

PHAPlans

TheHousingAuthorityoftheCityofAtlanta,Georgia(“AHA”)
AgencyPlans

AmendedandRestatedFive -YearPlanforFederalFiscalYears
2000-2004

AnnualPlanforFederalFiscalYear2002

AHAserves therighttomakeamendmentstoanyandall datacontainedwithinthecontextofthisPlan
and/oranyPlanattachments

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: The Housing Authority of the City of Atlanta, Georgia
("AHA")

PHANumber: GA006

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of AHA (Office of Planning)
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of AHA (Office of Planning)
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of AHA (Office of Planning)
- PHA development management offices
- Other (list below)

**AMENDED AND RESTATED FIVE-YEAR PLAN
FEDERAL FISCAL YEARS 2000 -2004**

[24 C.F.R. Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (Select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

To provide quality affordable housing for the betterment of our community.

B. Goals

AHA has developed the following goals for the agency:

AHA's Goals and Objectives:

Goal No. 1: Become a superior provider of quality affordable housing and property and asset management services.

Key objectives supporting Goal No. 1

1. Consistently deliver quality customer service through all affordable housing and asset management initiatives.
2. Build, maintain, and enhance AHA's external and internal capacity to manage its portfolio, including the continuing effort to improve AHA's asset management function.
3. Reengineer the organizational infrastructure of AHA.
4. Maintain efficient and effective business systems.
5. Implement and improve AHA's systems to ensure optimal regulatory compliance.
6. Continuously assess and improve AHA's real estate portfolio.
7. Attract, retain, and promote qualified personnel with the skills, vision, and energy to accomplish AHA's goals.
8. Deliver a consistently high level of internal and external quality customer service.
9. Actively and positively reposition the image of AHA and create marketing approaches that make the name AHA synonymous with excellence.
10. Consolidate AHA's central divisions and departments in a single location.

11. Expand housing opportunities for Housing Choice (formerly known as “Section 8”) Program participants through strategic marketing program targeting landlords in low poverty areas.
12. Develop and implement a home ownership program.
13. Establish AHA as an active, viable and contributing corporate leader in the City of Atlanta, Georgia.
14. Implement initiatives and approaches to deliver programs and services across traditional divisional or program lines and to develop the systematic integration of program delivery.

Goal No.2: Develop AHA into an economically viable and self-sustaining entity.

Key objectives supporting Goal No.2

1. Establish an agency-wide resource development strategy that assesses, identifies, and seeks funding, grants, demonstration projects and investment monies from the public, private and non-profit sectors.
2. Design and develop a financial model for AHA which will move AHA toward becoming a financially sustainable enterprise.
3. Increase current AHA income by maximizing: (i) tenant rental income; (ii) commercial lease income; (iii) entrepreneurial income; and (iv) administrative fees earned.
4. Achieve and maintain 100% utilization of Housing Choice (formerly known as “Section 8”) allocation.
5. Acquire vacant land, multi-family buildings, single family dwellings, and other real estate as part of a broader diversification strategy, and in furtherance of AHA’s overall mission.

Goal No.3: Expand, improve, and diversify AHA’s portfolio and AHA’s influence in the affordable housing market while becoming a catalyst for community revitalization.

Key objectives supporting Goal No.3

1. Continue the positive repositioning of AHA properties.
2. Establish an appropriate model that reflects the desired composition of AHA’s portfolio.
3. Expand opportunities to effectuate long term, sustainable community revitalization.
4. Identify, apply, and seek a variety of private and public funding, grants, and investment sources continuously improve the impact of the community revitalization program to include relocation, community and supportive services, and economic impact.
5. Develop and implement a portfolio and services diversification strategy.

6. Improve the housing options and services available for seniors, including designation of housing for seniors.
7. Develop a model for the delivery of affordable assisted living.
8. Improve the housing portfolio and services available for disabled and handicapped residents.
9. Develop strategies for third party providers to provide affordable housing and services opportunities for disabled families.
10. Upgrade the quality of units in the Housing Choice (formerly known as "Section 8") Program by recruiting landlords with high quality affordable housing in all areas of the City.
11. Implement a comprehensive training and education program for current and potential landlords.
12. Develop and implement a Project-Based Section 8 program that will offer expanded housing opportunities to qualified low-income, very low-income, and extremely low-income families.
13. Investigate alternative financial strategies to expand AHA's ability to develop or spur additional production of affordable housing.

Goal No. 4: Promote and support resident economic self-sufficiency and upward mobility out of affordable housing.

Key objectives supporting Goal No. 4

1. Continue and improve authority-wide welfare to work programs.
2. Require residents that are not elderly, disabled, working, or in school fulltime, to participate in approved welfare to work programs or AHA's Employment Training Program.
3. Identify additional funding sources for resident training and economic self-sufficiency programs.
4. Develop and implement more extensive briefings and new counseling strategies for extremely low-income families admitted to the Housing Choice (formerly known as "Section 8") Program on the art of leasing and maintaining their housing.
5. Maximize effectiveness of Housing Choice (formerly known as "Section 8") Family Self-Sufficiency program.
6. Work with program participants to increase family income to such a level that families "graduate" from housing assistance programs toward home ownership.
7. In mixed-income, mixed-finance communities, serve a broad range of income families in affordable housing assisted units with a goal of having 50% of the affordable housing assisted families within incomes of less than 30% of the metropolitan area median income and 50% of the affordable housing assisted families within incomes greater than 30% of the metropolitan area median income.
8. Position the provision of community and support services to AHA residents in a way that maximizes community financial support and ownership.

AnnualPHAPlan FederalFiscalYear2002

[24 C.F.R.Part903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250AffordablehousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPlan

TheAnnualPlanforFederalFiscalYear2002(the“Plan”)preparedbyTheHousing AuthorityoftheCityofAtlanta,Georgia(“AHA”),accordingtotheprovisionsofthe *Quality HousingandWorkResponsibilityActof1998* (“QHWRA”)andtheregulationsandguidance promulgatedbytheUnitedStatesDepartmentofHousingandUrbanDevelopment(“HUD”), identifiesmanyofthestrategies,objectivesandactivitiesthatAHAwillpursueduringthe PlanyeartoachievethegoalsarticulatedbyAHAandincludedinAHA’sRestatedFive Year PlanforFederalFiscalYears2000 -2004(the“RestatedFiveYearPlan”).ThePlanalso includesadescriptionofthepoliciesadoptedbyAHAthatsupportthesegoalsandthe requirementsofQHWRA.

Thestrategies,objectivesandactivitiesthatAHAwillundertakeduringthisthirdPlanyear supportAHA’smission“toprovidequalityaffordablehousingforthebettermentofour community”andlaythefoundationforAHA’sfuturedirectionasaMovingToWork (“MTW”)Authority.ThePlanrecognizesAHA’scommitmenttocreateandsustainvaried andmeaningfulhousingchoicesbothfornewapplicant sandexistingclientssthrougha varietyofaffordablehousingdemonstrationprogramsandinitiatives.ThePlanalso demonstratesAHA’scontinuedcommitmenttoqualityassetmanagement,asacatalystfor communityandneighborhoodrevitalization.AHAcontinuestodemonstratethis commitmentthroughpromotingproactive,economicandsustainablestrategiesforthe bettermentofAHAandthefamiliesserved.

AHA's has experienced much success to date with two major strategies:

Transformation of Housing Stock .After countless focus groups with residents, community stakeholders, the City of Atlanta, Fulton County, the State of Georgia and HUD, AHA made the strategic decision in the winter of 1994 to cease warehousing families in communities of poverty and hopelessness and to take steps to sponsor the creation of true mixed income communities using the flexibility afforded with its HOPE VI grant. As a direct result of this decision and with the financial closing of Phase I of the revitalization of Techwood /Clark Howell communities in March 1996 (the first in the country), Centennial Place was created and the legal and financial model was approved and embraced by the United States Department of Housing and Urban Development (HUD) and eventually by the United States Congress.

With this first closing, AHA's Olympic Legacy Program was born. The Olympic Legacy Program is based on a wonderfully rich consultation process with the residents of the various Olympic Legacy Communities, neighborhood stakeholders, our development consultants, private sector development partners, Atlanta Legal Aid Society, Inc., City officials, County officials, State Officials and HUD Officials. Each community has its own personality and rich history and neighborhood issues. The consultation process with each community is an evolving process, differing in many ways depending on the personalities and needs of the community, and benefiting from each prior planning process. We have learned that there are five consistent community building principles that must be incorporated in each revitalization plan as follows:

- I. Relocation—Families must have choices. Housing Choice vouchers must be available to the families. The families must be successful with the vouchers. The relocation options must be better than the public housing community the families are leaving. The Housing Choice Program must be effectively managed and must have high standards for residents and landlords.
- II. New Community –The housing must be an asset to the neighborhood. The design of it must fit into the larger neighborhood. It must be of a higher quality, with better amenities and better designed to overcome the past. The new community must provide better schools, better amenities, and tolerate no drugs or criminal activity. The new community must be managed with excellence and the screening and lease enforcement processes must be firm, effective, consistent and fair across all income lines. Mixed income communities work for all families, regardless of income, the larger neighborhood, the City, the State and the nation.
- III. Opportunities—People are people and want the best for their families. Income dictates opportunities, not values. Families want to work. Families want great opportunities to learn and grow. Parents want the best education available for their children. Everyone wants a piece of the American dream. Families want to own their own homes. The larger community wants to end the stigma of the public housing and Housing Choice Programs.

- IV. Right of Return – The families want to make their own choices about where they live and why. Everyone does not want to return to his or her old neighborhood, even if the housing is better.
- V. Revitalization – Revitalization and community building is hard work. It is hard for families to leave their homes and neighbors. It is hard to build consensus. Trust must be earned, based on action taken and promises kept. Rebuilding lives is the hardest work. There are no shortcuts. We must build for future generations and make the hard decisions now. We cannot continue to make the same mistakes.

All of the foregoing principles have been incorporated into the design of the Olympic Legacy Program and the individual Revitalization Plans for the new mixed income communities. We believe the MTW Designation will allow us to incorporate all or some of these principles, as appropriate, into all of our programs and into each AHA community. Most importantly, trust has been restored in the Atlanta community at large that the HUD assisted programs can work and that the larger community has a role and a stake in the success of the communities and the families.

Building on the foregoing principles, The Olympic Legacy Program is designed to reposition a large portion of AHA's housing stock by demolishing dilapidated and distressed public housing and rebuilding those communities, in partnership with a private sector developer, into mixed income, mixed finance and mixed use communities. The Olympic Legacy Program has become the national model for community revitalization utilizing a strategy that deconcentrates poverty by mixing families with a very broad range of incomes into market quality housing. In each of the Olympic Legacy Program communities, families assisted through the public housing program who may pay as little as \$25 in rent live next door to families who earn as much as \$100,000 or more annually. When completed, the Olympic Legacy Program will have demolished over 5,000 dilapidated and distressed public housing units and created approximately 5,000 new, market quality, mixed income apartments with approximately 2,200 public housing assisted units, 1,200 affordable units, and 1,600 market rate units. To date, the Olympic Legacy Program has closed on 1,133 new, market quality public housing assisted units, 604 new affordable units and 1,041 new market rate units, all of which are indistinguishable in terms of location, quality and amenities. Another 1,002 public housing units, 585 affordable units and 567 market rate units are in various stages of predevelopment. Since that first closing in March 1996, AHA has created nine mixed use, mixed finance, and mixed income communities through 18 financial closings. AHA is midway through the redevelopment phase of the Olympic Legacy Program, and anticipates completing all planned development in approximately 8 years.

As part of the 18 financial closings, AHA has achieved leverage of the public housing development funds of at least 1.5 to 1. The quality of the housing is outstanding and market competitive and the benefits to the families are immeasurable. This model provides a long term affordable housing resource in a healthy, vibrant and sustainable community. Also, in each case, the supportive services (focused on job training, education and recreational programs for youth) and amenities are superior to the services in the predecessor

communities. The AHA -sponsored mixed income communities are owned by partnerships, involving an AHA affiliate, private sector or development partner (the managing general partner) and investors in low income housing tax credits, and each community is managed by a private management company (hired by the managing general partner).

These new communities have been very successful to date, providing the public housing resource in a way that does not stigmatize participants. Market demand has been exceptionally strong across all income levels reflecting a well managed, quality product in strong and attractive neighborhoods. Additionally, the revitalization efforts have dramatically reduced crime rates in these communities.

Transformation of Management Systems. In 1995, AHA initiated two major steps to transform its property management operations. First, AHA decentralized its property management operations and moved toward site-based management and project based budgeting and accounting. Second, AHA initiated the procurement process to select outstanding private management companies to manage the day-to-day management operations and capital improvement work at approximately 40% of AHA -owned properties. This first round of contracts became effective on April 1, 1996. AHA and the residents have been very pleased with the work that has been accomplished and with the improvements that have been made. Services at the properties are being delivered efficiently and effectively and with excellence. AHA's initial goal in outsourcing the day-to-day management was to immediately improve the delivery of services to residents of the communities. Overtime, AHA realized that having some of its properties under private management and some of its properties self-managed created an inherently inefficient system. AHA determined that the services provided by the private management companies were superior to the services provided at its self-managed communities and decided to move methodically towards placing 100% of its communities under private management. As of July 1, 2000, private management agents managed 100% of AHA -owned properties. The outsourcing of the management and capital improvement work has been very successful for AHA, its employees and our residents.

The effective implementation and management of these programs will require AHA to continue developing and refining its asset management capabilities. Based on the decrease in federal funding AHA is also aware that in order to continue implementing the stated strategies, there will be financial challenges to overcome. AHA is currently engaged in an innovative diversification strategy designed to decrease the effect of these financial challenges. However, AHA will continue pushing for excellence as it consistently strives to meet its mission, vision, and goals that are paramount to AHA's and its clients' success.

Additionally, AHA has been designated as a participant in HUD's Moving to Work ("MTW") Demonstration Program. In HUD's Federal Fiscal Year 2003 budget, HUD has stated the Moving to Work demonstration program is intended to provide "unprecedented autonomy and flexibility to a select group of high performing public housing authorities (PHAs) in order to assess the potential impacts of Federal deregulation on resident

households, housing developments and local housing programs.” As a “Moving to Work” agency, AHA is proposing in its Moving to Work Agreement and Moving to Work Plan, a corporate, private sector, market-oriented model to provide excellent affordable housing in the local Atlanta community. AHA contemplates that the elements of its MTW Annual Plan will focus on: (1) customer service; (2) cost effectiveness and cost efficiency; (3) leveraging resources and public/private partnerships; (4) excellence and quality; and (5) economic independence for the families served through the programs, with a principal goal of wealth building through home ownership. AHA contemplates accomplishing the following broad and strategies under each of these elements:

1. Customer service. AHA will strengthen customer service to internal and external customers. AHA will implement strategies utilizing the best practices from the private sector that have been proven to improve customer service and satisfaction.
2. Cost Effectiveness and Cost Efficiency and Accountability. AHA plans to increase accountability in the provision of its services by utilizing cost effective, cost efficient strategies in the delivery of its programs and services. AHA will build on AHA’s successful outsourcing of the delivery of certain services when designing these strategies. AHA will also thoroughly review its operations and strategies and eliminate costly and burdensome regulatory steps. In addition, AHA expects to implement strategies that will enable the AHA to serve a larger number of low income families than are currently served. Moreover, AHA will develop a market based assessment system utilizing established private sector real estate benchmarks for performance.
3. Leveraging Resources and Public/Private Partnerships. AHA will expand opportunities and housing options through public/private partnerships. AHA expects to create and implement new models to finance and develop affordable housing with reduced dependence on Federal subsidies. Such an approach is expected to reduce AHA’s overall dependence on Federal subsidies.
4. Excellence and Quality. AHA expects to implement strategies to deliver all affordable housing programs seamlessly and without the stigma customarily associated with programs that serve low income families.
5. Economic independence. AHA will focus on the economic independence of the families served through AHA programs, with a principal goal of wealth building through home ownership. AHA will use customized family focused approaches to achieving success and economic independence for families in its programs. These approaches will implement strategies designed to move families off of the federal rent subsidy within a defined period of time agreed to by that family and AHA in an individualized family plan. Moreover, AHA will examine different approaches to setting rents so that a larger number of families are served with the limited resources provided to AHA.

AHA is currently negotiating its MTW agreement with HUD with the expectation to have it approved by June 30, 2002. AHA will develop and submit a MTW Annual Plan, which will describe AHA's strategies in more detail. Until a new MTW Annual Plan is drafted and approved, AHA expects this QHWRAP plan to serve as AHA's initial MTW Annual Plan.

ii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required/Optional Attachments:

- FFY2002 Capital Fund Program Annual Statement
- FFY2002 -2006 Rolling Capital Fund Five -Year Action Plan
- 12/31/01 Capital Fund Program Performance and Evaluation Reports
- Assessment of Site -Based Waiting List Development Demographic Changes
- Home Ownership Capacity Statement
- Project-Based Section 8 Vouchers Program Statement
- Resident Membership of the AHAB Board of Commissioners
- Protocol: Membership of Resident Advisory Boards/Summary of the Resident Advisory Board Meetings and Comments/Public Hearing Comments
- Five-Year Plan Progress Report
- Other (Listed Below)
 - AHA Flat Rate Rent Schedule

- Mixed-Income, Mixed -Finance Communities Ceiling/Flat Rent Schedule
- Site-Based Waiting List Policy
- Site-Based Waiting List Policy Addendum
- Customer Service and Satisfaction Survey Statement
- Affordable Housing Community Site -Based Waiting List Policy
- Deconcentration Template Questions

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction)	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the affordable housing program	Annual Plan: Financial Resources
X	Affordable housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Affordable housing Deconcentration and Income Mixing Documentation: <ol style="list-style-type: none"> 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US 2. Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i>; <i>Notice</i> and any further HUD guidance) and 3. Documentation of the required deconcentration and income mixing analysis. 	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Affordable housing rent determination policies, including the methodology for setting affordable housing flat rents <input checked="" type="checkbox"/> check here if included in the affordable housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each affordable housing development <input type="checkbox"/> check here if included in the affordable housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Affordable housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Affordable housing grievance procedures <input checked="" type="checkbox"/> check here if included in the affordable housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of affordable housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of affordable housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of affordable housing (Designated Housing Plans)	Annual Plan: Designation of Affordable housing
X	Approved or submitted assessments of reasonable revitalization of affordable housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Affordable housing
X	Approved or submitted affordable housing homeownership programs/plans	Annual Plan: Home ownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Home ownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	FSS Action Plan/s for affordable housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
X	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
X	The most recent Affordable Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Community Service Letter to Residents Explaining Suspension of Requirement to be mailed May 31, 2002.	Annual Plan: Community Service
X	Pet Policy	Annual Plan: Pets
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Listing of Resident Presidents of AHA communities during the Plan year	Other
X	1998 Population and Housing report by the Atlanta Regional Commission	Housing Needs
X	1999 Population and Housing report by the Atlanta Regional Commission	Housing Needs
X	2000 Population and Housing report by the Atlanta Regional Commission	Housing Needs

1.StatementofHousingNeeds

[24 C.F.R.Part903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orotherdata availabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthefollowing table.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesthathavehousingneeds. Fortheremainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsforeachfamilytype,from1 to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicatethatnoinformationisavailable uponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType*							
FamilyType	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income<=30%of AMI	32,460	5	5	4	N/A	4	5
Income>30%but <=50%ofAMI	14,380	5	5	4	N/A	4	3
Income>50%but <80%ofAMI	16,939	4	3	3	N/A	3	3
Elderly ▪ 62andolder	48,214	5	3	3	3	4	3
▪ 65andolder	40,535						
Familieswith Disabilities	N/A	5	5	3	4	N/A	N/A
Black	255,689	4	5	3	N/A	4	3
White	138,352	3	2	3	N/A	3	1
Hispanic	18,720	4	3	3	N/A	3	4
Asian	8,046	N/A	N/A	N/A	N/A	N/A	3
Other	8,272	N/A	N/A	N/A	N/A	N/A	N/A

*Figuresarebasedon2000SummaryCensusdata(PopulationFigures),projected2002CHASdata(Elderly figures),Census1990andCityofAtlantaConsolidatedPlan(Incomefigures).ThefullCensusdatafor2000is notyetreleasedandthereforethenumberssetforthabovemaychange.Thedocumentationforeachislisted below.

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthatapply; allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s(Incomedata)
Indicateyear:2000 -2004
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset(Elderlydata);U.S.Census2000SummaryFile(Populationdata)
- AmericanHousingSurveydata
Indicateyear:

- Otherhousingmarketstudy
Indicateyear:2000,TheAtlantaOutreachConsortium
- Othersources:(listandindicateyearofinformation)

B. Housing Needs of Families on the Affordable Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - based or sub-jurisdictional affordable housing waiting list administered by the PHA.** PHAs may provide separate tables for site -based or sub -jurisdictional affordable housing waiting lists at their option.

All references to "N/A" refer to the information that was "Not Available" as of 01/18/02.

Note: For purposes of the Affordable Housing Waiting List charts, "Annual Turnover" is defined as the percentage obtained by dividing:

(a) the total number of applicants who appeared on the affordable housing waiting list at any time beginning on 03/01/01 through 01/15/02; by (b) the number of applicants on the affordable housing waiting list on 02/28/01. This calculation is for an 11 -month period and is based on actual numbers.

Housing Needs of Families on the Affordable Housing Waiting List Data as of January 15, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input type="checkbox"/> Affordable housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Note: Reference to N/A refers to information that is not available.			
	# of families	% of total families	Annual Turnover
Waiting list total	4,392		182.97%
Extremely low income <=30% AMI	3,808	86.71%	
Very low income (>30% but <=50% AMI)	584	13.30%	
Low income (>50% but <80% AMI)	0	0	
Families with children	2,345	53.40%	
Elderly families	211	4.81%	
Families with Disabilities	737	16.78%	
Black	4,307	98.07%	
White	57	1.30%	
American Indian/Native Alaskan	2	.05%	
Asian	8	.19%	
Hispanic	18	.41%	
Characteristics by bedroom size (Affordable housing only)			
0BR (Studio)	869	19.79%	N/A
1BR	2,302	52.42%	N/A
2BR	937	21.34%	N/A
3BR	246	5.61%	N/A
4BR	33	.76%	N/A
5BR	5	.12%	N/A
5+BR	0		N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 month (Centralized waiting list closed 12/20/01)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (AHA no longer operates a centralized waiting list for its affordable housing (hereinafter referred to as "Affordable Housing") program. Under AHA's Community Leasing initiative, each affordable housing community will administer a separate site -based waiting list.)			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Ashley Courts at Cascade Waiting List Data as of January 18, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input checked="" type="checkbox"/> Affordable housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Ashley Courts at Cascade			
Note: Reference to N/A refers to information that is not available or not applicable for the community.			
	# of families	% of total families	Annual Turnover
Waiting list total	3		99%
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AM I)	3	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	3	100	
Elderly families	0	0	
Families with Disabilities	0	0	
Single family	0	0	
Black	3	100	
White	0	0	
American Indian/Native Alaskan	0	0	
Other	0	0	
Characteristics by Bed room Size (Affordable housing Only)			
1BR	0	0	N/A
2BR	1	33	N/A
3BR	2	67	N/A
4BR	0	0	N/A
5BR	0	0	N/A
5+BR	0	0	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: How long has it been closed (# of months) 15 months (as of January 2002): October 11, 2000			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on Ashley Terrace at West End
Data as of January 18, 2002**

Waiting list type: (select one)

Section 8 tenant -based assistance

Affordable housing

Combined Section 8 and Affordable housing

Affordable housing Site -Based or sub -jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: Ashley Terrace at West End

Note: Reference to N/A refers to information that is not available or not applicable for the community.

