ATLANTA HOUSING

MOVING TO WORK ANNUAL PLAN
PROPOSED AMENDMENT #1
FISCAL YEAR 2027
(JULY 1, 2026 TO JUNE 30, 2027)

First submission to HUD: April 17, 2026

Second Submission: August 31, 2026

Plan Amendment #1 Submission to HUD: TBA

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Atlanta Housing
Fiscal Year (FY) 2027 Moving to Work Annual Pla
Rental Assistance Demonstration Significant Amendment No. 1

Atlanta Housing is incorporating Rental Assistance Demonstration (RAD) Significant Amendment No. 1 into its FY 2027 Moving to Work (MTW) Annual Plan as required by the U.S. Department of Housing and Urban Development (HUD). Attachment 1 provides development-specific information on the proposed conversions. Under this Amendment, Atlanta Housing will subsidize units through the Restore-Rebuild initiative (formerly Faircloth-to-RAD).

Implementation is subject to HUD approval and the applicable RAD requirements described in Attachment 1, as well as PIH Notice 2016-17, dated November 10, 2016, and any applicable successor notices issued by HUD.

Restore-Rebuild allows Atlanta Housing to use unused public housing Annual Contributions Contract (ACC) authority to develop new public housing units for subsequent conversion to project-based voucher assistance.

Background

Subject to HUD approval, Atlanta Housing intends to proceed with RAD conversion, pursuant to the guidelines of PIH Notice 2019-23, Revision 4 dated September 5, 2019, and PIH Notice 2016-17 dated November 10, 2016 (“HUD RAD Notices”) and any other successor Notices issued by HUD.

Under the Restore-Rebuild initiative (formerly “Faircloth to RAD”), Atlanta Housing is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing units using that authority and then convert the public housing to Project Based Voucher assistance under the RAD program. Atlanta Housing is required to submit a Significant Amendment to the MTW Annual Plan that incorporates required information on Atlanta Housing’s RAD conversion plans. This document provides the required information and serves as Atlanta Housing’s RAD Significant Amendment for the subject units. Atlanta Housing intends to propose further Significant Amendment(s) for additional HUD-approved RAD conversions, including transfers of assistance, at future dates. Atlanta Housing will provide a thirty-day public comment period and conduct a Public Hearing to allow residents and the general public an opportunity to review and comment on the RAD Significant Amendment. The Atlanta Housing Board of Commissioners will conduct a vote on the RAD Significant Amendment at a future public meeting.

RAD Conversion Plan

This Significant Amendment provides information on Atlanta Housing's RAD conversion plans as further described in Attachment 1. Attachment 1 includes the following information:

Current Units: Total number of units, bedroom size distribution and unit type.

Post-Conversion Units: If applicable, any changes proposed to the current number of units, the bedroom size distribution or the unit type including de minimis reductions.

Transfer of Assistance: Whether Atlanta Housing intends to transfer assistance to another development as part of the RAD conversion and, if so, the location, number of units, bedroom size distribution, and unit type where known.

PBV or PBRA: Whether Atlanta Housing intends to convert the development to the Project Based Voucher (PBV) program or to the Project Based Rental Assistance (PBRA) program, along with information on resident rights, resident participation, waiting list and grievance procedures applicable to each program.

Capital Fund Impact: The current amount of Capital Fund dollars received prior to RAD conversion. Note that developments proposed for Restore-Rebuild (formerly Faircloth to RAD) conversion do not currently receive Capital Funds. Developments converted through the RAD program are not eligible for Public Housing Capital Funds after conversion.

Transfer of Waiting List: How existing waiting lists will be addressed as part of the conversion where applicable.

