will periodically reevaluate the applicable departments and measures and update them as necessary. The following operating division functions and quantifiable measures, effective July 1, 2021, remained in effect during FY 2026:

Operating Division Measures for Allocating Direct Personal Cost	
Operating Division	**Quantifiable Measure**
Construction and Facilities Management	• Square footage of properties managed
Housing Choice Voucher Program	• Leased 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. Atlanta Housing establishes a Fee-for-Service Rate based on the anticipated indirect costs for the fiscal year. The Fee-for-Service Rate is determined in a reasonable manner where the proportion of indirect costs for each cost objective is determined as a ratio of the indirect costs to a direct cost base. The resulting amount is the fee-for-service amount charged to program not funded by the MTW Single Fund. Based on current budget estimates, Atlanta Housing projects the indirect cost fee to be approximately 11% of total direct costs.

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

Implementation of Atlanta Housing's Local Asset Management Plan

Atlanta Housing began accounting for costs under this LAMP on July 1, 2009, and began reporting under the Financial Data Schedule (FDS) for its fiscal year ending June 30, 2010. Such reporting includes the reporting of property level financial information for those properties under the Public Housing Program.

Explanation of differences between HUD's and Atlanta Housing's property management systems

Atlanta Housing can define costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990. Atlanta Housing is required to describe any differences between the LAMP and HUD's asset management requirements in its Annual MTW Plan to facilitate the recording of actual property costs and submission of such information to HUD:

1. Atlanta Housing implemented a fee-for-service system that was more comprehensive than HUD's asset management system. HUD's system was limited in focusing only on a fee-for-service system at the property level and does not address Atlanta Housing's comprehensive operation that includes other program and business activities. Atlanta Housing's MTW Program is much broader than Public Housing properties and includes activities not found in traditional HUD Programs. This LAMP addresses the entire Atlanta Housing operation.

2. Atlanta Housing defined its cost objectives at a different level than HUD's asset management system. Specifically, Atlanta Housing defined the MTW Program as a cost objective that is consistent with the issuance of the System for Award

Management ("SAM") number[17]. HUD defined its cost objective at the property level, which fails to recognize the overall effort required to deliver the housing resources to low-income families under the MTW Program. Because the cost objectives are defined differently, direct, and indirect costs are defined based on the cost objectives identified under this LAMP.

[17] Replaced the Catalog of Federal Domestic Assistance ("CFDA") number in May 2018

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Appendix D: Resident Satisfaction Survey Results - Abbreviated

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Atlanta Housing
FY 2026 Resident Satisfaction Survey
Summary of Results[18]

Integral Threshold in Red Below		Fail to Achieve Threshold % in Red					
	Question	Cheshire Bridge	Georgia Ave	Marian Road	Martin St	Westminster	Score
Overall Satisfactio	3.Overall, how would you describe the quality of life in your community? Poor 10% or Less Goal is to be 90% or above	95%	94%	96%	78%	90%	
	4.Would you recommend your community to a friend? Yes 80%	91%	81%	90%	67%	93%	
	Score	93.0%	87.5%	93.0%	72.5%	91.5%	87.5%
	EANU Grade	E	A	E	A	E	A
Safety	22.Do you feel safe inside your apartment? Yes 90%	91%	100%	91%	94%	77%	
	23.Do you feel safe in your apartment community? Yes 90%	94%	100%	96%	72%	93%	
	Score	92.5%	100.0%	93.5%	83.0%	85.0%	90.8%
	EANU Grade	E	E	E	A	A	E
Resident Services	13. How often do you participate in programs and recreational activities? Never should be less than 20% Goal is to be at 80% or Better	93%	91%	82%	83%	97%	
	14.Are you aware of the resident services activities taking place in your building? Yes 90%	92%	100%	84%	65%	90%	
	15.How satisfied are you with the current levels of recreation and leisure activities offered at your community? Satisfied 80%	92%	97%	85%	88%	87%	
	16.Does your community promote interaction with friends, neighbors, and others? Yes 80%	92%	87%	83%	88%	93%	
	17. Do you feel you can contact the resident services director in your community if you need assistance? Yes 90%	94%	97%	93%	72%	96%	
	18. My resident services director tries to understand my needs. Yes 90%	91%	97%	93%	82%	100%	
	19. My resident services director knows what services are available that can help me live a healthy lifestyle in my community. Yes 90%	95%	96%	92%	76%	96%	
	20. The programs, services & activities provided in my community have contributed to improving my overall quality of life. Strongly agree and agree 80%	97%	88%	87%	86%	83%	
	Score	93.3%	94.1%	87.4%	80.0%	92.8%	89.5%
	EANU Grade	E	E	A	A	E	A
Property Maintenance	7.Do maintenance workers complete work orders in one week or less? Yes 90%	93%	63%	73%	39%	83%	
	8. Do maintenance workers complete emergency repairs in one day or less? Yes 90%	93%	79%	81%	44%	83%	
	9.Are maintenance workers courteous and helpful? Yes 90%	95%	97%	92%	72%	93%	
	10.Are the buildings and grounds clean and well maintained? Yes 90%	94%	94%	98%	67%	83%	
	11.Now that the new laundry equipment has been installed, when you go to the laundry room, do the machines work? Most of the time 80% (Not included in the EANU Score)	73%	74%	24%	N/A	20%	
	Score	93.8%	83.3%	86.0%	55.5%	85.5%	81.0%
	EANU Grade	E	A	A	NI	A	A
Property Mgmt.	5.Are the property management staff available when you need them? Yes 90%	92%	77%	90%	55%	83%	
	6.Are the staff in the rent office courteous and helpful? Yes 90%	95%	94%	97%	67%	93%	
	Score	93.5%	85.5%	93.5%	61.0%	86.5%	
	EANU Grade	93.2%	90.1%	90.1%	70.4%	88.6%	86.5%
		E	E	E	A	E	A
	OVERALL EANU GRADE						
	EANU Grade E-100-90 A= 89-61 NI= 60-0						
		E	E	E	A	E	87.7%
	PMD OVERALL EANU RATING						
							A

[18] This is a high-level overview of Atlanta Housing's annual resident satisfaction survey. The full survey results are available by request. Please send request to strategy@atlantahousing.org.

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End FY 2026 MTW Annual Report