	# of families	% of total families	Annual Turnover
Waiting list total	142		78%
Extremely low income <=30% AMI	97	68	
Very low income (>30% but <=50% AMI)	38	27	
Low income (>50% but <80% AMI)	7	5	
Families with children	102	72	
Elderly families	9	6	
Families with Disabilities	20	14	
Black	138	97	
White	1	.5	
Pacific Islander	1	.5	
Other	2	2	

Characteristics by Bedroom Size (Affordable housing Only)			
1BR	58	40.5	
2BR	68	48	
3BR	10	7	
4BR	4	2.5	
5BR	1	1	
5+BR	1	1	

Isthe waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 4.5 months (as of January 2002): August 15, 2001

Does the PHA expect to open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
 No Yes

Housing Needs of Families on the Centennial Place Waiting List Data as of January 18, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input checked="" type="checkbox"/> Affordable housing Site -Based or sub -jurisdictional waiting list: (optional) If used, identify which development/subjurisdiction: Centennial Place			
	# of families	% of total families	Annual Turnover
Waiting list total	1,150		82%
Extremely low income <=30% AMI	797	69	
Very low income (>30% but <=50% AMI)	311	27	
Low income (>50% but <80% AMI)	42	4	
Families with children	783	68	
Elderly families	37	3	
Families with Disabilities	76	6	
White	14	1	
Black	1102	96	
Hispanic	8		
Asian	2	1	
Pacific Islander	24	2	
Characteristics by Bedroom Size (Affordable housing Only)			
1BR	367	32	N/A
2BR	378	33	N/A
3BR	349	30	N/A
4BR	56	5	N/A
5BR	0	0	N/A
5+BR	0	0	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)? 6 months (as of January 2002): August 24, 2001			
Does the PHA expect to re-open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Columbia Village Waiting List Data as of January 18, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input checked="" type="checkbox"/> Affordable housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Columbia Village			
Note: Reference to N/A refers to information that is not available or not applicable for the community.			
	# of families	% of total families	Annual Turnover
Waiting list total	165		64%
Extremely low income <=30% AMI	113	69	
Very low income (>30% but <=50% AMI)	42	25	
Low income (>50% but <80% AMI)	10	6	
Families with children	155	94	
Elderly families	10	6	
Families with Disabilities	0	0	
Black	162	98	
White	0	0	
American Indian/Native Alaskan	3	2	
Hispanic	0	0	
Asian	0	0	
Other	0	0	
Characteristics by Bedroom Size (Affordable housing Only)			
1BR	N/A	N/A	
2BR	141	86	
3BR	18	11	
4BR	6	4	
5BR	N/A	N/A	
5+BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 month (as of January 2002): December 19, 2001			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needsof Families on the Magnolia Park Waiting List Data as of January 18, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input checked="" type="checkbox"/> Affordable housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Magnolia Park			
Note: Reference to N/A refer to information that is not available or not applicable for the community.			
	# of families	% of total families	Annual Turnover
Waiting list total	746		105%
Extremely low income <=30% AMI	655	88	
Very low income (>30% but <=50% AMI)	87	11	
Low income (>50% but <80% AMI)	4	1	
Families with children	517	69	
Elderly families	17	2	
Families with Disabilities	73	10	
Black	725	97	
White	21	3	
American Indian/Native Alaskan	0	0	
Hispanic	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Affordable housing Only)			
1BR	190	25	
2BR	342	46	
3BR	214	29	
4BR	0	0	
5BR	0	0	
5+BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 7 months (as of January 2002): July 21, 2001			
Does the PHA expect to open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Summerdale Commons Waiting List Data as of January 18, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input checked="" type="checkbox"/> Affordable housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Summerdale Commons			
Note: Refer to N/A for information that is not available or not applicable for the community.			
	# of families	% of total families	Annual Turnover
Waiting list total	46		21%
Extremely low income <=30% AMI	31	67	
Very low income (>30% but <=50% AMI)	15	33	
Low income (>50% but <80% AMI)	0	0	
Families with children	40	87	
Elderly families	2	4	
Families with Disabilities	4	10	
Black	46	100	
White	0	0	
American Indian/Native Alaskan	0	0	
Asian	0	0	
Hispanic	0	0	
Characteristics by Bedroom Size (Affordable housing Only)			
1BR	2	4	
2BR	15	33	
3BR	29	63	
4BR	0	0	
5BR	0	0	
5+BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 13 months (as of January 2002): December 11, 2000			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on The Village at Castleberry Hill Waiting List Data as of January 18, 2002			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input checked="" type="checkbox"/> Affordable housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: The Village at Castleberry Hill			
Note: Reference to N/A refers to information that is not available or not applicable for the community.			
	# of families	% of total families	Annual Turnover
Waiting list total	792		3%
Extremely low income <=30% AMI	760	96%	
Very low income (>30% but <=50% AMI)	31	4%	
Low income (>50% but <80% AMI)	1	0	
Families with children	550	69.4%	
Elderly families	19	2.4%	
Families with Disabilities	58	7.3%	
Black	787	99.4%	
White	3	.4%	
Other	2	.2%	
Other	2	.2%	
Characteristics by Bedroom Size (Affordable housing Only)			
1BR	210	26.5%	
2BR	326	41.2%	
3BR	256	32.3%	
4BR	N/A	N/A	
5BR	N/A	N/A	
5+BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 12 months (as of January 2002): January 4, 2001			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on The Villages of East Lake Waiting List
Data as of January 18, 2002**

Waiting list type: (select one)

Section 8 tenant-based assistance

Affordable housing

Combined Section 8 and Affordable housing

Affordable housing Site - Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **The Villages of East Lake**

Note: Reference to N/A refers to information that is not available or not applicable for the community.

	# of families	% of total families	Annual Turnover
Waiting list total	989		11%
Extremely low income <=30% AMI	672	68%	
Very low income (>30% but <=50% AMI)	316	32%	
Low income (>50% but <80% AMI)	1	0	
Families with children	682	69%	
Elderly families	59	6%	
Families with Disabilities	41	4%	
Black	989	100%	
White	0	0	
American Indian/Native Alaskan		0	
Hispanic		0	
Asian		0	
Other	0	0	

Characteristics by Bedroom Size (Affordable housing Only)			
1BR	297	30%	
2BR	376	38%	
3BR	247	25%	
4BR	69	7%	
5BR	0	0	
5+BR	0	0	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 17 months (as of January 18, 2002) July 25, 2001

Does the PHA expect to re-open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families on the waiting list, even if generally closed?

No Yes

**Housing Needs of Families on The Villages at Carver
Data as of January 18, 2002**

Waiting list type: (select one)
 Section 8 tenant -based assistance
 Affordable housing
 Combined Section 8 and Affordable housing
 Affordable housing Site -Based or sub -jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: **The Villages at Carver**
 Note: Reference to N/A refers to information that is not available or not applicable for this community because the waiting list is composed of affected returning residents.

	# of families	% of total families	Annual Turnover
Waiting list total	303*		N/A
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	N/A	N/A	
Families with Disabilities	N/A	N/A	
Black	303	100	
White	0	0	
American Indian/Native Alaskan	0	0	
Hispanic	0	0	
Asian	0	0	
Pacific Islander	0	0	
Other	0	0	

Characteristics by Bedroom Size (Affordable housing Only)			
1BR	45	15	
2BR	154	51	
3BR	67	22	
4BR	37	12	
5BR	0	0	
5+BR	0	0	

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 17 months (as of January 2002): June 5, 1999
 Does the PHA expect to re-open the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families on the waiting list, even if generally closed?
 No Yes
 *Note: Number of persons indicated are all affected and former residents of the now demolished Carver Homes who desire a right to return to the revitalized community.

Housing Needs of Families on the Housing Choice (formerly known as "Section 8") Waiting List Data as of January 28, 2002			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Affordable housing			
<input type="checkbox"/> Combined Section 8 and Affordable housing			
<input type="checkbox"/> Affordable housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Note: Reference to "N/A" refers to information that is not available or not applicable for the waiting list. Moreover for purposes of the Housing Choice Waiting List chart, "Annual Turnover" is defined as the percentage obtained by dividing: (a) the total number of applicants who appeared on the housing choice waiting list at any time beginning on 03/01/01 through 01/18/02; by (b) the number of applicants on the affordable housing waiting list on 02/28/01. This calculation is for a 12-month period and is based on actual numbers.			
	# of families	% of total families	Annual Turnover
Waiting list total	24,168		452.16%
Extremely low income <=30% AMI	21,877	90.52	
Very low income (>30% but <=50% AMI)	2,075	8.59	
Low income (>50% but <80% AMI)	216	.89	
Families with children	18,166	75.17	
Elderly families	895	3.70	
Families with Disabilities	2,283	9.45	
Black	22,731	94.05	
White	1,127	4.66	
American Indian/Native American	223	.92	
Hispanic	62	.26	
Asian	0	0	
Characteristics by Bedroom Size (Affordable housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 3.5 months (as of January 2002): October 5, 2001			
Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdiction andonthewaitinglist **INTHEUPCOMINGYEAR**,andtheAgency'sreasonsforchoosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithinit's currentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpolicies tominimizethenumberof affordablehousingunitsoff -line
- Reduceturnovertimeforvacatedaffordablehousingunits
- Reducetimetorenovateaffordablehousingunits
- Seekreplacementofaffordablehousingunitslosttotheinventorythroughmixed financedevelopment
- SeekreplacementofaffordablehousingunitslosttotheinventorythroughSection8 replacementhousingresources
- MaintainorincreaseSection8lease -upratesbyestablishingpaymentstandards that willenablefamiesto rentthroughoutthejurisdiction
- Undertakemeasures toensureaccesstoaffordablehousingamongfamiliesassisted bythePHA,regardlessofunitsizerequired
- MaintainorincreaseSection8lease -upratesbymarketing theprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- MaintainorincreaseSection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwith broadercommunitystrategies
- Other(listbelow):
 - AHAwillcontinueoutreacheffortstoencourageworkingfamilies,elderly familiesandlargerf amiliesinterestedinAHA'saffordablehousingresourcesto applydirectlyatthecommunityoftheirchoice.
 - AddtotheCityofAtlanta'saffordablehousingopportunitiesthroughthe developmentand/oracquisitionofhousingtobeusedinamixed -income,mixed- financecommunities(whichgenerallyincludeunitsforfamiliesqualifyingunder thelowincomehousingtaxcreditprogram,affordablehousing -assistedfamilies, andmarket -ratefamilies).
 - Seekreplacementofsomeaffordablehousingunitsthathavebe endemolished.
 - Moreeffectivelyusethecurrentaffordablehousingstockbydevisingprograms whichwillplaceselectedoverhousedfamiliesinapartmentswhichmeettheir familysize.
 - AHAwillcontinuedtoexpandtheuseofenergysavingsstrategiesandde vicesfor thebenefitofitsresidentsinit'saffordablehousingunits.

- Strategically use portions of AHA's current housing stock to meet the needs of selected families engaged in selected AHA community and supportive services, self-sufficiency, employment training, and demonstration program initiatives.
- Strategic use of Project-Based Housing Choice vouchers to support the revitalization of neighborhoods and to further increase the number of and improve the quality of housing available for low-income, very low-income, and extremely low-income families.
- Strategic availability of other affordable housing options including home ownership and home-rental initiatives.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than affordable housing or Housing Choice tenant-based assistance.
- Other: (list below)
 - Pursue grants, demonstration projects and other supplemental or special funding.
 - Pursue strategic partnerships with private developers, government entities, other housing providers, or other consortia participants.
 - Pursue designated waiting lists for families eligible for AHA's home ownership programs as AHA deems appropriate.
 - Strategic use of Project-Based Section 8 vouchers to support revitalization of neighborhoods and to further increase the number of and improve the quality of housing available for low-income, very low-income, and extremely low-income families.
 - Strategic availability of other affordable housing options including home ownership and other home-rental initiatives.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in affordable housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

- Other:(listbelow)
 - Targetfamilieswithinabroadrangeofincomes.
 - TargetelderlyfamielstoliveinAHA'saffordablehigh -risecommunities.
 - TargetfamilieswhosuccessfullycompleteselectedAHAcommunityand supportiveservices,employmenttraining,self -sufficiency,economic independence,and/ordemonstrationprograminitiatives.
 - Inmixed -income,mixed -financecommunities,serve abroaderrangeofincome familiesinaffordablehousingassistedunitswithagoalofhaving50%ofthe affordablehousingassistedfamilieswithincomesoflessthan30%ofthe metropolitanareamedianincomeand50%oftheaffordablehousingassisted familieswithincomesgreaterthan30%ofthemetropolitanareamedianincome.
 - Strategicavailabilityofotheraffordablehousingoptionsincludinghome ownershipandhome -rentalinitiatives.
 - AHAwillseektoassistfamiliesinplanningforandmeetingtheir full employment,economicindependence,andlife -stylegoalsthroughtheuseof FamilyPlans.

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthata pply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)
 - Targetfamilieswithinabroadrangeofincomes.
 - TargetfamilieswhosuccessfullycompleteAHA -approvedcommunityand supportiveservices,employmenttraining,self -sufficiencyand/ordemonstration programinitiatives.
 - TargetelderlyfamielstoliveinAHA'saffordablehigh -risecommunities.
 - Inmixed -income,mixed -financecommunities,serveabroaderrangeofincome familiesinaffordablehousingassistedunitswithagoalofhaving50%ofthe affordablehousingassistedfamilieswithincomesoflessthan30%ofthe metropolitanareamedianincomeand50%oftheaffordablehousingassisted familieswithincomesgreaterthan30%ofthemetropolitanareamedianincome.
 - AHAwillseektoassistfamiliesinplanningforandmeetingtheireconomicand life-stylegoalsthroughtheuseofFamilyPlans.

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seek designation of affordable housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)
 - Pursue grants, demonstration projects and other supplemental special funding.
 - Target elderly families to live in AHA's affordable high -rise communities.
 - Explore and potentially develop assisted living opportunities.
 - Enrich supportive services for the elderly.
 - AHA may also seek mixed -or sole -designations of some of its communities.
 - Strategic use of Housing Choice vouchers (and possibly tenant vouchers) to increase the housing opportunities for the elderly.
 - AHA will seek to assist families in planning for and meeting their economic and life-style goals through the use of Family Plans.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of affordable housing for families with disabilities
- Carry out the modifications needed in affordable housing based on the Section 504 Needs Assessment for Affordable Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)
 - Strategic use of Housing Choice vouchers for increased housing opportunity for disabled families.
 - AHA may seek to assist families in meeting their economic and life -style goals through the use of Family Plans.
 - Conduct outreach activities and implement collaborative agreements with other providers of supportive housing services.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

- Monitor 2000 census data and other statistical information as it becomes available to ensure that populations identified as having a significant need in the CHAS, and other official statistical analyses, are encouraged to apply for AHA's affordable housing resources.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)
 - AHA uses various methods including the media, fliers and other outreach activities to advertise the availability of affordable housing apartments under AHA's Community Leasing Program, Housing Choice vouchers and the opening of site-based waiting lists. AHA uses publicity and informational methods to ensure that each site-based waiting list is opened according to the applicable HUD approved Affirmative Fair Housing Marketing Plan for that community.

Other Housing Needs & Strategies: (list needs and strategies below)

Need: Optimize and leverage limited financial resources

Strategy 1: Explore alternative opportunities for capital improvement to AHA's Affordable Housing Communities.

- Investigating and modeling the possibility of converting affordable housing communities through the use of a project-based voucher financing demonstration program.
- Consider the use of additional energy savings strategies and devices for the benefit of residents in AHA's affordable housing units.
- Develop, in collaboration with a nationally recognized rating agency or similar entity, the development of a comprehensive evaluation and assessment system (including, but not limited to, standards, benchmarks and reporting systems) to measure the overall performance and operations of AHA

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints

- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - Market and programmatic needs of the affordable housing communities AHA seek to serve.
 - AHA's Quality of Life Demonstration Program and Choice Enhancement Demonstration Program (collectively referred to as "Community Leasing Program").
 - Furthering the goals and objectives highlighted in AHA's Amended and Restated Five-Year Plan.
 - Mixed-use, mixed-income and mixed-finance communities that serve a holistic approach to providing affordable housing opportunities to low-income residents while simultaneously improving and revitalizing formerly disenfranchised neighborhoods.
 - Mixed-use, mixed-income and mixed-finance communities serve a broad range of affordable housing families. The affordable housing assisted units of these communities have goals of 50% of families (affordable housing assisted) having incomes of less than 30% of the metropolitan area median income and 50% of the families (affordable housing assisted) having incomes greater than 30% of the metropolitan area median income.
 - Such strategies support the viability of mixed-income, mixed-finance communities, Housing Choice Project-Based communities, home-ownership, and/or assisted living communities or initiatives.

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal affordable housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal affordable housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate at the use for those funds as one of the following categories: affordable housing operations, affordable housing capital improvements, affordable housing safety/security, affordable housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Affordable housing Operating Fund	\$29,928,244	
b) Affordable housing Capital Fund	\$14,535,714	
c) Replacement Housing Funds	\$5,115,824	
d) HOPEVI Revitalization	\$35,000,000	
e) HOPEVI Demolition	\$3,123,000	
f) Annual Contributions for Housing Choice Tenant -Based Assistance	\$90,311,776	
g) Affordable housing Drug Elimination Program (including any Technical Assistance funds)	0	
h) Resident Opportunity and Self-Sufficiency Grants	0	
Other Federal Grants (list below)		
i) Section 8 New Construction and Substantial Rehabilitation	\$4,258,936	
2. Prior Year Federal Grants (unobligated funds only)		
a) Comprehensive Grant Programs	\$670,983	
b) HOPEVI Revitalization	\$35,000,000	
c) HOPEVI Demolition		
d) Replacement Housing Factor		
3. Affordable housing Dwelling Rental Income		
a) Dwelling Rental Income	\$18,383,129	
4. Other income (list below)		
a) Commercial Leases	\$236,945	Affordable Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Excess Utilities	\$824,570	Affordable Housing Operations
c) Late Fees	\$161,626	Affordable Housing Operations
d) Laundry Income	\$41,806	Affordable Housing Operations
e) Investment Income	\$500,000	Affordable Housing Operations
5. Non -federal sources (list below)		
a) City Infrastructure Improvements	\$9,810,647	Other
b) Subordinated Soft Mortgage Income	\$548,718	Other
c) Turnkey III Homebuyers Program	\$56,151	Other
d) FAF Bond Savings	\$145,101	Other
e) Mark -to-Market Contract	\$135,188	Other
f) Contract Administration	\$918,739	Other
g) Development Fees	\$1,863,903	Affordable Housing Operating, Other
h) Community Development Block Grant	\$25,000	Affordable Housing Supportive Services
i) Homeownership and FSS	\$213,313	Other
Total resources	\$251,809,314	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.Affordablehousing

Exemptions:PHAsthatdonotadministeraffordablehousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontoaffordablehousing?(selectallthat apply)

- Whenfamiliesarewithin acertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime:varies, dependingonbedroomsizerequestedandotherfactors)
- Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontoaffordablehousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)
 - Creditchecktoreviewlandlordpaymenthistoryandabilitytosatisfyexpected rentpayments.

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminal recordsfromtheFBIforscreening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeit'saffordablehousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)
 - ThatcertainMixed -Finance,Mixed -IncomeCommunityAddendumtotheAHA SiteBasedWaitingListPolicyoriginallyadoptedbytheBoardofCommissioners onJune25,1999,asthesamemaybeamendedfromtimetotime,alongwiththat

certain AHA Site Based Waiting List Policy originally adopted by the Board of Commission on December 9, 1996, as the same may be amended from time to time, both of which are incorporated by reference herein and hereby made a part hereof.

- That certain Affordable Housing Community Site -Based Waiting List Policy adopted by the Board of Commission on January 30, 2002, as the same may be amended from time to time, which Policy is incorporated by reference herein and hereby made a part thereof.
- AHA may organize as sub -jurisdictional or separate site -based waiting list to support specific housing, educational, community, and supportive services, or economic and life -style self -sufficiency or independence initiatives and demonstration programs at selected communities.

b. Where may interested persons apply for admission to affordable housing?

PHA main administrative office

PHA development site management office

Other (list below)

- Site-based waiting lists are also used at the mixed -use, and/or mixed -income mixed-finance communities. Applicants may apply directly to the communities when the waiting lists are open. Information on these communities and all conventional communities is provided at each apartment community in AHA's overall portfolio and on AHA's web -site at www.atlantahousing.org.
- Site-based waiting lists are also used at AHA's Affordable Housing communities. Applicants may apply directly to the communities where the site -based waiting lists are open. Information on these communities is provided at each apartment community in AHA's Affordable Housing Hotline (404) 685 -4343, and on AHA's web-site at www.atlantahousing.org.

c. If the PHA plan to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?

33 community properties

- Effective January 31, 2002, the leasing, screening, marketing, hearing, and recertification was assumed at the site level by the professional management companies, which manage AHA's Affordable Housing Communities. The Community Leasing Program consists of: 1) Choice Enhancement Demonstration (CED) Program designed to address the needs of applicants and residents of AHA's Affordable Housing family communities; and 2) Quality of Life (QOL) Demonstration Program designed to address the needs of applicants and residents of AHA's Affordable Housing high -rise communities. The 33 site -based waiting lists administered by private management companies and monitored by AHA areas follows:

High-rise Communities : Antoine Graves, Antoine Graves Annex, Barge Road, Cheshire Bridge Road, Cosby Spears Towers, East Lake Towers, Georgia Avenue, Hightower Manor, John O. Chiles, Juniper –10th Street, Marian Road, Marietta Road, Martin Luther King Towers, Palmer House, Peachtree Road, Piedmont Road, Roosevelt House

Family Communities : Bankhead Courts, Bowen Apartments, Englewood Manor, Gilbert Gardens, Grady Apartments, Herndon Apartments, Hollywood Courts, Jonesboro South, Jonesboro North, Leila Valley, Martin Street Plaza, McDaniel-Glenn, Thomasville Heights, University Apartments, U –Rescue Villa, Westminster.

AHA reserves the right to add to this list any affordable housing community developed, acquired, purchased, or for which operating subsidy is provided, during the Plan year.