Conversion to Project Based Vouchers or Project Based Rental Assistance

Public housing developments that are converted to project-based assistance will no longer be subject to HUD rules and regulations pertaining to the public housing program. Upon conversion to RAD, the former public housing units will be subject to the rules and regulations pertaining to either the PBV or PBRA programs, depending on which program option is selected by Atlanta Housing. HUD has modified the PBV and PBRA program rules and regulations to incorporate additional provisions that apply solely to units converted under RAD. These additional provisions provide important protections to current residents of public housing that are impacted by a RAD conversion.

As part of the RAD conversion initiative, Atlanta Housing will adopt all required RAD PBV rules except where MTW or other waivers are approved by HUD and will modify its existing Housing Choice Voucher Program Administrative Plan as needed to incorporate those rules related to resident rights, resident participation, waiting list, lease, waiting list, grievance processes and other areas.

Attachment 2 provides information on the RAD PBV program as required by the HUD RAD Notices related to resident rights and participation, waiting list and grievance procedures.

Capital Fund Budget

Conversion of existing public housing developments under the RAD program enables Atlanta Housing to leverage existing funds to secure additional private and other funding to undertake long-deferred capital improvements or, in instances where transfer of assistance or Restore-Rebuild (formerly Faircloth to RAD) is involved, to construct or rehabilitate new or existing affordable housing units.

Atlanta Housing currently receives HUD Capital Funds on an annual basis, subject to Congressional appropriations for the majority of its public housing units. Upon conversion to RAD, Atlanta Housing will no longer receive a Capital Fund allocation for units that have been converted, and the annual Capital Fund grant will be decreased. Please note that the development is proposed for conversion under the Restore-Rebuild initiative. As such, it is not currently Public Housing and does not currently have a capital fund allocation assigned.

The RAD conversion will not impact Atlanta Housing's existing Capital Fund Financing Program (CFFP) obligations. PHA currently projects that it may utilize MTW Block Grant funds for capital improvements and to establish a RAD reserve for the subject developments. Actual amounts will be incorporated into the final financing plan.

Site and Neighborhood Standards

The RAD conversions described herein comply with all applicable site selection and neighborhood review standards. Atlanta Housing has included individual certifications for each proposed project in Attachment 1. Atlanta Housing certifies that:

1. The sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto; and,

2. In conducting its review of site selection for the proposed projects, Atlanta Housing completed a review with respect to accessibility for persons with disabilities and that the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA.

Relocation Plan

Where applicable, resident relocation related to RAD conversions will be performed in accordance with the HUD RAD Notices.

Compliance

Atlanta Housing is not presently subject to a voluntary compliance agreement, consent order, consent decree, final judicial ruling or administrative ruling that has any relation to or impact on the planned RAD conversions.

Moving To Work

Atlanta Housing may utilize MTW Block Grant fungibility and programmatic flexibility to support the RAD conversion effort subject to any necessary Board and HUD approvals. Atlanta Housing certifies that regardless of any funding changes that may occur as a result of conversion under RAD, Atlanta Housing will continue to administer and maintain service levels for its remaining portfolio of public housing units subject to funding availability. Atlanta Housing will do this by utilizing available funding including Public Housing Operating Fund, Capital Fund, and Tenant Rental Income.

Significant Amendment Definition

As part of the RAD conversion initiative, a further Significant Amendment to the MTW Plan will not be required for the following RAD-specific actions:

• Changes to the Capital Fund budget produced as a result of each approved RAD conversion regardless of whether the proposed conversion will include use of additional Capital Funds;

• Decisions to apply MTW funding or programmatic flexibility to post-conversion RAD developments;

• Decisions or changes related to the ownership and/or financing structures for each approved RAD conversion including decisions to allocate Atlanta Housing financial resources as a source of funds to support the RAD conversion initiatives;

• Changes to the construction and rehabilitation plans and scheduled for each approved RAD conversion;

• Changes to the project names or sponsor entity names;

• With respect to Restore-Rebuild (formerly Faircloth to RAD) conversions, decisions to reduce or increase the number of subsidized units;

• Changes in the post-conversion bedroom size distribution and/or the number of de minimis unit reductions up to the 5% permitted under RAD program rules;

• Changes to the pre-conversion bedroom size distribution and/or the project or AMP from which transfer of assistance units will be converted; and,

• Decisions to convert to either Project Based Vouchers or Project Based Rental Assistance.