- The owners or their management agents of the mixed -income, mixed -finance communities manage and ensure the implementation of the site -based waiting lists for these communities. AHA monitors the site -based waiting lists in 9 mixed -income, mixed -finance communities. AHA, as part of its Olympic Legacy Program ensure that these site -based waiting lists are administered in compliance with AHA’s applicable Site -based Waiting List Policies. The nine current mixed -income, mixed finance communities are:

The Villages of East Lake, Magnolia Park, Centennial Place, Villages at Carver, Ashley Courts at Cascade, Ashley Terrace at West End, Summerdale Commons, Village of Castleberry Hill, and Columbia Village. AHA reserves the right to add to this list any mixed -income, mixed -finance community developed, acquired, purchased, or for which operating subsidy is provided, during this annual Plan year, including without limitation, Harris Homes, Perry Homes, Capitol Homes, Columbia High Point Estates, and/or Columbia Commons.

2. Yes No: Are any or all of the PHA’s site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD-approved site based waiting list plan) ? Yes
If yes, how many lists? 33 site -based waiting lists as part of AHA’s Quality of Life Demonstration Program and Choice Enhancement Demonstration Program (collectively referred to as the “Community Leasing Program”).

- AHA reserves the right to add to its existing site -based waiting list policies any mixed -income, mixed -finance community developed, acquired or purchased during this or a previous Annual Plan year.

Moreover, AHA reserves the right to offer such site-based waiting list(s) as may support AHA's home ownership, project-based units, employment training, demonstration programs or economic self-sufficiency, or life-style self-sufficiency initiatives at selected communities.

- AHA reserves the right to add to its existing site-based waiting list policies any Affordable Housing community developed, acquired or purchased during this Annual Plan year. Moreover, AHA reserves the right to offer such site-based waiting lists as may support AHA's home ownership, project-based units, employment training, demonstration programs, economic self-sufficiency, or life-style self-sufficiency initiatives at selected communities.

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists? All lists as long as the family applies or applied when the list was open.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

- Applicants may review AHA's web site (www.atlantahousing.org) for information on how to sign up and apply for affordable housing at any of AHA's affordable housing communities.
- Information on AHA's site-based waiting lists is available in selected publications of AHA available at AHA's corporate office and at each Affordable Housing community.
- Applicants may obtain information on the site-based waiting lists from AHA's Affordable Apartment Homes Hotline at (404) 685-4343.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

- Applicants to site-based waiting lists are provided one offer of housing within the community. Applicants may apply to more than one community, if so desired.

b. Yes No: Is this policy consistent across all waiting list types?

c. If an answer to b is no, list variations for any other than the primary affordable housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to affordable housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization and revitalization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to affordable housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in an AHA approved educational, employment training, or upward mobility program.
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in AHA -approved educational, employment training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - AHAMay enact preferences designed to further AHA's community and support services, employment training, project -based financed communities, economic self -sufficiency, homeownership, and/or demonstration program initiatives.
 - Special initiatives for law -enforcement personnel.
 - Ranking preferences for elderly families in AHA's high -rise communities.
 - Ranking preferences in family communities for working families and/or families within a broad range of incomes.
 - Ranking preferences in high -rise communities for non -elderly families within a broad range of incomes.
 - AHAMay enact preferences for residents affected by the possible conversion of affordable housing developments into Project -Based voucher assistance.
 - AHAMay enact preferences for residents relocated from Perry Homes and/or Carver Homes, or any other revitalized community, that may require relocation assistance to an off -site, Housing Choice replacement housing, and/or project based housing development.
 - AHAMay enact preferences for residents and/or applicants who qualify for consideration to reside at selected project -based or specially financed community(ies) under a special demonstration program or initiative.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 1 Applicants enrolled currently in an AHA -approved educational, employment training, or upward mobility program.
- 1 Household that contributes to meeting income goals (broad range of incomes)
- 1 Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in AHA -approved educational, employment training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- AHAMay enact preferences designed to further AHA's community and supportiveservices, employment, economic self -sufficiency, project -based units, homeownership, and/or demonstration program initiatives.
 - Special initiatives for law -enforcement personnel.
 - Ranking preference for elderly families in AHA's high -rise communities.
 - Ranking preferences in family communities for working families and/or families within a broad range of incomes.
 - Ranking preferences in high -rise communities for non -elderly families within a broad range of incomes.
 - AHAMay enact preferences for residents affected by the possible conversion of affordable housing developments into Project -Based financial communities.
 - AHAMay enact preferences for residents relocated from Perry Homes and/or Carver Homes, or any other revitalized community, that may require relocation assistance to an off -site, Housing Choice replacement housing, and/or project -based housing development.
 - AHAMay enact preferences for residents and/or applicants who qualify for consideration to reside at selected project -based or specially financed community(ies) under a special demonstration program or initiative

4. Relationship of preference to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: Generally, the pool of applicant families ensure that the PHA will meet income targeting requirement using its current local and ranking preferences.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of affordable housing (select all that apply)

- The PHA -resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

- Lease Orientation Videos

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

c. If yes, list these developments as follows :

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration policy (If no explanation) [see step 5 at 903.2(c)(1)(v)]
McDaniel Glen	434	903.2(c)(1)(iv) (B); 903.2	N/A
Leila Valley	124	(c)(1)(iv)(C); and 903.2(c)(1)(v)(D).	

B. Section 8

Exemptions: PHA that do not administer Section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)

- Other(listbelow)
- b. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?
- c. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?
- d. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening purposes?(eitherdirectlyort hroughanNCIC -authorizedsource)
- e.Indicatewhatkindsofinformationyousharewithprospectivelandlords?(selectallthat apply)
- Criminalordrug -relatedactivity
- Other(describewhatbelow)
- Thenameandaddressofthe currentlandlordisprovided.

(2)WaitingListOrganization

- a. WithwhichofthefollowingprogramwaitinglistsistheSection8tenant -basedassistance waitinglistmerged?(selectallthatapply)
- None
- Federalaffordablehousing
- Federalmoderaterehabilitation
- FederalProject -Basedcertificateprogram
- Otherfederalorlocalprogram(listbelow)
- FamilyUnification
 - MainstreamPeoplewithDisabilities
 - Welfare-to-Work
 - ProjectBasedVouchers
 - AHADisabledRelocationFamilyDemonstrationProgram
 - HUDSection8opt -outs
 - Project-basedAssistance
- b. WheremayinterestedpersonsapplyforadmissiontoSection8tenant -basedassistance? (selectallthatapply)
- AHAmainadministrativeoffice
- Other(listbelow)
- Duringtheopenwaitinglistperiod,severallocalagenciesservedasapplication distributionsites.Applicationshowever,mustbereturnedviaU.S.mailtoAHA.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

- As of October 20, 1999, all families receiving Housing Choice Vouchers are provided 120 days for the housing search. Additionally, the Housing Choice Administrative Plan provides certain circumstances under which the period may be tolled or extended.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

- Those enrolled currently in an AHA -approved educational, employment training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in AHA -approved educational, employment training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Applicants who are existing affordable housing residents and who have been involuntarily displaced by government action, including the action of AHA.
 - Applicants who are disabled, on an affordable housing waiting list and in need of a readily available disability/handicap accessible housing unit and who are selected to participate in an AHA initiative designed to meet this need.
 - Applicants who are eligible to receive Family Unification, mainstream People with Disabilities, Welfare to Work or other special allocations of vouchers.
 - Applicants eligible to participate in and receive vouchers under AHA's Disabled Relocation Family Demonstration Program.
 - Applicants eligible to participate in AHA's Homeownership Program.
 - Residents affected by the possible conversion of affordable housing developments into Project -Based financing assistance developments.
 - Residents relocated from Perry Homes and/or Carver Homes, or any other revitalized community, that may require relocation assistance to an off -site, Housing Choice replacement housing, and/or project -based housing development.
 - Residents and/or applicants who qualify for consideration to reside at selected project-based or specially financed community(ies) under a special demonstration program or initiative.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 2 Those enrolled currently in AHA -approved employment training, educational, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - Residents affected by conversion of affordable housing developments into Project-Based financing assistance developments.
 - Applicants who are existing affordable housing residents and who have been involuntarily displaced by government action, including the action of AHA.
 - Applicants who are disabled, on an affordable housing waiting list, and in need of a readily available disability/handicap accessible housing unit.
 - Applicants who are eligible to receive Family Unification, Mainstream People with Disabilities, Welfare to Work or other special allocations of vouchers.
 - Applicants eligible to participate in and receive vouchers under AHA's Disabled Relocation Family Demonstration Program.
 - Applicants eligible to participate in AHA's Homeownership Program.
 - Residents affected by the possible conversion of affordable housing developments into Project-Based financing assistance developments.
 - Residents relocated from Perry Homes and/or Carver Homes, or any other revitalized community, that may require relocation assistance to an off-site, Housing Choice replacement housing, and/or project-based housing development.
 - Residents and/or applicants who qualify for consideration to reside at selected project-based or specially financed community(ies) under a special demonstration program or initiative.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plan to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers

- Not applicable: Generally, the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose Section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)
▪ Preliminary application

b. How does the PHA announce the availability of any special purpose Section 8 programs to the public?

- Through published notices
 Other (list below)
▪ Public service announcements
▪ Newsletters

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Affordable housing

Exemptions: PHA that do not administer affordable housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for affordable housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent setting policies for income based rent in affordable housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

Note: During AHA's fiscal year commencing 07/01/02, AHA, as a Moving To Work (MTW) PHA, will explore the feasibility of setting new minimum rent standards. The minimum rent standard as a Moving To Work Authority may remain the same or may be such higher amount as AHA may deem appropriate. The minimum rent standard policy will be further stated in AHA's first MTW Annual Plan. AHA reserves the right to increase or decrease the minimum rent standard as a MTW Authority, or as a high performing authority, based upon the best benefit of service provision to its clients.

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

- The discretionary minimum rent hardship exemption policy is contained in the AHA Admissions and Continued Occupancy Policy.

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- AHA reserves the right to set rents at a fixed amount, flat rent, or reduced percentage of less than 30% of adjusted income, for: (1) hard to rent apartments based on unit size, location and/or amenities; and (2) apartments or communities participating in AHA's economic self-sufficiency, employment, community and supportive services, homeownership, and/or demonstration program initiatives.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
 For other family members
 For transportation expenses

- For thenon-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)
 - Ceiling rents are used at AHAMixed-income, mixed-finance communities because the communities are financed in part by the use of flow-income housing tax credits. All units financed with tax credits including the public housing assisted units are required to have ceiling rents.

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
 - Ceiling rents are established in accordance with Section 42 of the Internal Revenue Code of 1986 ("IRS"), as amended, because the public housing assisted units in the mixed-income, mixed-finance communities are financed in part by the use of flow-income housing tax credits. Each mixed-income, mixed-finance community establishes ceiling rents according to Section 42.

f. Rent -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
 - Anytime the family experiences an income decrease.
 - Anytime AHA detects a significant variance in the amount of income reported by the resident to AHA and the amount of income reported by the resident to another governmental entity including, but not limited to, the IRS and the Department of Labor.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

- Note: Generally, AHA expects to implement individual savings accounts in furtherance of a special economic independence or life-style self-sufficiency initiative(s), working family initiative(s), home buyers initiative(s) or other special AHA demonstration program(s).

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The Section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below):
Market-based rent analysis completed by a real estate firm for AHA's affordable housing communities and flat rents established at the tax credit levels for the mixed income, mixed-finance communities.

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

- AHA will use 110% of the published 50th percentile FMR in the Atlanta metropolitan area to aid low -income, very low -income, and extremely low -income families in assessing a broad range of housing opportunities. AHA will raise the FMR standard to such higher level(s) as may be authorized.

b. If the payment standard is lower than FMR , why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)
 - AHA will use 110% of the published 50th percentile FMR in the Atlanta metropolitan area to aid low -income, very low -income, and extremely low -income families in assessing a broad range of housing opportunities. AHA expects to raise the FMR standard to such higher level(s) as may be authorized.

c. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)
AHA will evaluate the payment standards annually or at such greater frequency as
AHA may determine to be necessary to improve the delivery of its program.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burden of assisted families
 Other (list below)
▪ Reduction of the number of families served due to depletion of budgeted housing assistance funds.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

Note: During AHA's fiscal year commencing 07/01/02, AHA, as a Moving To Work (MTW) PHA, will explore the feasibility of setting new minimum rent standards. The minimum rent standard as a Moving To Work Authority may remain the same or may be such higher amount as AHA may deem appropriate. The minimum rent standard policy will be further stated in AHA's first MTW Annual Plan. AHA reserves the right to increase or decrease the minimum rent standard as a MTW Authority, or as a standard or high performing authority, based upon the best benefit of service provision to its clients.

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
▪ Information provided in the Section 8 Administrative Plan.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Affordable housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Affordable housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's affordable housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of affordable housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Affordable housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 Only PHAs are exempt from sub -component 6A.

A. Affordable housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of affordable housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to affordable housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its affordable housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) FFY 2002 Capital Fund Program Annual Statement

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

- a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: FFY2002 -2006 Capital Fund Five -Year Action Plan (Rolling Plan))

-or-

- The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPE VI and Affordable housing Development and Revitalization Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering affordable housing. Identify any approved HOPE VI and/ or affordable housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Hope VI Revitalization Grants:

1. Development name: **Carver Homes** (Note that the new revitalized community was developed on the site of the demolished Carver Homes is now known as the Villages at Carver)
2. Development (project) number: GA06URD006I198 -Revitalization Grant
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **HarrisHomes**
 2. Development(project)number: GA06URD006R199 –Revitalization Grant
 3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **PerryHomes**
 2. Development(project)number: GA06URD006I196 –Revitalization Grant
 3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Techwood/ClarkHowell** (Note that the new revitalized community was developed on the site of the demolished Techwood Clark Howell and is now known as Centennial Place)
 2. Development(project)number: GA06URD006I193 (All Phases) Revitalization Grant
 3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **CapitolHomes**
 2. Development(project)number: GA06P006003
 3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

HOPEVIDemolitionGrants:

1. Development name: **CarverHomes**
 2. Development(project)number: GA06URD005I926 –Demolition

Grant

3. Status of grant: Activities underway pursuant to an approved demolition application.

1. Development name: **Harris Homes**
2. Development (project) number: GA06GURD006100
3. Status of grant: Activities underway pursuant to an approved demolition application.

1. Development name: **Perry Homes**
2. Development (project) number: GA06URD006D298 –Demolition Grant
3. Status of grant: Activities underway pursuant to an approved demolition application.

HOPEVI Related Development Activities :

1. Development name: **Columbia High Point**
2. ACC number: TBD
3. Status of grant: Part of an approved Revitalization Plan. Development activities are recurrently underway. Development contemplates Project-Based Housing Choice (Section 8) subsidy.

1. Development name: **Perry Elderly Mid -Rise**
(to be developed on the site of the demolished Perry Homes and to be known by name West Highland)
2. ACC number: To be determined
3. Status of grant: Part of an approved Revitalization Plan. Development contemplates Project -Based Housing Choice (Section 8) subsidy.

Non-HOPEVI Development Activities:

1. Development name: **Columbia Commons**
2. ACC number: TBD
3. Status of grant: Development proposal to be submitted.

1. Development name: **Kimberly Courts -Phase II**
(under development on the site of the demolished Kimberly Courts and to be known as Phase II Ashley Courts at Cascade)
2. ACC number: GA06P006083
3. Status of grant: Activities pursuant to an approved mixed -income, mixed -financed development proposal are underway.

1. Development name: **Kimberly Courts -Phase III**

- (tobedevelopedonthesiteofthedemolishedKimberlyCourts andto
beknown asPhaseIII AshleyCourtsatCascade)
- 2.ACCnumber: Tobedetermined
- 3.Statusofgrant:DevelopmentproposalsubmittedandawaitingHUD
approval.

Yes No:c)DoesthePHAplantoapplyforaHOPEVIRevitalizationgrant inthe
Planyear?

Ifyes,listdevelopmentname/sbelow:

- GradyHomes
- McDanielGlen
- SuchotherAffordableHousingcommunityorcommunitiesasmay
satisfythecriteriaoftheHOPEVIRevitalizationgrantNOFA.

Yes No:d)WillthePHAbeengaginginany mixed -financedevelopment
activitiesforaffordablehousinginthePlanyear?

Ifyes,listdevelopmentsoractivitiesbelow:

Non-HOPEVIInitiatives:

- ColumbiaCommons
- ColumbiaHighPoint(PartofanapprovedHOPEVIRevitalization
Plan)
- KimberlyCourts -PhaseII
(underdevelopmentonthesiteofthedemolishedKimberly
Courts andtobeknown as PhaseII AshleyCourtsatCascade)
- KimberlyCourts -PhaseIII
(tobedevelopedonthesiteofthedemolishedKimberlyC ourts
andtobeknown as PhaseIII AshleyCourtsatCascade)
- McDanielGlen(exploringvariousfinancingalternatives,including
HOPEVI)
- PerryElderlyMid -Rise(partofanapprovedHOPEVI
RevitalizationPlan)
- GradyHomes(exploringvariousfinancingalter natives,including
HOPEVI)
- UniversityHomes(exploringvariousfinancingalternatives,
includingHOPEVI)
- MagnoliaParkNeighborhoodRevitalizationActivities
- NorthAvenueDevelopmentInitiative
- Selectedtaxcreditand/orProjectBasedpropertieswhich further
AHA'smission,includingbutnotlimitedto:TheTerraceat
Cornerstone,ColumbiaHighlandSeniorResidences,MistyAmber
SeniorApartments,andColumbiaHighPointEstates

- Additionally, AHA plan to participate in one or more additional off-site mixed-use and/or mixed-financed, mixed-income replacement housing developments, developments with non-ACC units, home ownership units, developments utilizing Project Based Section 8 vouchers, assisted living initiatives, and other affordable housing initiatives during the Plan year. The exact locations are yet to be determined.

Continuance with HOPEVI Communities:

- Capitol Homes
- Carver Homes
- Harris Homes
- Perry Homes
- Grady Homes (submitting a HOPEVI application and exploring various financing alternatives)
- McDaniel Glen (submitting a HOPEVI application and exploring various financing alternatives)
- University Homes (submitting a HOPEVI application and exploring various financing alternatives)
- Columbia High Point (part of an approved HOPEVI Revitalization Plan)
- Perry Elderly Mid-Rise (part of an approved HOPEVI Revitalization Plan)
- Techwood/Clark Howell (Note that the new revitalized community was developed on the site of the demolished Techwood Clark Howell and is now known as Centennial Place)
- Kimberly Courts Phases I & II (off-site replacement housing for Techwood/Clark Howell)
- Additionally, AHA plan to participate in one or more additional off-site mixed-financed, mixed-income replacement housing developments, developments with non-ACC units, home ownership units, developments utilizing Project Based Housing Choice vouchers, assisted living initiatives, and other affordable housing initiatives during the Plan year. The exact locations are yet to be determined.

Yes No: e) Will the PHA be conducting any other affordable housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Continuance with Non -HOPEVI Initiatives:

- Columbia Commons
- Columbia High Point
- Kimberly Courts -Phase II
(under development on the site of the demolished Kimberly Courts as Phase II Ashley Courts at Cascade)
- Kimberly Courts -Phase III
(to be developed on the site of the demolished Kimberly Courts as Phase III Ashley Courts at Cascade)
- McDaniel Glen (exploring various funding alternatives, including HOPEVI)
- Perry Elderly Mid -Rise (Part of an approved HOPEVI Revitalization Plan)
- Grady Homes (exploring various financing alternatives, including HOPEVI)
- University Homes (exploring various financing alternatives, including HOPEVI)
- Magnolia Park Neighborhood Revitalization Activities
- North Avenue Development Initiative
- Selected tax credit and/or Project Based properties which further AHA's mission, including but not limited to: The Terrace at Cornerstone, Columbia Highland Senior Residences, Misty Amber Senior Apartments, and Columbia High Point Estates
- Additionally, AHA plan to participate in one or more additional off-site mixed -financed, mixed -income replacement housing developments, developments with non -ACC units, home ownership units, developments utilizing Project -Based Section 8 vouchers, assisted living initiatives, and other affordable housing initiatives during the Plan year. The exact locations are yet to be determined.
- Also, AHA may participate in one or more special economic or life-style self -sufficiency initiatives or special demonstration initiatives at one or more of AHA's Affordable Housing communities. The demarcation of the exact communities is yet to be determined.

Continuance with HOPEVI Communities:

- Capitol Homes
- Carver Homes
- Harris Homes
- Perry Homes

- GradyHomes(submittinganHOPEVIapplicationandexploring variousfinancingalternatives)
- McDanielGlen(submittinganHOPEVIapplicationandexploring variousfinancingalternatives)
- UniversityHomes(submittinganHOPEVIapplicationand exploringvariousfinancingalternatives)
- Techwood/ClarkHowell(Notethatthenew revitalizedcommunitywasdevelopedonthesiteofthedemolished TechwoodClarkHowellandisnowknownasCentennialPlace)
- Additionally,AHApplanstoparticipateinoneormoreadditional off-sitemixed -financed,mixed -incomereplacementhousing developments,developmentswithnon -ACCunits,home ownershipunits,developmentutilizingProject -BasedSection8 vouchers,assistedlivinginitiatives,andotheraffordablehousing initiativesduringthePlanyear.Theexactlocationsareyettobe determined.

8. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHApplantconductanydemolitionordispositionactivities (pursuanttosection18 oftheU.S.HousingActof1937(42U.S.C. 1437p))intheplanFiscalYear?(If“No”,skiptocomponent9;if “yes”,completeoneactivitydescriptionforeachdevelopment.)

2. ActivityDescription

- Yes No: Hasthe PHAprovidedtheactivitiesdescriptioninformationinthe **optional**AffordablehousingAssetManagementTable?(If“yes”,skiptocomponent9.If“No”,completetheActivityDescriptiontable below.)

Demolition/DispositionActivityDescription
1a.Developmentname: CapitolHomes –Demolition 1b.Development(project)number : GA06P006003
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission : 15/04/02
5.Numberofunitsaffected:694
6.Coverageofaction(selectone) <input type="checkbox"/> Partofth edevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/11/02 b.Projectendeddateofactivity:28/02/04
Demolition/DispositionActivityDescription
1a.Developmentname: CapitolHomes –Disposition (AllPhases) 1b.Development(project)number : GA06P006003
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission: (31/03/03)
5.Numberofunitsaffected: 0
6.Coverageofaction(selectone) <input type="checkbox"/> Part ofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:31/12/03 b.Projectendeddateofactivity:30/12/06(AllPhases)
Demolition/DispositionActivityDescription
1a.Developmentname: CarverHomes –Disposition(AllPhases,includingpossiblelandswaps) 1b.Development(project)number : GA06P006006
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted,orplannedforsubmission:(23/06/00)
5.Numberofunitsaffected: 0
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:21/07/02 b.Projectendeddateofactivity:30/12/06(AllPhases)

Demolition/DispositionActivityDescription
1a.Developmentname: CarverHomes –Demolition(Non –Residential –Library) 1b.Development(project)number : GA06P006006
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted,orplannedforsubmission:(30 /09/01)
5.Numberofunitsaffected: 0
6. Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:20/05/02 b.Projectendeddateofactivity:28/02/03
Demolition/DispositionActivityDescription
1a.Developmentname: FacilitiesMaintenanceShop (743McDanielStreet) –Demolition 1b.Development(project)number:GA06P006060orGA06P006051
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplication approved,submitted,or planned for submission:(30/10/02)
5.Numberofunitsaffected: 0
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:31/12/02 b.P rojectedenddateofactivity:31/12/03
Demolition/DispositionActivityDescription
1a.Developmentname: FacilitiesMaintenanceShop (743McDanielStreet) –Disposition 1b.Development(project)number:GA06P006060orGA06P006051
2.Activitytype:De molition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplication a pproved,submitted,or planned for submission:(30/06/02)
5.Numberofunitsaffected: 0
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actual orprojectedstartdateofactivity:30/10/03 b.Projectendeddateofactivity:31/12/03

Demolition/DispositionActivityDescription
1a.Developmentname: FultonStreet/McDanielGlennVacantProperty –Disposition 1b.Development(project)number : GA06P006016
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted ,orplanned forsubmission:(<u>30/09/01</u>)
5.Numberofunitsaffected: 0 6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment(attachedtoanACC) <input type="checkbox"/> Totalde velopment 7. Timelineforactivity: a. Actualorprojectedstartdateofactivity:30/10/02 b.Projectendddateofactivity:31/12/03
Demolition/DispositionActivityDescription
1a.Developmentname: GilbertGardensAnnex –Disposition 1b.Development(project)number : GA06P006033
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted,orplannedforsubmission:(<u>14/06/96</u>)
5.Numberofunitsaffected:0 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> T otaldevelopment 7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:31/08/02 b.Projectendddateofactivity:30/11/02
Demolition/DispositionActivityDescription
1a.Developmentname: GilbertGardens – Disposition 1b.Development(project)number : GA06P006033
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission: (<u>30/12/02</u>)
5.Numberofunitsaffected:220 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment 7.Timelineforactivity: a. Actualorprojectedstartdateofactivity:31/12/02 b.Projectendddateofactivity:30/06/03

Demolition/DispositionActivityDescription	
1a. Development name: GradyHomes –Demolition	
1b. Development(project) number: GA06P006004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/07/02)</u>	
5. Number of units affected: 495	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 31/12/03 (contingent on funding)	
b. Projected end date of activity: 31/03/05 (contingent on funding)	
Demolition/DispositionActivityDescription	
1a. Development name: GradyHomes –Disposition (All Phases)	
1b. Development (project) number : GA06P006004	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/06/03)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/06/03 (contingent on funding)	
Projected end date of activity: 31/10/07 (contingent on funding)	
Demolition/DispositionActivityDescription	
1a. Development name: HarrisHomes –Disposition (All Phases)	
1b. Development (project) number : GA06P006007	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/06/02)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/06/02	
b. Projected end date of activity: 24/09/06 (All Phases)	

Demolition/DispositionActivityDescription	
1a. Development name: HerndonHomes –Disposition(SouthSide)	
1b. Development(project) number : GA06P006005R2	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: (<u>16/08/00</u>)	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 19/09/00	
b. Projected end date of activity: 31/12/03	
Demolition/DispositionActivityDescription	
1a. Development name: JohnHopeMode 1Building –Demolition	
1b. Development(project) number : GA06P006_____	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: (<u>31/01/03</u>)	
5. Number of units affected: 6	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 31/01/03	
b. Projected end date of activity: 30/06/03	
Demolition/DispositionActivityDescription	
1a. Development name: JohnHop eModelBuilding –Disposition	
1b. Development(project) number : GA06P006_____	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: (<u>31/01/03</u>)	
5. Number of units affected: 6	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 31/01/03	
b. Projected end date of activity: 30/06/03	

Demolition/DispositionActivityDescription
1a.Developmentname: KimberlyCourts –Disposition 1b.Development(project)number : GA06P006036
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission: <u>(28/06/96)</u>
5.Numberofunitsaffected: 0 6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/07/02 b.Projectendddateofactivity:31/12/03(AllPhases)
Demolition/DispositionActivityDescription
1a.Developmentname: ModelCitiesI –Demolition(Residential) 1b.Development(project)number : GA06P006040
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(select one) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)
5.Numberofunitsaffected:3 6.Coverageofaction (selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/06/03 b.Projectendddateofactivity:30/09/03
Demolition/DispositionActivityDescription
1a.Developmentname: ModelCitiesI –Disposition(Residential) 1b.Development(project)number : GA06P006040
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)
5.Numberofunitsaffected:3 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/06/03 b.Projectendddateofactivity:30/09/03

Demolition/DispositionActivityD escription
1a.Developmentname: NorthAvenueWarehouse –Demolition 1b.Development(project)number : GA06P006025
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)
5.Numberofunitsaffected:0 Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/02/03 b.Projectendeddateofactivity:30/04/02
Demolition/DispositionActivityDescription
1a.Development name: NorthAvenueWarehouse –Disposition 1b.Development(project)number : GA06P006025
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)
5.Numberofunitsaffected:0 Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/02/03 b.Projectendeddateofactivity:31/05/03
Demolition/DispositionActivityDescription
1a.Developmentname: PerryHomes –Demolition(Residential) 1b.Development(project)number : GA06P006008
2. Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted,orplannedforsubmission:(<u>06/06/96</u>)
5.Numberofunitsaffected:944 6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Total development
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:Initialstartdate:01/05/99 b.Projectendeddateofactivity:30/12/02

Demolition/DispositionActivityDescription
1a.Developmentname: PerryHomes –Disposition 1b.Development(project)number : GA06P006008
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted,orplannedforsubmission: (04/05/01)
5.Numberofunitsaffected:0 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:01/06/02 b.Projectendeddateofactivity:30/12/06
Demolition/DispositionActivityDescription
1a.Developmentname: PerryHomes –Demolition(Non -residential) 1b.Development(project)number : GA06P006008
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplication approved ,submitted,orplannedforsubmission: (24/04/01).
5.Numberofunitsaffected:0 6. Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7. Timelineforactivity: a.Actualorprojectedstartdateofactivity:15/04/02 b.Projectendeddateofactivity:30/12/02
Demolition/DispositionActivityDescription
1a.Developmentname: ScatteredSites –Demolition(Residential) 1b.Development(project)number : GA06P006046
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)
5.Numberofunitsaffected:6 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:30/06/03 b.Projectendeddateofactivity:30/09/03

Demolition/DispositionActivityDescription
1a. Development name: Scattered Sites –Disposition (Residential) 1b. Development (project) number : GA06P006046
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (30 /12/02)
5. Number of units affected: 6
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/06/03 b. Projected end date of activity: 31/12/03
Demolition/DispositionActivityDescription
1a. Development name: Techwood/Clark Howell Homes –Disposition 1b. Development (project) number : GA06P006009
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: (12/05/95)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/03/96 b. Projected end date of activity: 31/12/02
Demolition/DispositionActivityDescription
1a. Development name: University Homes –Demolition 1b. Development (project) number : GA06P006004
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved , submitted, or planned for submission: (30/06/03)
5. Number of units affected: 500
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/06/03 b. Projected end date of activity: 31/07/05

Demolition/DispositionActivityDescription
1a. Development name: UniversityHomes –Disposition 1b. Development(project)number : GA06P006004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (30/06/03)
5. Number of units affected: 500
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/04 b. Projected end date of activity: 01/01/05
Demolition/DispositionActivityDescription
1a. Development name: WaitesDrive –Demolition(Residential/CommunityCenter) 1b. Development(project)number : GA06P006038
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (30/12/02)
5. Number of units affected: 1 unit/1 community center
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/06/03 b. Projected end date of activity: 30/09/03
Demolition/DispositionActivityDescription
1a. Development name: WaitesDrive –Disposition(Residential/CommunityCenter) 1b. Development(project)number : GA06P006038
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (30/12/02)
5. Number of units affected: 1 unit/1 community center
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/06/03 b. Projected end date of activity: 31/12/03

Demolition/DispositionActivityDescription	
1a.Developmentname: WildwoodLakes –Demolition(Residential)	
1b.Development(project)number : GA06P006039	
2.Activitytype:Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3.Applicationstatus(selectone)	
Approved <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)	
5.Numberofunitsaffected:5	
6.Coverageofaction(selectone)	
<input checked="" type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity:30/06/03	
b.Projectendeddateofactivity:30/09/03	
Demolition/DispositionActivityDescription	
1a.Developmentname: WildwoodLakes –Disposition(Residential)	
1b.Development(project)number : GA06P006039	
2.Activitytype:Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3.Applicationstatus(selectone)	
Approved <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,or planned forsubmission:(30/12/02)	
5.Numberofunitsaffected:5	
6.Coverageofaction(selectone)	
<input checked="" type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.T imelineforactivity:	
a.Actualorprojectedstartdateofactivity:30/06/03	
b.Projectendeddateofactivity:31/12/03	

9.DesignationofAffordablehousingforOccupancybyElderlyFamilies orFamilieswithDisabilitiesorElderlyFamiliesand Familieswith Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any affordable housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with

disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; **PHA completing streamlined submissions may skip to component 10**)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Affordable Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below .

Designation of Affordable Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. D at this designation approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan ?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Affordable Housing to Tenant -Based Assistance

AHA completed the required initial conversion assessment and submitted it to the local HUD Atlanta field office on October 1, 2001. A copy of the assessment is maintained as a Supporting Document to this Plan and an official copy is attached as a required attachment to this FY 2002 Annual Plan. AHA reserves the right to update its conversion assessment and to actually voluntarily convert one or more of its Affordable Housing communities, should AHA deem it in its best interest to do so.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. **PHAs completing streamlined submissions may skip to component 11 .**)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Affordable Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Affordable Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:	

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

HUD has not mandated that AHA convert any of its affordable housing units/communities and, as of this date, AHA has not voluntarily converted any of its affordable housing units/communities.

AHA completed the required initial conversion assessment as of October 1, 2001. The assessment has been provided to HUD's local Atlanta office and a copy is maintained as a Supporting Document to this Annual Plan. AHA reserves the right to update its conversion assessment and make adjustments as necessary to said assessment.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

AHA completed the required initial conversion assessment as of October 1, 2001. The assessment has been provided to HUD's local Atlanta office and a copy is maintained as a Supporting Document to this Annual Plan.

HUD has not mandated that AHA convert any of its affordable housing units/communities and, as of this date, AHA has not voluntarily converted any of its affordable housing units/communities.

11. Home Ownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Affordable housing

Exemptions from Component 11 A: Section 8 only PHAs are not required to complete 11 A.

1. Yes No: Does the PHA administer any home ownership programs administered by the PHA under an approved section 5(h) home ownership program (42 U.S.C. 1437c(h)), or an approved HOPE VI program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any home ownership programs under section 5(h), the HOPE VI program, or

section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. **PHAs completing streamlined submissions may skip to component 11B.**)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Affordable Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Affordable Housing Home Ownership Activity Description (Complete one for each development affected)	
1a. Development name: 1b. Development (project) number:	
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the U.S.H.A of 1937 (effective 10/1/99)	
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected: 6. Co-vergence of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is

eligible to complete streamlined submission due to high performer status. **High performing PHAs may skip to component 12** .)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in the Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self - Sufficiency Programs

[24 CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program

Other(describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Affordable housing rent determination policies
- Affordable housing admissions policies
- Section 8 admissions policies
- Preference in admission to Section 8 for certain affordable housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for affordable housing homeownership option participation
- Preference/eligibility for Section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self -sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub - component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (affordable housing or Section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Affordable housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the step the PHA plan to take to achieve at least the minimum program size? If no, list the steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's affordable housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

By May 31, 2002, AHA will provide a letter to conventional affordable housing residents advising them of the suspension of the Community Service Requirement for AHA fiscal years commencing with July 1, 2002. The suspension is in response to Section 432 of The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriation Act of 2002 which says no funds made available by that Act may be used to implement or enforce the Community Service requirement.

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPandSection8
OnlyPHAsmaykiptocomponent15.HighPerformingand smallPHAsthatareparticipatinginPHDEPand
aresubmittingaPHDEPPlanwiththisPHAPlanmaykiptosub -componentD.

A.Needformeasurestoensurethesafetyofaffordablehousingresidents

1.Describetheneedformeasurestoensurethesa fetyofaffordablehousingresidents(select allthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareass urroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwil lingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improve safetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” affordablehousingauthority
- Analysisof costtrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoing anticrime/antidrug programs
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

PHDEP has been eliminated for the next fiscal year budget and therefore, no additional information is required to be submitted by AHA, for the FFY2002 Annual Plan, under this paragraph.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.()

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

AHA has met the requirements as stated in 24 C.F.R. Part 903.11 and PIH Notice 2000-43. The Pet Policy is available as a supporting document to this Annual Plan 2002.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?
 - AHA has no outstanding audit findings.

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its affordable housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Affordable housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (Filename) Protocol: Membership of the Resident Advisory Boards and Comments
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

- Through numerous consultation sessions with the Resident Advisory Boards, AHA considered and evaluated Resident Advisory Board members' comments and to the extent consistent with the direction of AHA, incorporated those comments within the Plan during the planning process. AHA also considered and evaluated public comments from the March 25, 2002 QHWRAP Public Hearing, and comments from the public made during meetings of the Board of Commissioners where the Plan was considered. All comments were considered and those comments consistent with the strategic direction of AHA were incorporated in the Annual Plan.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (affordable housing and Section 8 tenant assistance)-based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Atlanta, Georgia

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - AHA works closely with the City of Atlanta to develop affordable housing options and opportunities for City of Atlanta residents and other members of the public interested in affordable housing. During the 2000 - 2004 Consolidated Plan planning process, AHA worked with the City of Atlanta and other community based organizations, developing affordable housing strategies to assist low - income, very low - income, and extremely low - income families within the City of Atlanta and the metropolitan area. AHA will continue to provide affordable housing opportunities within this jurisdiction.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- The City of Atlanta, Georgia's 2000 - 2004 Consolidated Plan supports the AHA Agency Plan by taking actions and making commitments to create and maintain affordable housing conditions for extremely low, very low, and low - income individuals and families. Specifically, the Consolidated Plan addresses the goals and objectives of AHA to: 1) improve existing housing stock; 2) increase affordable housing opportunities; 3) support neighborhood preservation and development; and 4) support other affordable housing initiatives.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Incorporation of the Amended and Restated Five - Year Plan for Federal Fiscal Years 2000 - 2004

AHA hereby incorporates by reference its Restated Five - Year Agency Plans submitted to HUD on April 13, 2002 for Fiscal Years 2000 - 2004, as amended, as if the same were set forth in its entirety herein.

AHA Amended and Restated Five - Year Plan for Federal Fiscal Years 2000 - 2004

AHA may make changes to the Amended and Restated Five - Year Plan without completing the entire Plan document and without a public hearing or resident consultation, provided that such changes do not constitute a "substantial deviation" or "significant amendment or

modification”, as hereinafter defined. A “substantial deviation” or “significant amendment or modification” to the Amended and Restated Five -Year Agency Plan is defined as changes, modifications, or amendments to the Amended and Restated Five -Year Plan that materially and significantly modify AHA’s goals listed in Section B of the Amended and Restated Five Year Plan. A change in AHA’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.”

AHA Annual Plan for Federal Fiscal Year 2002

AHA may make changes to AHA’s Annual Plan for Federal Fiscal Year 2002 without completing the entire Plan document and without a public hearing or resident consultation provided that such changes do not constitute a “substantial deviation” or “significant amendment or modification”, as hereinafter defined. A “substantial deviation” or “significant amendment or modification” to the FFY 2002 Annual Plan is defined as changes that will result in a “substantial deviation” or “significant amendment or modification” to the Amended and Restated Five -Year Agency Plan (as those terms are defined in the paragraph above). Notwithstanding the foregoing, AHA may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by AHA and included in the FFY 2002 Annual Plan and such changes shall not be considered a “substantial deviation” or a “significant amendment or modification.” Specifically, AHA anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, and such changes shall not be deemed to be a “substantial deviation” or a “significant amendment or modification” to the FFY 2002 Annual Plan.

Increasing Public Participation

AHA has consistently included AHA residents and participants in the planning and implementation of the Agency Plans. Inclusion of residents and participants occurred through the formation of three resident advisory boards. AHA sought additional public participation with its Plans through the publication of notices announcing the availability of the Agency Plans for a 45 -day public review process in the local Atlanta, Georgian newspaper of general circulation. During the 45 -day public review period, AHA increased the public’s interest in participating in the Amended and Restated Five -Year Plan and FFY 2002 Annual Plan through the Board of Commissioners conduct of the public hearing and by distributing notices using various methods, including, but not limited to:

- Mailing to each affordable housing head of household.
- Mailing to each Housing Choice (formerly known as “Section 8”) head of household.
- Posting of the Public Hearing notice at each affordable housing community.
- Posting of a notice announcing the Public Hearing at the main offices of the AHA.

- Copies of such notices were provided to the Housing Choice Family Self Sufficiency Program.
- Copies of such notices were provided to the numerous AHA sponsored self sufficiency programs.

AHA used these and other measures to encourage broad public participation during the 45 day public review period. The fact that approximately 350 persons attended the public hearing is evidence of AHA's successful outreach to its internal and external clients and the public.

Attachments

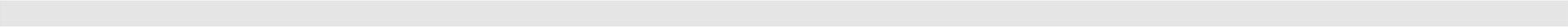
Use this section to provide any additional attachments referenced in the Plans.

Required Attachments

- A. FFY2002 Capital Fund Program Annual Statement
- B. FFY2002-2006 Rolling Capital Fund Five -Year Action Plan
- C. 12/31/01 Capital Fund Program Performance and Evaluation Reports*
- D. Assessment of Site -Based Waiting List Development Demographic Changes
- E. Home Ownership Program Capacity Statement
- F. Project Based Section 8 Vouchers Program Statement
- G. Resident Membership of the AHAB Board of Commissioners
- H. Protocol: Membership of the Resident Advisory Boards/Summary of the Resident Advisory Board Meetings and Comments/Public Hearing Comments
- I. Five-Year Plan Progress Report
- J. AHA Flat Rate Rent Schedule
- K. Mixed-Income, Mixed -Finance Community Ceiling/Flat Rent Schedule
- L. Site-Based Waiting List Policy
- M. Site-Based Waiting List Policy Addendum
- N. Customer Service and Satisfaction Survey Statement
- O. Affordable Housing Community Site -Based Waiting List Policy
- P. Deconcentration Template Questions

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002
Version7March27,2001

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002



Attachment J
AHA Flat Rate Rent Schedule

AHA CONVENTIONAL PUBLIC HOUSING COMMUNITIES:
FLAT RATE RENT SCHEDULE AS OF SEPTEMBER 22, 1999

(These amounts may be adjusted based on market conditions or AHA priorities .)

AHA DEVELOPMENT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
Antoine Graves High Rise	\$450	\$550	N/A	N/A	N/A	N/A
Bankhead Courts	N/A	\$350	\$400	\$450	\$500	\$550
Barge Road High Rise	N/A	\$450	\$550	N/A	N/A	N/A
Bowen Homes	N/A	\$350	\$400	\$450	\$500	\$550
Capitol Homes	\$400	\$450	\$500	\$550	\$600	N/A
Cheshire Bridge High Rise	N/A	\$700	\$800	N/A	N/A	N/A
Cosby Spear	\$400	\$450	\$500	N/A	N/A	N/A
East Lake High Rise	\$475	\$525	N/A	N/A	N/A	N/A
Englewood Manor	N/A	\$350	\$450	\$500	\$600	N/A
Georgia Avenue High Rise	N/A	\$500	\$500	N/A	N/A	N/A
Gilbert Gardens	N/A	\$400	\$500	\$575	\$650	N/A
Grady Homes	N/A	\$450	\$500	\$600	\$650	\$650
Graves Annex High Rise	\$450	\$550	N/A	N/A	N/A	N/A
Herndon Homes	N/A	\$450	\$500	\$550	\$600	N/A
Hightower Manor High Rise	N/A	\$450	\$550	N/A	N/A	N/A
Hollywood Courts	N/A	\$350	\$400	\$450	\$550	N/A
John Hope	N/A	N/A	\$600	\$675	\$725	N/A
John O'Chiles	\$525	\$575	\$650	\$700	N/A	N/A
Jonesboro North	N/A	\$400	\$500	\$575	\$650	\$700
Jonesboro South	N/A	\$400	\$500	\$575	\$650	\$700
Juniper and 10th Street	\$600	\$650	N/A	N/A	N/A	N/A
Leila Valley	N/A	\$400	\$500	\$575	\$650	\$700
M.L. King High Rise	\$450	\$500	N/A	N/A	N/A	N/A
Marian Road High Rise	N/A	\$700	\$800	N/A	N/A	N/A
Marietta Road High Rise	N/A	\$400	\$500	N/A	N/A	N/A
Martin Street Plaza	N/A	N/A	\$750	\$825	\$875	N/A
McDaniel Glenn	N/A	\$500	\$600	\$650	\$700	\$750
Palmer House	\$500	\$600	\$700	\$800	N/A	N/A
Peachtree Road High Rise	N/A	\$700	\$800	N/A	N/A	N/A
Piedmont Road	N/A	\$700	N/A	N/A	N/A	N/A
Roosevelt House	\$450	\$550	\$700	N/A	N/A	N/A
Thomasville Heights	\$300	\$350	\$450	\$500	\$600	\$650
University Homes	\$400	\$450	\$550	\$650	\$700	N/A
U-Rescue Villa	N/A	N/A	\$500	\$550	\$600	\$600
Westminister	N/A	\$650	\$750	N/A	N/A	N/A