Atlanta Housing
Moving to Work Annual Plan Amendment
Rental Assistance Demonstration Significant Amendment No. 1
Attachment 1 – Information on Public Housing Developments to be Converted

Attachment — Rental Assistance Demonstration (RAD)

Atlanta Housing (the "Authority") will be converting the public housing developments listed below to a Section 8 Housing Assistance Payment (HAP) contract through the Rental Assistance Demonstration (RAD) under the guidelines of H 2019-09/PIH 2019-23, REV-4, as revised (the "RAD Notice"). RAD was designed by HUD to assist in addressing the capital needs of public housing by providing properties with a stable income stream and access, if needed, to new sources of capital to repair and preserve its affordable housing assets. As part of this conversion, the Authority may also seek HUD approval for a Disposition for a portion of the project under Section 18 of the U.S. Housing Act of 1937 (the Act), though such application will not impact resident rights or the units that will be preserved under a HAP contract

Below, please find specific information related to the Public Housing Development(s) proposed for RAD. Elements of this proposal or subject to change as plans develop, in consultation with residents:

Proposed Conversion of Beacons at Cooper

Development Name and Development Number(s) per PIC:	**Beacons at Cooper** (No PIC number assigned yet)	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	July 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ *Yes* ☐ *No*	*If yes, please describe:* The project intends its Restore-Rebuild units to have a waiting list preference for households experiencing homelessness

Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* 1) *put the location if known, and # of units transferring* 2) *What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ *Yes* ☐ *No*	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	

Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☐ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	112	112	0
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Greenbriar Pointe

Development Name and Development Number(s) per PIC:	**Greenbriar Pointe** (No PIC number assigned yet)	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	January 2029	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *3) put the location if known, and # of units transferring* *4) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	5	5	0
Two Bedroom	8	8	0
Three Bedroom			
Four Bedroom			
Five Bedroom			

Proposed Conversion of Hollywood Courts Multifamily A

Development Name and Development Number(s) per PIC:	**Hollywood Courts Multifamily A (No PIC number assigned yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	March 2031	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *5) put the location if known, and # of units transferring* *6) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	13	13	0
Two Bedroom	26	26	0
Three Bedroom	14	14	0
Four Bedroom			

Proposed Conversion of Hollywood Courts Multifamily B

Development Name and Development Number(s) per PIC:	**Hollywood Courts Multifamily B (No PIC number assigned yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	March 2033	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *7) put the location if known, and # of units transferring* *8) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	27	27	0
Two Bedroom	33	33	0
Three Bedroom	19	19	0

Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Hollywood Courts Senior

Development Name and Development Number(s) per PIC:	**Hollywood Courts Senior** (No PIC number assigned yet)	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	March 2030	
Current project designation:	☐ Family ☒ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ *Yes* ☐ *No*	*If yes, please describe:* The project will adopt a selection preference for elderly/disabled households.
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *9) put the location if known, and # of units transferring* *10) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	

We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ *Yes* ☐ *No*	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	100	100	0

Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Lofts at Twenty 25

Development Name and Development Number(s) per PIC:	**Lofts at Twenty 25** (No PIC number assigned yet)	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	July 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ *Yes* ☐ *No*	*If yes, please describe:* The project intends its Restore-Rebuild units to have a waiting list preference for households experiencing homelessness
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *11) put the location if known, and # of units transferring* *12) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions	☒ *Yes* ☐ *No*	

- Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	134	134	0
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			