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName	Year1	WorkStatementforYear2	WorkStatementforYear3	Original5 -YearPlan	WorkStatementforYear
TheHousingAuthorityoftheCityofAtlanta,Georgia	Development	FFYGrant: 2003	FFYGrant: 2004	RevisionNo:	WorkStatementforYear
Number/Name/HA- Wide	SeeAnnual Plan	PHA 2004	PHA 2005	FFYGrant: 2005 PHA 2006	PHA 2006 PHA 2007
GA6-003CapitolHomes		150,000	50,000	0	0
GA6-004GradyHomes		200,000	350,000	34,000	0
GA6-008PerryHomes		0	400,000	1,403,000	0
GA6-010UniversityHomes		755,000	805,000	755,000	805,000
GA6-011AntoineGraves		288,000	149,800	98,000	113,000
GA6-012BowenHomes		695,000	780,000	700,000	727,000
GA6-013JohnO.Chiles		165,000	160,000	420,000	400,000
GA6-014PalmerHouse		210,000	210,000	125,000	235,000
GA6-016McDanielGlenn		249,000	184,000	224,000	369,000
GA6-017ThomasvilleHeights		316,000	341,000	281,000	336,000
GA6-020HollywoodCourt		248,000	253,000	228,000	423,000
GA6-023EnglewoodManor		335,000	375,000	285,000	390,000
GA6-024U -RescueVilla		120,000	180,000	115,000	115,000
GA6-025GeorgiaAvenue		143,000	153,000	78,000	288,000
GA6-026GravesAnnex		109,000	94,000	49,000	149,000
GA6-027RooseveltHouse		290,000	190,000	150,000	300,000
GA6-028BankheadCourts		352,000	452,000	377,000	577,000
GA6-029LeilaValley		152,500	182,500	152,500	182,500
GA6-031JonesboroSouth		145,000	135,000	135,000	145,000
GA6-032JonesboroNorth		171,000	171,000	141,000	186,000
GA6-037HerndonHomes		614,000	474,000	459,000	429,000
GA6-043Juniper -10th		223,000	213,000	223,000	223,000
GA6-044Westminster		25,000	50,000	30,000	110,000
GA6-045PeachtreeRoad		319,000	244,000	219,000	274,000
GA6-047CheshireBridgeRoad		372,500	217,500	232,500	177,500
GA6-048PiedmontRoad		384,000	334,000	314,000	264,000
GA6-052MarianApartments		265,000	160,000	160,000	200,000
GA6-053HightowerManor		128,100	123,300	143,300	218,300

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName	Year1	WorkStatementforYear2		WorkStatementforYear3		WorkStatementforYear		WorkStatementforYear	
TheHousingAuthorityoftheCityofAtlanta,Georgia		FFYGrant:	2003	FFYGrant:	2004	FFYGrant:	2005	FFYGrant:	2006
Development	SeeAnnual	PHA	2004	PHA	2005	PHA	2006	PHA	2007
Number/Name/HA- Wide	Plan								
GA6-054BargeRoad			185,800		110,800		110,600		115,600
GA6-056MartinStreetPlaza			146,000		86,000		96,000		76,000
GA6-058MariettaRoad			238,300		178,300		128,300		148,300
GA6-060EastlakeHighrise			194,000		114,000		134,000		134,000
GA6-064CosbySpearTowers			431,800		496,800		406,800		296,800
GA6-066M.L.King			260,000		188,000		198,000		198,000
GA6-999AuthorityWide			5,655,714		5,930,714		5,930,714		5,930,714
TotalCFPFunds(Est.)			14,535,714		14,535,714		14,535,714		14,535,714

x Original5 -YearPlan

RevisionNo:

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages -WorkActivities

ActivitiesforYear:1	ActivitiesforYear:2 FFYGrant:2003 AHAFY: 2004			ActivitiesforYear:3 FFYGrant:2004 AHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
SeeAnnualPlan	GA6-003CapitolHomes	SiteImprovements:EmergencyandHealthand SafetyIssues	\$150,000.00	GA6-003CapitolHomes	SiteImprovements:EmergencyandHealthand SafetyIssues	\$50,000.00
		Subtotal(GA6 -003CapitolHomes)	\$150,000.00		Subtotal(GA6 -003CapitolHomes)	\$50,000.00
SeeAnnualPlan	GA6-004GradyHomes	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$10,000.00	GA6-004GradyHomes	BuildingEnvelope:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$25,000.00
		SiteImprovements:EmergencyandHealthand SafetyIssues(Sewer&StormDrains)	\$100,000.00		Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork	\$25,000.00
		DwellingStructures:EmergencyandHealthand SafetyIssues	\$90,000.00		SiteImprovements:EmergencyandHealthand SafetyIssues(Sewer&StormDrains)	\$200,000.00
		Subtotal(GA6 -004GradyHomes)	\$200,000.00		DwellingStructures:EmergencyandHealthand SafetyIssues	\$100,000.00
					Subtotal(GA6 -004GradyHomes)	\$350,000.00
SeeAnnualPlan	GA6-008PerryHomes			GA6-008PerryHomes	ModUsedforDevelopment	\$400,000.00
		Subtotal(GA6 -008PerryHomes)	\$0.00		Subtotal(GA6 -008PerryHomes)	\$400,000.00
SeeAnnualPlan	GA6-010UniversityHomes	BuildingEnvelope:Windows, Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$50,000.00	GA6-010UniversityHomes	SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lig hting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$150,000.00
		SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$50,000.00		MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$400,000.00
		MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$400,000.00		DwellingStructures:InteriorImprovements, VacancyPreparation,HQS, Extraordinary Maintenance,andAssociatedWork	\$255,000.00
		DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$255,000.00			

ActivitiesforYear:1	ActivitiesforYear:2 FFYGrant:2003 AHAFY:2004			ActivitiesforYear:3 FFYGrant:2004 AHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
SeeAnnualPlan	GA6-010UniversityHomes			GA6-010UniversityHomes		
		Subtotal(GA6 -010UniversityHomes)	\$755,000.00		Subtotal(GA6 -010UniversityHomes)	\$805,000.00
SeeAnnualPlan	GA6-011AntoineGraves			GA6-011AntoineGraves		
		SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$25,000.00		SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lightin g, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$6,800.00
		Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchen sand AssociatedWork	\$25,000.00			
		Non-dwellingEquipment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices	\$25,000.00		MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$25,000.00
		DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance, andAssociatedWork	\$88,000.00		DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$118,000.00
		BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$125,000.00			
		Subtotal(GA6 -011AntoineGraves)	\$288,000.00		Subtotal(GA6 -011AntoineGraves)	\$149,800.00
SeeAnnua IPlan	GA6-012BowenHomes			GA6-012BowenHomes		
		MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$25,000.00		MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$25,000.00
					Non-dwellingEquip ment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices	\$10,000.00
		DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$345,000.00		DwellingStructures:InteriorImprove ments, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$345,000.00
		BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$250,000.00		BuildingEnvelop:Windows,Ro ofs,Entrance Doors,TuckPointingandAssociatedWork	\$250,000.00
		SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting , ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$75,000.00		SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$150,000.00
		Subtotal(GA6 -012BowenHomes)	\$695,000.00		Subtotal(GA6 -012BowenHomes)	\$780,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-013 John O. Chiles	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00	GA6-013 John O. Chiles	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$80,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$70,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$50,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00		Subtotal (GA6 -013 John O. Chiles)	\$160,000.00
		Subtotal (GA6 -013 John O. Chiles)	\$165,000.00			
See Annual Plan	GA6-014 Palmer House	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00	GA6-014 Palmer House	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00			

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-014PalmerHouse			GA6-014PalmerHouse		
		Subtotal(GA6 -014PalmerHouse)	\$210,000.00		Subtotal(GA6 -014PalmerHouse)	\$210,000.00
See Annual Plan	GA6-016McDanielGlenn			GA6-016McDanielGlenn		
		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00			
		ADA/504 Compliance - Dwelling Units	\$15,000.00			
		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$144,000.00		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$144,000.00
		Subtotal(GA6 -016McDanielGlenn)	\$249,000.00		Subtotal(GA6 -016McDanielGlenn)	\$184,000.00
See Annual Plan	GA6-017ThomasvilleHeights			GA6-017ThomasvilleHeights		
		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$191,000.00		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$266,000.00
		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
		Non-dwelling Equipment:Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$50,000.00			
		Subtotal(GA6 -017ThomasvilleHeights)	\$316,000.00		Subtotal(GA6 -017ThomasvilleHeights)	\$341,000.00
See Annual Plan	GA6-020HollywoodCourt			GA6-020HollywoodCourt		
		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-020HollywoodCourt	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00	GA6-020HollywoodCourt		
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00			
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$153,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$178,000.00
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
		Subtotal(GA6 -020HollywoodCourt)	\$248,000.00		Subtotal(GA6 -020HollywoodCourt)	\$253,000.00
See Annual Plan	GA6-023EnglewoodManor	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00	GA6-023EnglewoodManor		
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$210,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$260,000.00
					Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
					Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
					Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
					Subtotal(GA6 -023EnglewoodManor)	\$335,000.00
					Subtotal(GA6 -023EnglewoodManor)	\$375,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY: 2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-024U -RescueVilla	Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00	GA6-024U -RescueVilla	Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$75,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00			
		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$55,000.00		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$80,000.00
		Subtotal(GA6 -024U -RescueVilla)	\$120,000.00		Subtotal(GA6 -024U -RescueVilla)	\$180,000.00
See Annual Plan	GA6-025Georgia Avenue	Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00	GA6-025Georgia Avenue	Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
					Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
					Non-dwelling Equipment:Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
					Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00			
		ADA/504 Compliance -Dwelling Units	\$25,000.00			
		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$78,000.00		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$78,000.00
		Subtotal(GA6 -025Georgia Avenue)	\$143,000.00		Subtotal(GA6 -025Georgia Avenue)	\$153,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-026 Graves Annex	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$39,000.00	GA6-026 Graves Annex	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$39,000.00
		ADA/504 Compliance - Dwelling Units			\$25,000.00	
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00			
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00			
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$20,000.00		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Subtotal (GA6 -026 Graves Annex)	\$109,000.00		Subtotal (GA6 -026 Graves Annex)	\$94,000.00	
See Annual Plan	GA6-027 Roosevelt House	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00	GA6-027 Roosevelt House	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$150,000.00		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
			Subtotal (GA6 -027 Roosevelt House)		\$290,000.00	
See Annual Plan	GA6-028 Bankhead Courts	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00	GA6-028 Bankhead Courts	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-028 Bankhead Courts			GA6-028 Bankhead Courts	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work		\$100,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$202,000.00	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work		\$277,000.00
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work		\$25,000.00
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00			
		Subtotal (GA6 -028 Bankhead Courts)	\$352,000.00	Subtotal (GA6 -028 Bankhead Courts)	\$452,000.00	
See Annual Plan	GA6-029 Leila Valley			GA6-029 Leila Valley	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work		\$15,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work		\$5,000.00
		Site Improvements: Sewer /Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work		\$25,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$107,500.00	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work		\$107,500.00
		Subtotal (GA6 -029 Leila Valley)	\$152,500.00	Subtotal (GA6 -029 Leila Valley)	\$182,500.00	

Activities for Year: 1	Activities for Year: 2 FFY Grant: 2003 AHAFY: 2004			Activities for Year: 3 FFY Grant: 2004 AHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-031 Jonesboro South	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00	GA6-031 Jonesboro South	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
		Subtotal (GA6 -031 Jonesboro South)	\$145,000.00		Subtotal (GA6-031 Jonesboro South)	\$135,000.00
See Annual Plan	GA6-032 Jonesboro North	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00	GA6-032 Jonesboro North	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$50,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$101,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$91,000.00
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00			
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Subtotal (GA6 -032 Jonesboro North)	\$171,000.00		Subtotal (GA6 -032 Jonesboro North)	\$171,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY: 2005					
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost			
See Annual Plan	GA6-037 Herndon Homes	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$199,000.00	GA6-037 Herndon Homes	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$249,000.00			
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00			
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$250,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$100,000.00			
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00			
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00						
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00						
		Subtotal (GA6 -037 Herndon Homes)	\$614,000.00		Subtotal (GA6 -037 Herndon Homes)	\$474,000.00			
		See Annual Plan	GA6-043 Juniper -10th		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00	GA6-043 Juniper -10th	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
					Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$98,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$148,000.00
					Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00								
Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00			Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00				
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00			Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00				

ActivitiesforYear:1	ActivitiesforYear:2 FFYGrant:2003 AHA FY:2004			ActivitiesforYear:3 FFYGrant:2004 AHA FY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
SeeAnnualPlan	GA6-043Juniper -10th	Subtotal(GA6 -043Juniper -10th)	\$223,000.00	GA6-043Juniper -10th	Subtotal(GA6 -043Juniper -10th)	\$213,000.00
SeeAnnualPlan	GA6-044Westminster	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot ,RecreationArea,PublicSpaceand AssociatedWork DwellingStructures:InteriorImprovements, VacancyPreparation,HQS ,Extraordinary Maintenance,andAssociatedWork BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointing andAssociatedWork Subtotal(GA6 -044Westminster)	\$2,500.00 \$2,500.00 \$15,000.00 \$5,000.00 \$25,000.00	GA6-044Westminster	Non-dwellingStructure s: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork Subtotal(GA6 -044Westminster)	\$5,000.00 \$2,500.00 \$2,500.00 \$35,000.00 \$5,000.00 \$50,000.00
SeeAnnualPlan	GA6-045PeachtreeRoad	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork BuildingEnvelop:Windows,Roofs,En trance Doors,TuckPointingandAssociatedWork MajorSystems:HVAC,Plumbing,Electrical, MechanicalS ystemsandassociatedwork SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork Subtotal(GA6 -045PeachtreeRoad)	\$84,000.00 \$200,000.00 \$25,000.00 \$10,000.00 \$319,000.00	GA6-045PeachtreeRoad	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork Non-dwellingEquipment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices Non-dwelling Structures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork Subtotal(GA6 -045PeachtreeRoad)	\$159,000.00 \$10,000.00 \$10,000.00 \$50,000.00 \$15,000.00 \$244,000.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Plan	GA6-047CheshireBridgeRoad	Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$250,000.00	GA6-047CheshireBridgeRoad	Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00		
		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		
		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$62,500.00		Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$57,500.00		
					Non-dwelling Equipment:Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00		
		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00		
	Subtotal(GA6 -047CheshireBridgeRoad)	\$372,500.00		Subtotal(GA6 -047CheshireBridgeRoad)	\$217,500.00			
See Annual Plan	GA6-048PiedmontRoad	Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$109,000.00	GA6-048PiedmontRoad	Dwelling Structures:Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$104,000.00		
		Non-dwelling Equipment:Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00		Non-dwelling Equipment:Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00		
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00		
		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00		Site Improvements:Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$100,000.00		
		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$200,000.00		Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$75,000.00		
		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		Major Systems:HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00		
			Subtotal(GA6 -048PiedmontRoad)		\$384,000.00		Subtotal(GA6 -048PiedmontRoad)	\$334,000.00
See Annual Plan	GA6-052MarianApartments	Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$75,000.00	GA6-052MarianApartments	Building Envelop:Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00		

Activities for Year: 1	Activities for Year: 2 FFY Grant: 2003 AHAFY: 2004			Activities for Year: 3 FFY Grant: 2004 AHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-052 Marian Apartments	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00	GA6-052 Marian Apartments	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work			\$15,000.00	
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services			\$10,000.00	
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$70,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$75,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Subtotal (GA6 -052 Marian Apartments)	\$265,000.00		Subtotal (GA6 -052 Marian Apartments)	\$160,000.00	
See Annual Plan	GA6-053 Hightower Manor	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00	GA6-053 Hightower Manor		
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$30,000.00
					Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00			
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$53,100.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$53,300.00
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
		Subtotal (GA6 -053 Hightower Manor)	\$128,100.00		Subtotal (GA6 -053 Hightower Manor)	\$123,300.00

Activities for Year:1	Activities for Year:2 FFY Grant:2003 AHAFY:2004			Activities for Year:3 FFY Grant:2004 AHAFY:2005				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Plan	GA6-054 Barge Road	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00	GA6-054 Barge Road	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00		
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00		
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$50,800.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$50,800.00		
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		
					Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00		
	Subtotal (GA6 -054 Barge Road)	\$185,800.00		Subtotal (GA6 -054 Barge Road)	\$110,800.00			
See Annual Plan	GA6-056 Martin Street Plaza	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00	GA6-056 Martin Street Plaza				
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00					
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00					
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00		
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$51,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$76,000.00		
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$5,000.00		
					Subtotal (GA6 -056 Martin Street Plaza)	\$146,000.00	Subtotal (GA6 -056 Martin Street Plaza)	\$86,000.00

Activities for Year: 1	Activities for Year: 2 FFY Grant: 2003 AHAFY: 2004			Activities for Year: 3 FFY Grant: 2004 AHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-058 Marietta Road	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$83,300.00	GA6-058 Marietta Road	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$78,300.00
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00
					Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$75,000.00		Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Subtotal (GA6 -058 Marietta Road)	\$238,300.00		Subtotal (GA6 -058 Marietta Road)	\$178,300.00	
See Annual Plan	GA6-060 Eastlake Highrise	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00	GA6-060 Eastlake Highrise	ADA/504 Compliance - Dwelling Units	\$25,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$34,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$34,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00			
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
			Subtotal (GA6 -060 Eastlake Highrise)		\$194,000.00	

Activities for Year: 1	Activities for Year: 2 FFY Grant: 2003 AHAFY: 2004			Activities for Year: 3 FFY Grant: 2004 AHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Plan	GA6-064 Cosby Spear Towers	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$166,800.00	GA6-064 Cosby Spear Towers	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$216,800.00
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$200,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$200,000.00
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
		Subtotal (GA6 -064 Cosby Spear Towers)	\$431,800.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
See Annual Plan	GA6-066 M.L. King	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00	GA6-066 M.L. King	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$127,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$68,000.00		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
					Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
					Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$68,000.00

ActivitiesforYear:1	ActivitiesforYear:2 FFYGrant:2003 AHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCost
SeeAnnualPlan	GA6-066M.L.King		
		Subtotal(GA6 -066M.L.King)	\$260,000.00
SeeAnnualPlan	GA6-999AuthorityWide		
		AdministrationCosts	\$1,453,571.43
		FeesandCosts:Consultant	\$1,200,000.00
		MIP:AdministrativeandTechnological Improvements	\$1,144,039.33
		MIP:ResidentServices	\$316,815.66
		Non-dwellingEquipment:ComputerHardware	\$95,000.00
		MIP:SecurityCosts	\$1,446,287.87
		Subtotal(GA6 -999AuthorityWide)	\$5,655,714.29
		TotalCFPEstimatedCost	\$14,535,714.29

ActivitiesforYear:3 FFYGrant:2004 AHAFY:2005	ActivitiesforYear:3 FFYGrant:2004 AHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost
	GA6-066M.L.King		
		Subtotal(GA6 -066M.L.King)	\$188,000.00
	GA6-999AuthorityWide		
		AdministrationCosts	\$1,453,571.43
		DesignatedHousing:Relocation	\$275,000.00
		FeesandCosts:Consultant	\$1,200,000.00
		MIP:AdministrativeandTechnological Improvements	\$1,144,039.33
		MIP:ResidentServices	\$316,815.66
		Non-dwellingEquipment:ComputerHardware	\$95,000.00
		MIP:SecurityCosts	\$1,446,287.87
		Subtotal(GA6 -999AuthorityWide)	\$5,930,714.29
		TotalCFPEstimatedCost	\$14,535,714.29

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages -WorkActivities

ActivitiesforYear:4 FFYGrant:2005 AHAFY:2006			ActivitiesforYear:5 FFYGrant:2006 AHAFY:2007		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
GA6-004GradyHomes	SiteImprovements:EmergencyandHealthand SafetyIssues(Sewer&StormDrains)	\$34,000.00			
	Subtotal(GA6 -004GradyHomes)	\$34,000.00		Subtotal(GA6 -004GradyHomes)	\$0.00
GA6-008PerryHomes	ModUsedforDevelopment	\$1,403,000.00	GA6-008PerryHomes		
	Subtotal(GA6 -008PerryHomes)	\$1,403,000.00		Subtotal(GA6 -008PerryHomes)	\$0.00
GA6-010UniversityHomes	SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$50,000.00	GA6-010UniversityHomes	SiteImprov ements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWo rk	\$25,000.00
	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$400,000.00		MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$400,000.00
	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$255,000.00		DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$330,000.00
	BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$50,000.00		BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$50,000.00
	Subtotal(GA6 -010UniversityHomes)	\$755,000.00		Subtotal(GA6 -010UniversityHomes)	\$805,000.00
GA6-011AntoineGraves	Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork	\$10,000.00	GA6-011AntoineGraves		
	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$88,000.00		DwellingStructures: InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$113,000.00
	Subtotal(GA6 -011AntoineGraves)	\$98,000.00		Subtotal(GA6 -011AntoineGraves)	\$113,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006			Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA6-012 Bowen Homes	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00	GA6-012 Bowen Homes	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$395,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$345,000.00		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$75,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$75,000.00		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$250,000.00
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$250,000.00		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00		Subtotal (GA6 -012 Bowen Homes)	\$700,000.00
	Subtotal (GA6 -012 Bowen Homes)	\$700,000.00			
GA6-013 John O. Chiles			GA6-013 John O. Chiles	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$250,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$395,000.00		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$75,000.00
				Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
				Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
				Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00			
	Subtotal (GA6 -013 John O. Chiles)	\$420,000.00		Subtotal (GA6 -013 John O. Chiles)	\$400,000.00
GA6-014 Palmer House	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00	GA6-014 Palmer House	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-014PalmerHouse	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
	Subtotal (GA6 -014PalmerHouse)	\$125,000.00
GA6-016McDanielG lenn		
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$144,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Subtotal (GA6 -016McDanielGlenn)	\$224,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-014PalmerHouse	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Non-dwelling Equipment: Office furniture and equipment for community room sand common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Subtotal (GA6 -014PalmerHouse)	\$235,000.00
GA6-016McDanielGlenn		
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$75,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$189,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	ADA/504 Compliance - Dwelling Units	\$15,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Subtotal (GA6 -016McDanielGlenn)	\$369,000.00

**Activities for Year: 4
FFY Grant: 2005
AHAFY: 2006**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-017 Thomasville Heights		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$166,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Subtotal (GA6 -017 Thomasville Heights)	\$281,000.00
GA6-020 Hollywood Court		
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$153,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00

**Activities for Year: 5
FFY Grant: 2006
AHAFY: 2007**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-017 Thomasville Heights		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$216,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$75,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Subtotal (GA6 -017 Thomasville Heights)	\$336,000.00
GA6-020 Hollywood Court		
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$213,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$150,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-020 Hollywood Court		
	Subtotal (GA6 -020 Hollywood Court)	\$228,000.00
GA6-023 Englewood Manor		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$210,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	Subtotal (GA6 -023 Englewood Manor)	\$285,000.00
GA6-024U -Rescue Villa		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$55,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Subtotal (GA6 -024U -Rescue Villa)	\$115,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-020 Hollywood Court		
	Subtotal (GA6 -020 Hollywood Court)	\$423,000.00
GA6-023 Englewood Manor		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$235,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Subtotal (GA6 -023 Englewood Manor)	\$390,000.00
GA6-024U -Rescue Villa		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$65,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Subtotal (GA6 -024U -Rescue Villa)	\$115,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-025 Georgia Avenue		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$78,000.00
	Subtotal (GA6 -025 Georgia Avenue)	\$78,000.00
GA6-026 Graves Annex		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$39,000.00
	Subtotal (GA6 -026 Graves Annex)	\$49,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-025 Georgia Avenue		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$138,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Subtotal (GA6 -025 Georgia Avenue)	\$288,000.00
GA6-026 Graves Annex		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$59,000.00
	ADA/504 Compliance - Dwelling Units	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Subtotal (GA6 -026 Graves Annex)	\$149,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-027Roosevelt House		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Subtotal (GA6 -027Roosevelt House)	\$150,000.00
GA6-028Bankhead Courts		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$202,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-027Roosevelt House		
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$150,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00
	Subtotal (GA6 -027Roosevelt House)	\$300,000.00
GA6-028Bankhead Courts		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$327,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$75,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-028 Bankhead Courts	Subtotal (GA6 -028 Bankhead Courts)	\$377,000.00
GA6-029 Leila Valley		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$107,500.00
	Subtotal (GA6 -029 Leila Valley)	\$152,500.00
GA6-031 Jonesboro South		
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$100,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
	Subtotal (GA6 -031 Jonesboro South)	\$135,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-028 Bankhead Courts	Subtotal (GA6 -028 Bankhead Courts)	\$577,000.00
GA6-029 Leila Valley		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$107,500.00
	Subtotal (GA6 -029 Leila Valley)	\$182,500.00
GA6-031 Jonesboro South		
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$125,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
	Subtotal (GA6 -031 Jonesboro South)	\$145,000.00

**Activities for Year: 4
FFY Grant: 2005
AHAFY: 2006**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-032 Jonesboro North	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$96,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Subtotal (GA6 -032 Jonesboro North)	\$141,000.00
GA6-037 Herndon Homes	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$249,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00

**Activities for Year: 5
FFY Grant: 2006
AHAFY: 2007**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-032 Jonesboro North	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$146,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Subtotal (GA6 -032 Jonesboro North)	\$186,000.00
GA6-037 Herndon Homes	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$249,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$50,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-037 Herndon Homes	Subtotal (GA6 -037 Herndon Homes)	\$459,000.00
GA6-043 Juniper -10th	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$148,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Subtotal (GA6 -043 Juniper -10th)	\$223,000.00
GA6-044 Westminster	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$2,500.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$5,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$2,500.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$15,000.00
	Subtotal (GA6 -044 Westminster)	\$30,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-037 Herndon Homes	Subtotal (GA6 -037 Herndon Homes)	\$429,000.00
GA6-043 Juniper -10th	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$148,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Site Improvements: Sewer /Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Subtotal (GA6 -043 Juniper -10th)	\$223,000.00
GA6-044 Westminster	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$2,500.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$57,500.00
	Subtotal (GA6 -044 Westminster)	\$110,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-045 Peachtree Road		
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$159,000.00
	Subtotal (GA6 -045 Peachtree Road)	\$219,000.00
GA6-047 Cheshire Bridge Road		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$100,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$57,500.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-045 Peachtree Road		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$159,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Subtotal (GA6 -045 Peachtree Road)	\$274,000.00
GA6-047 Cheshire Bridge Road		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$82,500.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00

Activities for Year: 4		
FFY Grant: 2005		
AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-047CheshireBridgeRoad		
	Subtotal(GA6 -047CheshireBridgeRoad)	\$232,500.00
GA6-048PiedmontRoad		
	Non-dwellingEquipment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices	\$10,000.00
	Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork	\$10,000.00
	SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$100,000.00
	BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$75,000.00
	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$104,000.00
	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$15,000.00
	Subtotal(GA6 -048PiedmontRoad)	\$314,000.00
GA6-052MarianApartments		
	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsand associatedwork	\$10,000.00
	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$120,000.00
	SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$5,000.00
	Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork	\$15,000.00
	Non-dwellingEquipment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices	\$15,000.00

Activities for Year: 5		
FFY Grant: 2006		
AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-047CheshireBridgeRoad		
	Subtotal(GA6 -047CheshireBridgeRoad)	\$177,500.00
GA6-048PiedmontRoad		
	Non-dwellingEquipment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices	\$15,000.00
	Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork	\$5,000.00
	SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$100,000.00
	BuildingEnvelop:Windows,Roofs,Entrance Doors,TuckPointingandAssociatedWork	\$25,000.00
	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$104,000.00
	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$15,000.00
	Subtotal(GA6 -048PiedmontRoad)	\$264,000.00
GA6-052MarianApartments		
	MajorSystems:HVAC,Plumbing,Electrical, MechanicalSystemsandassociatedwork	\$10,000.00
	DwellingStructures:InteriorImprovements, VacancyPreparation,HQS,Extraordinary Maintenance,andAssociatedWork	\$95,000.00
	SiteImprovements:Sewer/StormDrains, LandscapingandErosionControl,Lighting, ParkingLot,RecreationArea,PublicSpaceand AssociatedWork	\$15,000.00
	Non-dwellingStructures: Management/Maintenance/CommunityFacilities, PublicRestRooms,CommunityKitchensand AssociatedWork	\$15,000.00
	Non-dwellingEquipment:Officefurnitureand equipmentforcommunityroomsandcommon areas/heavyequipmentusedinmaintenanceand deliveryofbuildingservices	\$15,000.00

**Activities for Year: 4
FFY Grant: 2005
AHAFY: 2006**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-052 Marian Apartments	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Subtotal (GA6 -052 Marian Apartments)	\$160,000.00
GA6-053 Hightower Manor	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$53,300.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
	Subtotal (GA6 -053 Hightower Manor)	\$143,300.00
GA6-054 Barge Road	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$50,600.00

**Activities for Year: 5
FFY Grant: 2006
AHAFY: 2007**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-052 Marian Apartments	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00
	Subtotal (GA6 -052 Marian Apartments)	\$200,000.00
GA6-053 Hightower Manor	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$148,300.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$15,000.00
	Subtotal (GA6 -053 Hightower Manor)	\$218,300.00
GA6-054 Barge Road	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$75,600.00

Activities for Year: 4		
FFY Grant: 2005		
AHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-054 Barge Road	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
	Subtotal (GA6 -054 Barge Road)	\$110,600.00
GA6-056 Martin Street Plaza	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$51,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$10,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$25,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$5,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00
	Subtotal (GA6 -056 Martin Street Plaza)	\$96,000.00
GA6-058 Marietta Road	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$78,300.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00

Activities for Year: 5		
FFY Grant: 2006		
AHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-054 Barge Road		
	Subtotal (GA6 -054 Barge Road)	\$115,600.00
GA6-056 Martin Street Plaza	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$46,000.00
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$5,000.00
	Subtotal (GA6 -056 Martin Street Plaza)	\$76,000.00
GA6-058 Marietta Road	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$78,300.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchen and Associated Work	\$5,000.00

Activities for Year: 4 FFY Grant: 2005 AHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-058 Marietta Road	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$10,000.00
	Subtotal (GA6 -058 Marietta Road)	\$128,300.00
GA6-060 Eastlake Highrise	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
	ADA/504 Compliance - Dwelling Units	\$25,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$34,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$10,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$10,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$50,000.00
	Subtotal (GA6 -060 Eastlake Highrise)	\$134,000.00
GA6-064 Cosby Spear Towers	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00

Activities for Year: 5 FFY Grant: 2006 AHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost
GA6-058 Marietta Road	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$10,000.00
	Subtotal (GA6 -058 Marietta Road)	\$148,300.00
GA6-060 Eastlake Highrise	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$5,000.00
	ADA/504 Compliance - Dwelling Units	\$25,000.00
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$50,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$34,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$15,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$5,000.00
	Subtotal (GA6 -060 Eastlake Highrise)	\$134,000.00
GA6-064 Cosby Spear Towers	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$15,000.00
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$25,000.00

**Activities for Year: 4
FFY Grant: 2005
AHAFY: 2006**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-064CosbySpearTowers	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$150,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$166,800.00
	Subtotal (GA6 -064CosbySpearTowers)	\$406,800.00
GA6-066M.L.King	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$68,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Subtotal (GA6 -066M.L.King)	\$198,000.00
GA6-999AuthorityWide	Administration Costs	\$1,453,571.43
	Designated Housing: Relocation	\$275,000.00
	Fees and Costs: Consultant	\$1,200,000.00
	MIP: Administrative and Technological Improvements	\$1,144,039.33

**Activities for Year: 5
FFY Grant: 2006
AHAFY: 2007**

Development Name/Number	Major Work Categories	Estimated Cost
GA6-064Cosby SpearTowers	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$50,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$166,800.00
	Subtotal (GA6 -064CosbySpearTowers)	\$296,800.00
GA6-066M.L.King	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	\$68,000.00
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	\$15,000.00
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	\$25,000.00
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	\$50,000.00
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	\$25,000.00
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	\$15,000.00
	Subtotal (GA6 -066M.L.King)	\$198,000.00
GA6-999AuthorityWide	Administration Costs	\$1,453,571.43
	Designated Housing: Relocation	\$275,000.00
	Fees and Costs: Consultant	\$1,200,000.00
	MIP: Administrative and Technological Improvements	\$1,144,039.33

**ActivitiesforYear:4
FFYGrant:2005
AHAFY:2006**

Development Name/Number	MajorWork Categories	EstimatedCost
GA6-999AuthorityWide		
	MIP:ResidentServices	\$316,815.66
	Non-dwellingEquipment:ComputerHardware	\$95,000.00
	MIP:SecurityCosts	\$1,446,287.87
	Subtotal(GA6 -999AuthorityWide)	\$5,930,714.29
	TotalCFPEstimatedCost	\$14,535,714.29

**ActivitiesforYear:5
FFYGrant:2006
AHAFY:2007**

Development Name/Number	MajorWork Categories	EstimatedCost
GA6-999AuthorityWide		
	MIP:ResidentServices	\$316,815.66
	Non-dwellingEquipment:ComputerHardware	\$95,000.00
	MIP:SecurityCosts	\$1,446,287.87
	Subtotal(GA6 -999AuthorityWide)	\$5,930,714.29
	TotalCFPEstimatedCost	\$14,535,714.29

Assessment of Site-Based Waiting List Demographic Changes (Pursuant to PIH Notice 2000-43)

Site-Based Waiting Lists for Mixed-Income Mixed-Finance Communities Public Housing Resident Composition Occupancy Data (as of February 27, 2002)

Description	Ashley Courts at Cascade	Ashley Courts at West End	Centennial Place	Columbia Village	Magnolia Park	Summerdale Commons	The Villages at Carver	The Villages at Castleberry Hill	The Villages of East Lake	TOTAL
Public Housing Assisted Families ("Families") Listed on Site-Based Waiting Lists reported in AHA's QHWR Annual Plan FY 2000 ("SBWL")	NL*	NL*	1146	169	591	46	NL*	724	989	3665
Public Housing Assisted Families ("Families") Listed on a Site-Based Waiting List which opened for the first time after the approval of AHA's QHWR Annual Plan FY 2000 ("SBWL1")	3	142	N/A**	N/A	N/A	N/A	389	N/A	N/A	N/A
Families in Occupancy on 03/31/00	NL	NL	220	30	28	74	NL	98	90	540
Families in Occupancy on 02/28/01	NL	NL	283	30	86	73	NL	170	223	4205
Families in Occupancy on 02/27/02	45	34	300	30	158	73	80	173	271	4745
SBWL/SBWL1 (Black Families)	3	142	1098	164	586	46	389	710	988	4126
Families in Occupancy on 3/31/00	NL	NL	217	29	28	74	NL	97	88	533
Families in Occupancy on 2/28/01	NL	NL	280	29	86	73	NL	168	220	856
Families in Occupancy on 2/27/02	44	34	296	30	157	73	80	171	271	1156
SBWL/SBWL1 (Asian Families)	0	0	2	0	0	0	0	0	0	2
Families in Occupancy on 3/31/00	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/28/01	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/27/02	0	0	0	0	0	0	0	0	0	0
SBWL/SBWL1 (White Families)	0	0	14	3	3	0	0	14	1	35
Families in Occupancy on 3/31/00	NL	NL	3	1	0	0	NL	1	2	7
Families in Occupancy on 2/28/01	NL	NL	3	1	0	0	NL	2	3	9
Families in Occupancy on 2/27/02	1	0	3	0	0	0	0	1	0	5
SBWL/SBWL1 (American Indian Families)	0	0	0	2	0	0	0	0	0	2
Families in Occupancy on 3/31/00	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/28/01	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/27/02	0	0	0	0	0	0	0	0	0	0
SBWL/SBWL1 (Hispanic Families)	0	0	0	0	1	0	0	0	0	1
Families in Occupancy on 3/31/00	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/28/01	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/27/02	0	0	1	0	1	0	0	1	0	3
SBWL/SBWL1 (Pacific Islander Families)	0	0	32	0	0	0	0	0	0	32
Families in Occupancy on 3/31/00	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/28/01	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/27/02	0	0	0	0	0	0	0	0	0	0
SBWL/SBWL1 (Racial or Ethnic Status Unknown)	0	0	0	0	1	0	0	0	0	1
Families in Occupancy on 3/31/00	NL	NL	0	0	0	0	NL	0	0	0

Assessment of Site-Based Waiting List Demographic Changes (Pursuant to PIH Notice 2000-43)

Families in Occupancy on 2/28/01	NL	NL	0	0	0	0	NL	0	0	0
Families in Occupancy on 2/27/02	0	0	0	0	0	0	0	0	0	0
SBWL/SBWL1 (Disabled Families)	0	7	76	15	82	6	75	65	41	367
Families in Occupancy on 3/31/00	NL	NL	25	2	2	8	NL	10	4	51
Families in Occupancy on 2/28/01	NL	NL	40	5	12	11	NL	28	25	121
Families in Occupancy on 2/27/02	7	3	55	5	13	4	16	29	31	153

*The designation "NL" refers to "No Leasing Activity". NL signifies that no families were present in this category as there was no leasing at this newly constructed site.

**The designation "N/A" refers to "Not Applicable." N/A signifies that no families came under the definition of the indicated category.

Attachment E

Home Ownership Program Capacity Statement

As provided in HUD's Section 8 Homeownership Program's Final Rule issued on September 12, 2000, AHA is administering Home Ownership Program through the Housing Choice Program. On November 28, 2001 the AHA Board of Commissioners approved the new Housing Choice Homeownership Program as Chapter 28 of the Housing Choice Programs Administrative Plan. The Homeownership Program is contained within the Housing Choice Programs Administrative Plan and is available as a Supporting Document to this FFY 2002 Annual Plan.

As set forth in 24 C.F.R. 982.625, AHA demonstrates its capacity to administer the Program by satisfying "one or more" of the following:

- a) AHA's Program will employ and establish a minimum home owner down payment of at least 3 percent and require at least 1 percent of the down payment come from the family's resources or entitlement under the program's rules.
- b) AHA's Program will employ and require that financing for the purchase of a home under its Housing Choice Homeownership program will be provided, insured, or guaranteed by the state or federal government; comply with secondary mortgage market underwriting requirements for such loans; or comply with generally accepted private sector underwriting.
- c) AHA's program will otherwise demonstrate that it has the capacity, or will acquire the capacity, to successfully operate an Housing Choice Homeownership program. AHA hereby shows that it has the following capacity:
 - Adequate management to implement, sustain, and promote its homeownership program including professional skilled and experienced (i) homeownership counseling; (ii) mortgage counseling; (iii) credit counseling; (iv) financial structuring; (v) asset management (vi) real estate development
 - Adequate maintenance of a homeownership waiting list including the: (i) establishment of uniform criteria for each homeownership program; (ii) recruitment of qualified applicants; (iii) screening of qualified applicants; (iv) administration of the waiting list in accordance with AHA's homeownership program.

Attachment F

Project-Based Housing Choice Voucher Statement

The Housing Authority of the City of Atlanta, Georgia, ("AHA") currently intend to project-based tenant-based Housing Choice Vouchers in response to needs for affordable housing in the metropolitan Atlanta area. The number of units, including units previously placed under HAP contract in AHA's Project-Based Certificate program, will not exceed 20 percent of the baseline number of units in AHA's Housing Choice Voucher program, or such higher percentage as may be authorized. The general location for the project-based assistance will be the City of Atlanta, Georgia, and surrounding areas within the Atlanta Metropolitan Statistical Area. Generally, all project-based assistance will be attached to eligible units located in census tracts with poverty rates of less than 20 percent, when the neighborhood is undergoing a comprehensive revitalization. AHA reserves the right to request an exception to this requirement when it has been determined that a project expands affordable housing opportunities for eligible families or contributes to the revitalization of a local neighborhood or community. AHA also reserves the right to project-based additional Housing Choice Vouchers should AHA determine that additional project-based assistance will further AHA's affordable housing program initiatives. AHA's decision to provide project-based assistance is consistent with AHA's Annual Plan.



Resident Membership of the AHA Board of Commissioners

Public Housing Authorities are required by the *Quality Housing and Work Responsibility Act of 1998 (QHWRA)* to have residents on its Board of Directors or similar Governing Body. AHA has satisfied this requirement. Commissioners Eva Davis and Elder James Brown are the two residents serving on AHA's Board of Commissioners, and serve until their successors are named. Ms. Davis was appointed on April 6, 1998 and reappointed on October 16, 2000. Elder James Brown was appointed on June 7, 1999. AHA Board of Commissioners are appointed by the Mayor of the City of Atlanta, Georgia.

Attachment H

Protocol: Membership of the Resident Advisory Boards

The Quality Housing and Work Responsibility Act of 1998 (“QHWRA”) directed AHA to consult with public housing residents and Housing Choice/Section 8/Housing Choice participants during the preparation of the Agency Annual and Five -Year Plans. The Act required consultation throughout various stages of the planning process. The planning and consultation process included a public hearing, which led to the submission of the Agency Plan. As the Plan is a fluid, technical and phased document, AHA obtained public housing resident and Housing Choice/Section 8 participant consultation that was focused, timely and fully representative of AHA’s overall resident and Housing Choice/Section 8 participant population. The following provides a background review of the formation of the Resident Advisory Boards and the consultation process.

A. Role of the Resident Advisory Boards.

The role of the Resident Advisory Boards is to participate in the planning process and to assist AHA by making recommendations on the proposed Plan. Their participation and assistance is **advisory** and accomplished through regular scheduled consultation meetings with AHA. AHA considers the recommendation(s) made by the Resident Advisory Boards for changes to the Plan and adopts their recommendations as AHA, in its sole discretion, deems appropriate. Each Resident Advisory Board is informed that AHA does not have to adopt any recommendation(s) made by any or all of the Resident Advisory Boards which AHA, in its sole discretion, believes does not reflect: (i) the best business practice(s); (ii) the current or contemplated direction of AHA; (iii) consistency with AHA’s Plan, its operations, aspirations, intentions or factors affecting AHA’s operations, aspirations, intentions or goals; or (iv) compliance with all applicable laws, regulations, rules, ordinances or requirements.

B. Composition of the QHWRA Resident Advisory Boards

AHA complied with and exceeded the QHWRA advisory board requirements by forming three advisory groups. The resident groups are the Resident Presidents Advisory Board, the Public Housing Advisory Board and the Housing Choice/Section 8 Advisory Board. The advisory boards each have memberships and were appointed in the manner indicated below:

1. Resident Presidents Advisory Board

The Resident Presidents Advisory Board consists of Resident Presidents from the Jurisdiction Wide Council. Each Resident President serving in this capacity is from a duly constituted Resident Association formed in accordance with By -Laws enacted in

accordance with HUD regulations. All such duly constituted and current Resident Presidents are automatic members of the Resident Presidents Advisory Board and remain a member for a period of two (2) years provided that they remain in lease compliance and continue to serve in the office of Resident President of any AHA community. The individuals who served as Resident Presidents during the previous Plan year are listed in the AHA Plan Supporting Documents.

2. Public Housing Resident Advisory Board

The Public Housing Resident Advisory Board consists of nine (9) residents in AHA's Public Housing Program who are: (i) nominated to serve on the Public Housing Resident Advisory Board; (ii) selected to so serve on the Public Housing Resident Advisory Board in accordance with a Protocol on Resident Advisory Boards written by AHA ("Protocol"); (iii) in agreement to serve on the Public Housing Resident Advisory Board; (iv) in lease compliance and not subject to any dispossession actions; and (v) not otherwise removed before the expiration of his or her term in accordance with the Protocol. The resident members of the Public Housing Resident Advisory Board are selected from the following categories of residents who adequately reflect and represent the residents assisted by AHA:

Category Number	Description of Resident Category	Resident Representatives
1.	Residents living in low -rise AHA communities who are not officers in any Resident Association.	2
2.	Residents living in high -rise AHA communities who are not officers in any Resident Association.	2
3.	Resident living in an Olympic Legacy or other mixed-income, mixed -finance community.	1
4.	Resident who is disabled.	1
5.	Resident who is an officer in a low -rise community Resident Association	1
6.	Resident who is an officer in a high -rise community Resident Association	1
7.	Resident who is living in a privately managed community	1
Total Resident Representatives		9

The Public Housing Advisory Board appointed members that provided assistance with the planning of FFY2002 Annual Plan are:

Stephon Lymon
 Pearlina Reed
 Jacqueline Brinson
 John Timberlake
 Ronda Arnold

Mary Bailey
 Lera Jones
 Samuel Burrelles
 Frances Flakes

The Executive Director appointed each member of the Public Housing Resident Advisory Board in accordance with the nomination and selection procedure set forth in the Protocol. The members so appointed can serve for two (2) years and may, in the Executive Director's sole discretion, be eligible for reappointment to another two (2) year term.

3. Housing Choice/Section 8 Resident Advisory Board

The Housing Choice/Section 8 Advisory Board consists of nine (9) participants in AHA's Housing Choice Program who are: (i) nominated to serve on the Housing Choice/Section 8 Resident Advisory Board; (ii) selected to serve on the Housing Choice/Section 8 Resident Advisory Board in accordance with the Protocol; (iii) in agreement to serve on the Housing Choice/Section 8 Resident Advisory Board; (iv) not subject to any dispossession action or program termination action; and (v) not otherwise removed before the expiration of his or her term in accordance with the Protocol. The resident members of the Housing Choice Resident Advisory Board are selected from the following categories of participants. This list AHA believes, adequately reflects and represents the participants assisted by the Housing Choice Program.

Category Number	Description of Participant Category	Participant Representatives
1.	Participants living in multi-family dwellings.	2
2.	Participants living in single-family dwellings.	2
3.	Participants who are elderly.	2
4.	Participants who are disabled.	2
5.	Participants who are in the Family Self-Sufficiency Program	1
Total Participant Representatives		9

The appointed Housing Choice/Section 8 Advisory Board members are:

Marlene J. Grant
Lorenzo Wright
Miko Evans
Elsie Burls
Hattie D. Smith

Karen D. Thornton
Wanda J. Carmichael
Bovenia Wilson
Deborah Walker

AHA's Executive Director appointed each member of the Housing Choice Resident Advisory Board. The members so appointed can serve for two (2) years and may, in the Executive Director's sole discretion, be eligible for reappointment to another two (2) year term. Moreover, recognizing the unique nature of the Housing Choice/Section 8 and Home Ownership components of the Plan, AHA reserved the authority to promulgate supplemental procedures to assist in the efficient functioning of the Housing Choice/Section 8 Resident Advisory Board.