Proposed Conversion of Marshall Adaptive Reuse

Development Name and Development Number(s) per PIC:	**Marshall Adaptive Reuse** (No PIC number assigned yet)	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	February 2030	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☐ *No*	*If yes, please describe:* *13) put the location if known, and # of units transferring* *14) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☐ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	18	18	0
Two Bedroom	17	17	0
Three Bedroom	9	9	0

Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Marshall-Peterson Senior

Development Name and Development Number(s) per PIC:	**Marshall-Peterson Senior (No PIC number assigned yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	December 2030	
Current project designation:	☐ Family ☒ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ *Yes* ☐ *No*	*If yes, please describe:* The project will adopt a selection preference for elderly/disabled households.
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *15) put the location if known, and # of units transferring* *16) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act			
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*		
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*	
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*	

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	80	80	0
Two Bedroom			
Three Bedroom			
Four Bedroom			

Proposed Conversion of North Ave Mixed Use

Development Name and Development Number(s) per PIC:	**North Ave Mixed Use** **(No PIC number assigned yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	March 2030	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *17) put the location if known, and # of units transferring* *18) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions	☒ *Yes* ☐ *No*	

- Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	27	27	0
Two Bedroom	35	35	0
Three Bedroom	16	16	0
Four Bedroom			
Five Bedroom			

Proposed Conversion of North Ave Multifamily

Development Name and Development Number(s) per PIC:	**North Ave Multifamily**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	March 2030	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *19) put the location if known, and # of units transferring* *20) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	18	18	
Two Bedroom	32	32	
Three Bedroom	10	10	

Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Palmer House Senior

Development Name and Development Number(s) per PIC:	**Palmer House Senior** **(No PIC number yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	January 2031	
Current project designation:	☐ Family ☒ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ *Yes* ☐ *No*	*If yes, please describe:* The project will adopt a preference for elderly/disabled households
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *21) put the location if known, and # of units transferring* *22) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	140	140	0
Two Bedroom			
Three Bedroom			

Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Peterson Multifamily

Development Name and Development Number(s) per PIC:	**Peterson Multifamily** **(No PIC number assigned yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	December 2031	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *23) put the location if known, and # of units transferring* *24) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency			
One Bedroom	18	18	0
Two Bedroom	13	13	0
Three Bedroom	8	8	0

Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Venetian Hills (Waterworks)

Development Name and Development Number(s) per PIC:	**Venetian Hills (Waterworks)** **(No PIC number assigned yet)**	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	July 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ *Yes* ☐ *No*	*If yes, please describe:* The project intends its Restore-Rebuild units to have a waiting list preference for households experiencing homelessness.
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	*If yes, please describe:* *25) put the location if known, and # of units transferring* *26) What the PHA plans to do with the original site following the transfer of assistance*
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project*	
We certify that the site complies with all applicable site selection requirements set forth at	☒ *Yes* ☐ *No*	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☐ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency	39	39	0
One Bedroom			
Two Bedroom			
Three Bedroom			

Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Village at Carver III

Development Name and Development Number(s) per PIC:	**Village at Carver III** GA006000880	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	April 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	*If yes, please describe*
Will the conversion involve a transfer of the assistance to a new location?	☒ *Yes* ☐ *No*	*If yes, please describe:* 27) *put the location if known, and # of units transferring:* CAT Request approved June 18, 2026; 19 units to 143 Alabama Street SW, Atlanta, GA, 30303. 28) *What the PHA plans to do with the original site following the transfer of assistance:* Remaining units will be converted to RAD at the original location.
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of*	

		public housing units in PHA, multiplied by total number of units in project	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		☒ *Yes* ☐ *No*	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?		☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?		☐ *Yes* ☒ *No*	*If yes, please describe the impact*
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice		☐ *Yes* ☒ *No*	*If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.*
Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*

Studio/Efficiency			
One Bedroom	23	20	3
Two Bedroom	45	37	12
Three Bedroom	35	26	9
Four Bedroom	5	5	0
Five Bedroom			
Six Bedroom			