C. Nominations Process.

AHA solicited nominations for membership to the Public Housing Resident Advisory Board and Housing Choice/Section 8 Resident Advisory Board through means of a formal nomination process. AHA informed resident leaders, residents, and Housing Choice/Section 8 participants of the nomination process and solicited nominations. Nominations were also solicited from members of the public and members of AHA's staff. All residents and participants nominated were checked for lease compliance at the time of the nomination and at the time of actual appointment to the particular Resident Advisory Board. All appointments to the Public Housing Resident Advisory Board and the Housing Choice/Section 8 Resident Advisory Board were made by the Executive Director, or her designee.

D. Meetings of the various Resident Advisory Boards.

The Resident Advisory Boards met with frequency and provided valuable consultation, input, suggestions, and recommendations regarding the Plan. In particular, prior to the submission of the Plan: (i) Resident Presidents Advisory Board met seven (7) times; (ii) Public Housing Resident Advisory Board met five (5) times; (iii) the Housing Choice/Section 8 Resident Advisory Board also met five (5) times; and the Advisory Boards met jointly on one occasion.

Summary of Resident Advisory Boards Meetings and Comments

The advisory boards met for a series of planning meetings that officially began October 2001, although preliminary planning and organizational meetings were held in June 2001. Background information on the Quality Housing and Work Responsibility Act of 1998 ("QHWRA") was provided to resident members at the first meeting in October. The background included QHWRA related Federal Registers, HUD guidance notices, and other introductory materials developed by AHA on QHWRA. During the planning process each advisory board had opportunities to discuss and provide input on the agency Plan and any of the eighteen components of QHWRA. Resident commitment to attend meetings and provide insight was an important factor of the agency planning process. The following is a brief descriptive of the meetings and comments of each advisory board. Complete materials on the resident advisory board process are located at the housing authority, in the Planning Library.

Meetings of the Resident Presidents Advisory Board

December 12, 2001

Resident Presidents Advisory Board Members met on December 12, 2001 to discuss the QHWRA Annual Plan for Federal Fiscal Year 2002. During this meeting, members were provided with background information on the Quality Housing and Work Responsibility Act of 1998 ("QHWRA"), as well as the eighteen component areas of QHWRA. The members were advised that over the next few months they would have the opportunity to make recommendations to the Plan components for Federal Fiscal Year 2002. The Resident Presidents agreed that a review of the QHWRA Planning process for Annual Plan 2002 and its components would be necessary over the next few months. As part of the review process, members agreed to bring a copy of the Federal Fiscal Year 2001 QHWRA Annual Plan to follow.

January 9, 2002

On January 9, 2002, Resident Presidents met to discuss the QHWRA Planning process for Federal Fiscal Year 2002 and three component areas of QHWRA. The three component areas reviewed were (A) Component One: Housing Needs; (B) Component Three: Eligibility, Selection, and Admissions; and (C) Component Four: Rent Determination.

A. Component One: Housing Needs

Component One describes the housing needs of families in the jurisdiction served by the City of Atlanta, as well as families who are on AHA's

Affordable Housing and Housing Choice (Section 8) waiting list. Advisory members discussed the following:

- 2000 Census data
- Population Figures
- Family Types
- Income Data
- Race Data

B. Component Three: Eligibility, Selection, and Admissions

Component Three outlines the policies that govern eligibility, admissions, and occupancy for Affordable Housing and Housing Choice (Section 8) participants at AHA. At this meeting, comments centered on the following:

- I think drug testing should be a requirement for all individuals before moving into a community and while residing in public housing communities.
- I recommend a drop-in policy to check tenants that are violating the lease policy.
- Modify the screening process.

C. Component Four: Rent Determination

Advisory Board members discussed the policies that govern income based rent, minimum rent, and flat rate rent. The members were in agreement with the \$25 minimum rent requirement and indicated that it was time that all residents begin paying something toward their rent. In fact, members stated that a \$100 or \$35 increase would be a good idea. Members also understood the concept of being able to select their rent payment method and agreed with the choice between flat rate rent and rent based on 30% of their adjusted income.

January 23, 2002

January 23, 2002 marked the second meeting held in January. An additional meeting was conducted to ensure that residents would have an adequate opportunity for input in the planning process. The components discussed were:

Component 3: Policies on Eligibility, Selection and Admissions

A continuation of the policies that govern eligibility, selection and admissions were reiterated from the previous meeting.

Component 4: Rent Determination

The rent determination policies were reiterated with the Resident Advisory Board at this meeting. Residents agreed that an increase in rent would be feasible and that it was time that all residents begin paying something toward their rent.

Component 6: Grievance Procedures

The Resident Advisory Board members agreed with AHA's Grievance policy and had a few questions or comments on this component item. They agreed with the current Grievance policy.

Component 12: Community Service Programs (with HUD explanation for FFY 2002)

The Resident Advisory Board members agreed with AHA's overall proposed approach and had a few questions and comments on Component 12 (Community Service Programs). Under new provisions mandated by HUD, Housing Authorities generally are precluded from implementing or enforcing the 8-hour community service participation in non-HOPEVI developments using FY 2002 funds. However, housing authorities may continue implementing or enforcing current community service requirements until its 2002 fiscal year commences. As a result, housing agencies must provide written notice of these changes to all affected residents as feasible, generally 30 days before the beginning of its 2002 fiscal year. Most of the comments centered on the time frame of the announcement of such changes.

The comments to the above referenced components were as follows:

- "I think the rents should be increased to \$100";
- Minimum rents should stay at \$25;
- \$25 minimum rent makes people lazy;
- Minimum rents should be \$35;
- Some residents cannot afford to pay \$25;
- If a resident can afford to pay a security deposit then they should be able to pay the minimum rent.
- Resident could be part of the grievance committee;

February 20, 2002

The purpose of this meeting was to continue open discussions with the Residents' Presidents regarding information on Component Two: Financial Resources.

The information discussed is as follows:

- AHA's Federal Funding
- AHA's Sources of Income
- AHA's Capital Funds
- AHA's Prior Year Federal Grants
- Rental Income
- Other Income
- Non-Federal Sources
- Capital Plan (Based on resident input, physical needs and estimated funding)
- AHA's Rolling Five-Year Plan
- Annual Plan 2002 Public Hearing

At the close of the meeting, members were advised that AHA would no longer receive funds for the Public Housing Drug Elimination Program (PHDEP) and therefore, PHDEP was not included in the Statement of Financial Resources component. A reminder was made about the Annual Plan 2002 Public Hearing and the members agreed to attend and participate with this year's Public Hearing.

The Resident Presidents were enlightened by Component 2: Financial Resources. Many members commented and asked questions about the elimination of the PHDEP. In summary, their comments were:

- AHA's Fiscal Year and the HUD's Fiscal Year are confusing;
- Concern over the Public Housing Drug Elimination Program ending; and
- Concern over possible cuts to safety, security and support services within the communities as a result of the elimination of PHDEP.

March 6, 2002

A meeting was conducted on March 6, 2002 to continue the Annual Plan component review. Component items discussed are as follows:

A. Component 8: Demolition and Disposition

Members were enthusiastic about the demolition/disposition activities planned and at the progress made in the last Annual Plan. The information presented gave them a visual perspective of proposed and/or planned demolition/disposition activities for the next fiscal year in this section of the Plan.

B. Component 10: Conversion of Public Housing

It was noted that AHA is exempt from providing detailed information in this year's Plan regarding conversion activities. However, AHA completed the required initial conversion assessment and submitted it to the local HUD Atlanta field office on October 1, 2001. A copy of the assessment is maintained as a Supporting Document to this Plan and an official copy is attached as a required attachment to this FFY 2002 Annual Plan.

C. Component 11: Home Ownership

AHA's remaining Turnkey III Program homes were discussed with the Advisory Board members. Members were informed that the Component 11 mandates that AHA state whether or not it administers any public housing home ownership programs and whether it plans to administer the new Housing Choice Homeownership program. The Board members were informed that the Housing Choice Homeownership Program has been approved by the AHA Board of Commissioners and is currently underway by AHA, for Housing Choice participants. Additionally, the members were informed that the Atlanta Center for Homeownership provides assistance to affordable housing residents (and others) wishing to become homeowners.

D. Component 15: Civil Rights Certifications

It was noted that as a requirement of QHWRA, a series of certifications must be signed and given to the local HUD office when the Plan is submitted in April. The signed certifications are:

- Certification for a Drug-Free Workplace (form HUD-50070);
- Certification of Payments to Influence Federal Transactions (form HUD-50071);
- Disclosure of Lobbying Activities (Standard Form LLL);
- PHA Certification of Compliance with the PHA Plans and Related Regulations Board to Accompany the PHA Plan; and
- Certification by State of Local Official of PHA Plans Consistency with the Consolidated Plan.

E. Component 16: Audit

It was noted that AHA has no outstanding audit finding.

Meetings of the Public Housing and Housing Choice/Section 8 Advisory Boards

November 20, 2001

On November 20, 2001, members from Public Housing and Housing Choice (Section 8) Advisory Board met to discuss the QHWRA Annual and Five-Year Plan for Federal Fiscal Year 2002. The discussion centered on AHA's goals/objectives outlined in the Five-Year Plan. The four major goals outlined in the Five-Year Plan were discussed and are as follows:

- Become a superior of quality affordable housing and property and asset management;
- Develop AHA into an economically viable and self-sustaining entity;
- Expand, improve and diversify AHA's portfolio and AHA's influence in the affordable housing market while becoming a catalyst for community revitalization;
- Promote and support resident economic self-sufficiency and upward mobility out of public housing.

Residents supported AHA's goal to help all residents become economically self-sufficient. They also agreed that the next few months should be a review of the QHWRA Annual planning process.

A discussion about AHA's Quality of Life Demonstration Program and Choice Enhancement Demonstration Program was also introduced.

December 18, 2001

On December 18, 2001, members of the Public Housing and Housing Choice (Section 8) Advisory Board met to discuss the QHWRAP planning process and components of the Plan. The importance of the planning process was stressed and a detailed description of each component area was discussed. Two new initiatives, the Choice Enhancement Demonstration ("CED Program") and Quality of Life Demonstration program ("QOL Program") were also discussed. A Power Point presentation, along with handouts, was provided to the Advisory Board members outlining both programs. Some of the items discussed were:

- Drafting and revising strategies;
- Developing ways of advising clients of the open site-based waiting list;
- Consulting with advisory boards and resident groups;
- Providing training and technical assistance;
- Monitoring and tracking site-based waiting list;
- The possibility of designated housing at the high-rise communities (Component 9); and
- Developing a Family Plan.

The following are comments related to the Quality of Life Program.

- "I think the site-based waiting list plan will be great and will help move things in the right direction".
- "I feel that this new plan will help the low-income community. This new plan will create more opportunities and give people choices, hopes and dreams".
- "Designated housing for the elderly sounds like a good idea."

January 8, 2002

The Public Housing and Housing Choice (Section 8) Advisory Board members discussed the QHWRAP planning process and components outlined in the Plan. The components discussed were (A) Component One: Housing Needs and (B) Component Three: Eligibility, Selection, and Admissions.

A. Component One: Housing Needs

Advisory Board members discussed items needed to complete the Housing Needs of Families in the Jurisdiction table. The 2000 Census data, population statistics, race, and family type were provided and discussed. Residents thought the decrease in the reported number of Blacks living in the City of Atlanta based on the 2000 Census Data was due to the fact that more Blacks are now residing outside the City of Atlanta. They also agreed with the notable increase in the Hispanic population.

B. Component Three: Eligibility, Selection, and Admissions
Board members reviewed and discussed issues on eligibility, selection and admissions. Board members were very familiar with the component, agreed with AHA's approach and had the following comments:

- Drug testing should be part of the screening process.
- AHA should have residents apply for housing on-line.
- Transportation should be provided for the elderly and the disabled citizens.
- Consultants should be available at each community to help elderly and disabled residents.

January 22, 2002

Public Housing and Housing Choice (Section 8) Advisory Board members met for a second time this month. The component areas reviewed were (A) Component Three: Eligibility, Selection and Admissions; (B) Component Four: Rent Determination; (C) Component Six: Grievance Procedures; Component Eleven: Home Ownership; and (D) Component Fourteen: Pet Policy.

Residents discussed the policies that govern minimum rent and flat rate rent and agreed with the \$25 minimum rent policy. Residents also stated that gradual increases in the minimum rent would eventually help residents become self-sufficient.

Residents also commented on the Home Ownership component. Residents welcomed single-family home opportunities for residents that are ready to become first-time homeowners.

Residents were also advised of the Pet Policy component. It was stated that AHA has implemented a pet policy as required by the Quality Housing and Work Responsibility Act of 1998 ("QHWRA"). Residents stated that they were aware of the pet policy and were in agreement with this policy.

Joint Meeting of the Three Resident Advisory Boards

March 26, 2001

A joint meeting of the Resident Presidents, Housing Choice/Section 8, and Public Housing Advisory Boards was held on March 26, 2002, to discuss the comments made at the Annual and Five-Year Agency Plans Public Hearing, held on March 25, 2002. Additionally, the three advisory boards helped to determine which public comments, made during the open forum segment of the Public Hearing, should be reviewed for consideration in the Annual Plan 2002.

AHA facilitated the discussion on the QHWRAP Public Hearing held March 25, 2002. An overview of the Public Hearing presentation was provided which led into a discussion on public comments made at the hearing. The topics that produced the most interest and discussion were:

- Housing Choice/Section 8 waiting list
- Funding for Resident Services
- Economic and social opportunities for seniors
- Funding for Capitol Homes
- Quality of Life and Choice Enhancement Demonstration Program
- Homeownership plans
- Safety concerns within the communities and the impact of the potential loss of PHDEP
- Demolition/Disposition activities
- Relocation activity
- The criteria AHA uses to determine when to rehabilitate a property
- Proposed redevelopment of key properties

Members at the meeting agreed that the overall Public Hearing was very informative and provided a visual perspective of the Agency's Plan.

In summary, their comments included:

- Explanation of the impact of PHDEP cuts on crime and safety issues within the communities;
- More funding for security;
- Conduct pre/post inspection on homes listed in the Housing Choice program;
- Explanation of the MTW program;
- Desire to strictly and consistently enforce the "One-Strike" policy and to further toughen the criminal background checks for new residents;

At the close of the meeting, the three Advisory Boards were pleased with the planning process for Annual Plan 2002 and made comment on being glad to have the opportunity to provide input on AHA's plans. With this said, there were no additional comments made on Annual Plan 2002, the Five-Year Plan or any of the components of either plan.

AAgencyPlansFFY2002PublicHearing:

CommentsontheAnnualandFive -YearAgencyPlans

A Public Hearing on AHA's Annual Plan 2002 and its existing Five -Year Plan, was held on Monday, March 25, 2002 and conducted by the Board of Commissioners of The Housing Authority of the City of Atlanta ("AHA") at the Fulton County Government Center. The purpose of the Public Hearing is to present the Annual and Five -Year Agency Plan to public housing residents, Housing Choice (formally known as Section 8) participants, and members of the general public and receive comments on the Plan. Approximately 350 AHA clients and interested citizens attended this year's Public Hearing.

During the one and one-half hour presentation, AHA provided a presentation on its Annual and Five -Year Agency Plans in a powerpoint format, complete with photographs detailing ongoing revitalization efforts of some of AHA's housing portfolio. In addition to the Board of Commissioners conducting the hearing, AHA was privileged to have two of its resident/participant Advisory Board members volunteer to provide their comments on the planning process, and how assisting with the formation of the Plans has been beneficial to them. At the close of the presentation, the public was invited in an open forum, to comment on the Agency's Plans. Copies of the Public Hearing presentation were mailed to individuals upon request. The comments and responses, when applicable to the Plans, are listed below.

Comment:

The bulk of AHA's money should go toward resident services and the new Family Plans, instead of security.

Response:

Thirty two percent (32%), or \$63 million, of AHA's funding goes toward protective services and resident services. Similarly, forty one percent (41%), or \$82 million, of AHA's funding is allocated to the Housing Choice Programs. Thus, a large percentage of the funding is funneled to resident services.

Comment:

Why are you closing the Section 8 waiting list?

Response:

When AHA opened its Housing Choice waiting list in October 2001, 24,168 families applied for assistance. Because the number of persons applying is so large, the Housing Choice waiting list had to be closed until we are able to service these families. The Housing Choice waiting list is not expected to open during this fiscal year.

Comment:

What do economic and social opportunities for seniors mean?

Response:

There are two new programs for AHA's affordable housing communities. The Quality of Life Demonstration Program is the program designed for seniors and will actually focus on improving the quality of life opportunities available for seniors. The program is designed to link seniors with key management, support services, and other site professionals, from the onset of the seniors' request for housing. The Choice Enhancement Demonstration Program is designed for the family communities and will assist families with economic and self-sustaining opportunities.

Comment:

What's going to happen at Gilbert Gardens? What will happen to the old residents, as families cannot afford to go back to the new community and pay a new high rent.

Response:

There are acoustic problems at Gilbert Gardens that make living in the community difficult. The noise created by the planes flying overhead makes living in the community difficult for the residents. We are currently having discussions with the Atlanta Airport about the possibility of the airport purchasing Gilbert Gardens. Once an agreement is negotiated and approved we will work with families and seniors in the community with appropriate relocation assistance.

Secondly, there is a false rumor that when families are relocated to new communities, they must pay high rents. This is a rumor. Affordable housing residents pay the same 30% of their adjusted rent (or may choose a flat rate rent), regardless of whether they live in a conventional community or a Signature

Property. The 30% adjusted rent requirement does not change regardless of the community where the resident lives .

Comment:

“Revitalize all of the communities. I live at McDaniel Glen. We do not need brick walls on the inside of our apartments. It seems that brick walls, especially at McDaniel Glen, attract rats, roaches, and heat. We do not need new gutters. We need our communities rebuilt.”

Response:

Over the next several years, AHA would like to revitalize as many additional communities as funding will allow. AHA has been working with the Private Management Companies of its affordable housing communities to alleviate any bug and/or rodent infestation issues. The following activities have occurred and are continuous at McDaniel Glen: 1) insect and/or rodent baiting inside units; 2) insect and/or rodent baiting of crawl spaces; 3) plastering and sealing of holes in and around units; and 4) quick response to any insect and/or rodent issues once alerted. AHA will continue oversight of the Private Management companies to ensure that there is compliance with all pest infestation policies and where there are issues, pest and/or rodent eradication assistance is provided.

Comment:

“Capitol Homes need to be revitalized! We have been asking AHA to help us with Capitol Homes for a long time. It is about time AHA does something with Capitol Homes. Perhaps Capitol Homes can still be renovated instead of revitalized.”

Response:

Capitol Homes has recently been awarded HOPEVI funding in order to revitalize the community due to its deteriorated condition and the functional obsolescence of the community. With the HOPEVI funding, and other funding sources, AHA will see to it that a vibrant mixed-use, mixed-income, mixed-finance community is built on the former site of Capitol Homes. Through the revitalization, residents will have benefits and opportunities they did not have previously, including enhanced choice of housing and valuable community and support services. Unfortunately, due to the conditions and age of Capitol Homes, no amount of renovation can bring the property up to the appropriate level that residents of this community deserve. AHA looks forward to working with residents of the Community to make the revitalization a success.

This concludes public comments provided at the Public Hearing that related to AHA's Annual and/or Amended and Restated Five-Year Agency Plan. Many of the questions asked or comments made, are already part of AHA's Annual Plan 2002 or inclusive within the goals and objectives of the Amended and Restated Five-Year Plan.

Attachment I
Five-Year Plan Progress Statement

AHA's Restated and Amended 2000-2004 Five-Year Plan goals are listed below. AHA reports in this "Five-Year Plan Progress Statement", the following accomplishments toward the goals:

Goal No. 1: *Become a superior provider of quality affordable housing and property asset management services.*

Goal No.1 Accomplishments :

- Effective July 1, 2001, the day-to-day management and capital improvements work at 100% of AHA's Affordable Housing Communities have been outsourced to professional property management companies.
- Effective February 1, 2002, the leasing, screening, marketing, re-certification and hearing activities for AHA's Affordable Housing Communities were assumed at the site level by the professional management companies which manage each of AHA's communities.
- From July 1, 2001 to April 15, 2002, some five (5) financial closings supporting the Villages of Carver -Phase III, Ashley Courts at Cascade -Phase II, Kimberly -Phase II, Columbia High Point Estates, and Columbia Commons were consummated.
- As of March 31, 2002, AHA had achieved a utilization rate of its Housing Choice Vouchers of 98%.
- From July 1, 2001 until April 15, 2002, \$31.3 Million in capital improvements were underway or completed at 33 AHA Affordable Housing Communities.
- AHA is sponsoring and developing, with its private development partners, twelve (12) Olympic Legacy Communities, including more than 1,000 affordable housing apartments.
- AHA was awarded a \$35 million HOPE VI grant for the revitalization of Capitol Homes into a vibrant mixed-use, mixed-finance and mixed-income community.
- AHA, along with a key development partner, has developed and implemented a case management strategy to assist families in meeting established goals of economic and life style independence focusing on leadership, motivational, skill training, quality of living, and economic independence administered using an extensive case management approach.
- AHA has reorganized its internal operations to further position itself as an excellent asset manager of affordable housing.
- AHA conducted extensive baseline audits which included the development of detailed financial statements, single audit compliance tools, and internal control audits for each of AHA's Affordable Housing Communities.
- Began implementation of Oracle Financial Management Systems designed to improve AHA's financial reporting, management oversight, and information sharing.
- Enhanced AHA's organizational development through engagement in strategic planning and resource development processes.
- Designed and implemented a state-of-the-art website designed to describe AHA's mission, vision, and resources more readily. AHA's website address is: www.atlantahousing.org

Goal No. 2: Develop AHA into an economically viable and self-sustaining entity.

Goal No.2 Accomplishments:

- Initiated the development and use of a 10-year budget projection and 24-month budget procedure.
- Reengineered AHA's Information Technology and financial infrastructure to support and enhance AHA's diversification strategies.
- Earned fees and other income from various real estate development activities.
- Engaged in extensive resource development activity including discussions and collaborations with various foundations, community groups and other financial institutions interested in furthering AHA's affordable housing strategies.
- Developed a Business Plan which will direct the overall approach AHA will utilize to leverage its limited resources, maximize capital improvement opportunities, and advance AHA's Affordable Housing initiatives.

Goal No. 3: Expand, improve, and diversify AHA's portfolio and AHA's influence in the affordable housing market while becoming a catalyst for community revitalization.

Goal No.3 Accomplishments :

- AHA has begun various land assemblage initiatives around communities in the midst of revitalization to further stabilize the community and serve as "a catalyst for community revitalization."
- Advanced the development activities of AHA's Olympic Legacy Programs. Since July 1, 2001, four financial closings have occurred relating to the development of 604 mixed income, multifamily rental apartments. Two additional financial closings are projected to occur before June 30, 2002 relating to the development of 162 mixed income, multifamily rental apartments.
- Successfully applied for and received an additional 444 Housing Choice voucher to be used for the relocation of families from Capitol Homes.
- Explored the development and establishment of various financial vehicles, including lines of credit, to further support AHA's diversification strategies.
- Explored developing and establishing the use of project-based financing strategies to secure affordable housing for selected low-income clients.

Goal No. 4: Promote and support resident economic self-sufficiency and upward mobility out of public housing.

Goal No.4 Accomplishments:

- Implemented two dynamic new community leasing initiatives for AHA's Affordable Housing Communities designed to enhance the quality of life for applicants to, and residents of, AHA's Affordable Housing Communities.

- Workforce Enterprise Program has developed approximately 142 business partnerships with agencies and organizations to assist with placing residents in full-time and part-time employment.
- AHA is working in collaboration with the Atlanta Public Schools to enhance the educational performance of school-age children in AHA's communities, with particular emphases on truancy, skills achievement, and career visioning.
- AHA continues its commitment to its youth by collaborating with various service providers, including the Boys and Girls Club and the YMCA, for the delivery of youth programs and services.
- AHA has initiated its Housing Choice Homeownership Program which is designed to make the dream of affordable homeownership a reality for qualified AHA clients.
- AHA applied for and received \$500,000 in Resident Opportunity and Self-Sufficiency (ROSS) grant funding for the operation of the Worker Education and Apprenticeship Training Program (WEATP).

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PH Name The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: TBD Replacement Housing Factor Grant No:	Federal FY of Grant 2002
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number (_____)
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending	<input type="checkbox"/> Final Performance and Evaluation Statement	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$2,907,142.86			
	Management Improvements Hard Costs				
4	1410 Administration	\$1,453,571.43			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,200,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,349,300.00			
10	1460 Dwelling Structures	\$6,175,700.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structure	\$815,000.00			
13	1475 Nondwelling Equipment	\$635,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$14,535,714.29	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs	\$1,446,287.87			
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of Grant		2002			
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD						
Development General Description of Major Work		Replacement Housing Factor Grant No:						
Number	Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA6-003 Capitol Homes								
	Site Improvements: Emergency and Health and Safety Issues	1450		\$150,000.00				
GA6-004 Grady Homes								
	Dwelling Structures: Emergency and Health and Safety Issues	1460		\$100,000.00				
	Site Improvements: Emergency and Health and Safety Issues (Sewer & Storm Drains)	1460		\$100,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00				
GA6-010 University Homes								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$56,800.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$75,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$280,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$400,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00				
GA6-011 Antoine Graves								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$88,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$50,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002				
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002				
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:						
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Total Actual Cost	Status of Work
							Funds Obligated	Funds Expended
GA6-012 Bowen Homes								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$250,000.00				
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$200,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$370,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$50,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$50,000.00				
GA6-013 John O. Chiles								
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$70,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$100,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:			Grant Type and Number		Federal FY of	2002		
The Housing Authority of the City of Atlanta, Georgia			Capital Fund Program Grant No:	TBD	Federal FY of	2002		
Development Number	General ID	Description of Major Work Categories	Replacement Housing Factor Grant No:					
Name/HA-Wide Activities			Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended
GA6-017 Thomasville Heights								
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$50,000.00			
		Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$10,000.00			
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$166,000.00			
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$15,000.00			
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00			
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00			
GA6-020 Hollywood Court								
		Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$25,000.00			
		Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$128,000.00			
		Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$10,000.00			
		Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$50,000.00			
		Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$15,000.00			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of	2002			
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:	TBD	Federal FY of	2002			
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:				Total Estimated Cost	Total Actual Cost	Status of Work
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
GA6-023 Englewood Manor								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$50,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$25,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$210,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$50,000.00				
GA6-024U -Rescue Villa								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$15,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$25,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$55,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$10,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$10,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002				
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost			
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA6-025 Georgia Avenue								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$53,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$10,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$10,000.00				
GA6-026 Graves Annex								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00				
	ADA/504 Compliance - Dwelling Units	1460		\$25,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$20,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$39,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002				
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002				
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:			Total Estimated Cost		Total Actual Cost	Status of Work
Name/HA-Wide Activities		Dev. Acct No.	Quantity		Original	Revised	Funds Obligated	Funds Expended
GA6-027 Roosevelt House								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450			\$25,000.00			
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460			\$75,000.00			
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460			\$100,000.00			
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460			\$25,000.00			
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470			\$75,000.00			
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475			\$25,000.00			
GA6-028 Bankhead Courts								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450			\$75,000.00			
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460			\$50,000.00			
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460			\$227,000.00			
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460			\$15,000.00			
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470			\$25,000.00			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002					
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002					
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:			Total Estimated Cost	Total Actual Cost	Status of Work		
Name/HA-Website Activities		Dev. Acct No.	Quantity		Original	Revised	Funds Obligated	Funds Expended	
GA6-029 Leila Valley									
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450			\$25,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460			\$15,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460			\$87,500.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460			\$5,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470			\$10,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475			\$15,000.00				
GA6-031 Jonesboro South									
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450			\$20,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460			\$10,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460			\$70,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460			\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470			\$10,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475			\$25,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		GrantTypeandNumber	FederalFYof	2002				
TheHousingAuthorityoftheCityofAtlanta,Georgia		CapitalFundProgramGrantNo: TBD	FederalFYof	2002				
Development Number	GeneralDescriptionof Categories	MajorWork Dev. AcctNo.	Quantity	TotalEstimatedCost	TotalActualCost			
Name/HA-Wid eActivities				Original	Revised	FundsObligated	FundsExpended	StatusofWork
GA6-032 Jonesboro North								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$15,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$101,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$15,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$10,000.00				
GA6-037 Herndon Homes								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$250,000.00				
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$50,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$174,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002		
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:	Federal FY of	2002		
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:	Total Estimated Cost		Total Actual Cost	
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Original	Revised	
				Funds Obligated	Funds Expended	Status of Work
GA6-043 Juniper-10th						
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$15,000.00		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$78,000.00		
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$15,000.00		
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$15,000.00		
GA6-044 Westminster						
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$2,500.00		
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$25,000.00		
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$15,000.00		
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$2,500.00		
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$5,000.00		
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$5,000.00		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002	
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002	
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:			
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost
				Original	Revised
				Funds Obligated	Funds Expended
					Status of Work
GA6-045 Peachtree Road					
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$15,000.00	
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$200,000.00	
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$84,000.00	
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00	
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$10,000.00	
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00	
GA6-047 Cheshire Bridge Road					
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00	
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$50,000.00	
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$72,500.00	
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00	
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00	
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002			
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002			
Development Number		Replacement Housing Factor Grant No:					
General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
Name/HA-Website Activities				Original	Revised	Funds Obligated	Funds Expended
							Status of Work
GA6-048 Piedmont Road							
Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work		1450		\$25,000.00			
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work		1460		\$200,000.00			
Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work		1460		\$109,000.00			
Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work		1460		\$25,000.00			
Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work		1470		\$50,000.00			
Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services		1475		\$10,000.00			
GA6-052 Marian Apartments							
Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work		1450		\$15,000.00			
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work		1460		\$25,000.00			
Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work		1460		\$100,000.00			
Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work		1460		\$75,000.00			
Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work		1470		\$15,000.00			
Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services		1475		\$15,000.00			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName: The Housing Authority of the City of Atlanta, Georgia Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Federal FY of		2002		Status of Work
		Capital Fund Program Grant No:	TBD	Federal FY of	Federal FY of	2002	2002	
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
GA6-053 Hightower Manor								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$15,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$53,300.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$10,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$15,000.00				
GA6-054 Barge Road								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$15,000.00				
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$100,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$50,800.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$25,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00				
GA6-056 Martin Street Plaza								
	Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$150,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$46,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$5,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002				
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost			
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA6-058 Marietta Road								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$10,000.00				
	Building Envelope: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work	1460		\$25,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$58,300.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$15,000.00				
GA6-060 Eastlake Highrise								
	Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work	1450		\$5,000.00				
	ADA/504 Compliance - Dwelling Units	1460		\$25,000.00				
	Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work	1460		\$34,000.00				
	Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work	1460		\$25,000.00				
	Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work	1470		\$15,000.00				
	Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services	1475		\$25,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number		Federal FY of		2002		
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No:	TBD		Federal FY of		2002	
Development Number		Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost		
General Description of Major Work Categories		Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA6-064 Cosby Spear Towers								
Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work		1450		\$15,000.00				
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work		1460		\$50,000.00				
Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work		1460		\$166,800.00				
Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work		1460		\$25,000.00				
Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work		1470		\$180,000.00				
Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services		1475		\$25,000.00				
GA6-066 M.L. King								
Site Improvements: Sewer/Storm Drains, Landscaping and Erosion Control, Lighting, Parking Lot, Recreation Area, Public Space and Associated Work		1450		\$15,000.00				
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and Associated Work		1460		\$10,000.00				
Dwelling Structures: Interior Improvements, Vacancy Preparation, HQS, Extraordinary Maintenance, and Associated Work		1460		\$68,000.00				
Major Systems: HVAC, Plumbing, Electrical, Mechanical Systems and associated work		1460		\$50,000.00				
Non-dwelling Structures: Management/Maintenance/Community Facilities, Public Rest Rooms, Community Kitchens and Associated Work		1470		\$25,000.00				
Non-dwelling Equipment: Office furniture and equipment for community rooms and common areas/heavy equipment used in maintenance and delivery of building services		1475		\$15,000.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number	Federal FY of	2002				
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost			
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Status of Work
GA6-999 Authority Wide								
	MIP: Administrative and Technological Improvements	1408		\$1,144,039.33				
	MIP: Resident Services	1408		\$316,815.66				
	MIP: Security Costs	1408		\$1,446,287.87				
	Administration Costs	1410		\$1,453,571.43				
	Fees and Costs: Consultant	1430		\$1,200,000.00				
	Non-dwelling Equipment: Computer Hardware	1475		\$95,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number	Federal FY of	2002				
The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: TBD	Federal FY of	2002				
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
Grand Total				\$14,535,714.29				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHAName:

The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number

Capital Fund Program Grant No: **TBD**
 Replacement Housing Factor Grant No:

Federal FY of

2002

Development Number
 Name/HA-Wide
 Activities

All Funds Obligated
 (Quarter Ending Date)

All Funds Expended
 (Quarter Ending Date)

Reasons for Revised Target Dates

	Original	Revised	Actual	Original	Revised	Actual
GA6-003 Capitol Homes	3/31/04			9/30/05		
GA6-004 Grady Homes	3/31/04			9/30/05		
GA6-010 University Homes	3/31/04			9/30/05		
GA6-011 Antoine Graves	3/31/04			9/30/05		
GA6-012 Bowen Homes	3/31/04			9/30/05		
GA6-013 John O. Chiles	3/31/04			9/30/05		
GA6-014 Palmer House	3/31/04			9/30/05		
GA6-016 McDaniel Glenn	3/31/04			9/30/05		
GA6-017 Thomasville Heights	3/31/04			9/30/05		
GA6-020 Hollywood Court	3/31/04			9/30/05		
GA6-023 Englewood Manor	3/31/04			9/30/05		
GA6-024 U - Rescue Villa	3/31/04			9/30/05		
GA6-025 Georgia Avenue	3/31/04			9/30/05		
GA6-026 Graves Annex	3/31/04			9/30/05		
GA6-027 Roosevelt House	3/31/04			9/30/05		
GA6-028 Bankhead Courts	3/31/04			9/30/05		
GA6-029 Leila Valley	3/31/04			9/30/05		
GA6-031 Jonesboro South	3/31/04			9/30/05		
GA6-032 Jonesboro North	3/31/04			9/30/05		
GA6-037 Herndon Homes	3/31/04			9/30/05		
GA6-043 Juniper -10th	3/31/04			9/30/05		
GA6-044 Westminster	3/31/04			9/30/05		
GA6-045 Peachtree Road	3/31/04			9/30/05		
GA6-047 Cheshire Bridge Road	3/31/04			9/30/05		

Note: Obligation and Expenditure dates are based upon availability of funds on

October 1, 2002 and will be adjusted to reflect actual fund availability date.

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHANA me:

The Housing Authority of the City of Atlanta, Georgia

Grant Type and Number

Capital Fund Program Grant No: **TBD**
 Replacement Housing Factor Grant No:

Federal FY of

2002

Development Number
 Name/HA-Wide
 Activities

All Funds Obligated
 (Quarter Ending Date)

All Funds Expended
 (Quarter Ending Date)

Reasons for Revised Target Dates

	Original	Revised	Actual	Original	Revised	Actual
GA6-048 Piedmont Road	3/31/04			9/30/05		
GA6-052 Marian Apartments	3/31/04			9/30/05		
GA6-053 Hightower Manor	3/31/04			9/30/05		
GA6-054 Barge Road	3/31/04			9/30/05		
GA6-056 Martin Street Plaza	3/31/04			9/30/05		
GA6-058 Marietta Road	3/31/04			9/30/05		
GA6-060 Eastlake Highrise	3/31/04			9/30/05		
GA6-064 Cosby Spear Towers	3/31/04			9/30/05		
GA6-066 M.L. King	3/31/04			9/30/05		
GA6-999 Authority Wide	3/31/04			9/30/05		

Note: Obligation and Expenditure dates are based upon availability of funds on October 1, 2002 and will be adjusted to reflect actual fund availability date.

AttachmentK
Mixed-Income, Mixed Finance Communities Ceiling Rate Rent Schedule
Based Upon Tax Credit Levels
(As of January 18, 2002)

MIXED INCOME, MIXED FINANCE COMMUNITIES FLAT RATE RENT SCHEDULE BASED UPON TAX CREDIT LEVELS							
DEVELOPMENT	1 BEDROOM	2 BEDROOMS 1 BATH	2 BEDROOMS 2 BATH	2 BEDROOMS 1 1/2 BATH TOWNHOUSE	2 BEDROOMS 2 BATH GARDEN	3 BEDROOMS 2 BATH	4 BEDROOMS
Centennial Place	\$627	\$739	\$739	N/A	N/A	\$855	\$1026
The Villages of East Lake	\$663	N/A	\$875	N/A	N/A	\$889	\$951
Village of Castleberry Hill	\$600	\$665	\$785	N/A	N/A	\$800	N/A
Summerdale Commons (60% Tax Credit Level)	\$736	N/A	\$879	\$876	\$879	\$1007	N/A
Columbia Village	N/A	N/A	\$600	N/A	N/A	\$695	\$770
Ashley Courts at Cascade	\$723	\$882	N/A	\$872	N/A	\$1005	\$1142
Magnolia Park	\$630	\$738	\$760	N/A	N/A	\$859	N/A
Ashley Terrace at West End	\$736	\$882	\$880	N/A	N/A	N/A	N/A
Villages at Carver	\$623	\$717	\$711	\$704	N/A	\$791	\$874

Revised 12/17/96



THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

SITE-BASED WAITING LIST POLICY

Effective: December 19, 1996

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA SITE-BASED WAITING LIST POLICY

I. INTRODUCTION

The Housing Authority of the City of Atlanta, Georgia ("AHA") will use as site-based waiting list for on-site and off-site public housing replacement units developed and/or acquired as a part of the Olympic Legacy Program. The Olympic Legacy Program involves the comprehensive revitalization of five of its most distressed communities (Techwood Homes, Clark Howell Homes, East Lake Meadows, John Hope Homes and John Eagan Homes (collectively, the "Olympic Legacy Communities") as mixed-income communities, all as fully described in letters, dated February 5, 1996 and May 2, 1996, and November 14, 1996 and December 12, 1996 from AHA to the U.S. Department of Housing and Urban Development ("HUD"). The background and facts relating to the AHA's agreement to use the site-based waiting list approach is managing the replacement housing unit on and off-site for the Olympic Legacy Communities are set forth in the letters dated February 5, 1996, and May 2, 1996, and November 14, 1996 and December 12, 1996 from AHA to HUD, and in the HOPE VI Grant Agreement, dated August 12, 1995, as amended ("HOPE VI Grant Agreement.") HUD's authorization and approval of using the site-based waiting list approach are set forth in its letters dated June 28, 1996 and December 13, 1996 to the AHA. AHA intends to implement these provisions in a method to fairly address the equity issues of the public housing eligible applicants for housing who were on AHA's centralized waiting list as of September 10, 1996, and applicants since that date for housing at each site, including replacement housing sites. AHA will use this Site-based Waiting List Policy ("Policy") to ensure a measure of consistency in the administration of each independent site-based waiting list for public housing-assisted units.

On-site and off-site replacement public housing eligible units developed and/or acquired for the Olympic Legacy Communities will be operated with fully independent site-based waiting lists administered according to this Policy. This Policy describes the basic operational aspects of each site-based waiting list and is designed to assure general consistency in the application of the guiding principles established by HUD in the approval process. This Policy is applicable only to those units of public housing contained within the Olympic Legacy Communities and those public housing units designated at off-site replacement developments under the Olympic Legacy Program. The Policy provides a framework for the operations at each of those sites. The management plans and marketing plans for the sites will provide additional details on the operation of the particular site-based waiting list.

To the extent that this Policy is in conflict with provisions in the Further Assurances Agreements (or the Redevelopment Cooperative Agreement in the case of East Lake Meadows) for any Community, the provisions of the particular Agreement will govern to the extent of the conflict.

II. PURPOSE

AHA is using the site-based waiting list approach to strengthen the concepts of community improvement and family self-sufficiency within each of the replacement housing sites. Applicants will be provided with the opportunity, proactively, to select the housing of their choice. Applicants will have the opportunity to review the location, amenities, job opportunities, social programs, schools, and neighborhoods to determine interest in the specific community.

This proactive step is the beginning of the applicants' move toward family self-sufficiency. Applicants will select the housing of their choice and make a conscious decision to commit to the community, instead of just taking the housing offered without any applicant role in the selection of the housing. Such empowerment will allow applicants to experience a profound sense of pride which comes when one takes responsibility for selecting housing suitable for an applicant's family. At the time of selection, a relationship between the Property Manager and the applicant will be established. AHA expects this pride and relationship to extend to the applicant's maintenance and respect for his or her apartment and the overall community. As a condition for living in any Olympic Legacy Community, on-site or off-site, applicants will agree to participate in the self-sufficiency program with supportive services. The self-sufficiency program is mandatory with certain limited exceptions.

III. OPENINGS AND CLOSINGS OF THE WAITING LIST

The waiting list for each community will be opened following a public notice in a newspaper of general public circulation. The public notice will contain the following information:

1. Site Location;
2. Application Procedure -(Lottery, Date/Time, etc.);
3. Availability of unit sizes;
4. Identification of basic eligibility criteria for applicants; and
5. Fair Housing Logo or statement.

AHA will review the basic text and organization of the proposed advertisement as a part of the review of the management agent's management plan and marketing plan for the community. The management agent will be responsible for maintaining copies of all advertisements in a marketing file. The management agent will advise the AHA of its intention to open a site-based waiting list, in writing, before the opening of the site-based waiting list. The management agent will form a plan at this notice in a method to allow prominent public posting of the information in AHA's Central Application Office. This posting will allow

any applicants who visit the Central Office or place an application to be informed about the full array of other housing opportunities that are available from time to time.

The management agent will also assure the publication of the opening or closing of the waiting list in selected newspapers of general public circulation and minority orientation and circulation to broaden the impact of the marketing efforts. The selection of such newspapers will be in accordance with the marketing plan of the management agent.

If the management agent closes the site-based waiting list due to an excess of applicants that cannot be reasonably served in the foreseeable future, the closing of the waiting list will be publicized in a newspaper of general public circulation. The management agent will provide advance written notice to the AHA of the closing. The management agent will again inform the notice in a method to allow prominent public posting of the information in AHA's Central Applications Office.

IV. APPLICATION PROCESS

Applicants will follow the procedures specified by the management agent in the completion of the application, related documents and verifications.

V. MANAGEMENT OF THE SITE-BASED WAITING LIST

The management agent will organize the site-based waiting list in the manner described in the management plan for the site. The management agent will maintain the information supporting the waiting list organization at the site. This information may include a preapplication form, application form or other similar documents. The management agent will select the applicants from the waiting list for review and consideration in strict accordance with the procedures set forth in its management plan. Selections will be in writing and will be documented in the files of the applicants. Appropriate verifications will be maintained at the site.

Applicants physically unable to complete an application at the site due to disabilities or handicaps may be afforded the opportunity initially to apply in writing by mail. However, applicants selected for interviews may be required to attend an appointment at the site to provide required verifications for occupancy consideration.

If an applicant states that the applicant is unable to apply in person at a site, then AHA will facilitate the application by providing the applicant with a referral card. The referral card may be directed to the community to which the individual desires to place an application. This referral card will enable the site to send an application to the applicant. The applicant will return the completed application to the site by mail or in person. Once the applicant is

considered for placement in the community, the application will receive final processing in the community and the applicant may be required to visit the community to complete the application processing and eligibility determination.

VI. SELECTION PREFERENCES - LOCAL AND FEDERAL

The management agent will provide information on the preferences to be used in the selection of families at the site. This information will be contained in the management plan for the site. AHA will review and approve these preferences in advance. Generally, AHA expects that the preferences will coincide with the local preferences adopted by AHA in its current Admissions and Continued Occupancy Policy ("ACOP"). Management agents will be required to use the preferences specified in the ACOP unless AHA has provided other specific approval. If the preferences vary significantly from the policies provided in the ACOP previously approved by HUD, AHA will review these preferences with HUD before their use.

VII. ORDER OF APPLICANTS

The method of opening the waiting list may determine the organization of applicants on the waiting list. Waiting lists sorted by lottery will be placed in a numerical order with the appropriate organization within the preferences. Waiting lists placed by date and time order will be organized in this manner with the appropriate organization for preferences. In either event, returning residents pursuant to a particular Further Assurances Agreement (or Redevelopment Cooperative Agreement, in the case of East Lake Meadows), will be placed on the applicable site-based waiting list prior to the placement of non-returning residents or other applicants on that applicable site-based waiting list.

AHA will provide applicants on the waiting list as of September 10, 1996, with the opportunity to maintain their date and time order in the development of site-based waiting lists. AHA will facilitate this process by providing information on AHA applicants as of September 10, 1996, to each management agent opening a site-based waiting list. The information provided by AHA will include the applicant's name and the date and time of application.

The management agent will use this information and place applicants on the site-based waiting list in the date and time order specified according to the applicants' verified preference status, if any. Applicants will be required to advise the management agent of any previous application with AHA in order to enable the management agent to use this previous date and time. Applicants will be advised that although an applicant has maintained the date and time order of the application originally placed with AHA, applicants will be selected according to the specific selection preferences of the site, as

SITE-BASED WAITING LIST POLICY
PAGE 5

approved by AHA. This process will be terminated as soon as the effective date of applications on the waiting list exceeds the September 10, 1996 date. In this manner, AHA will provide each of the long standing preexisting applicants to AHA an equitable opportunity to secure public housing -assisted unit.

As a one time action, AHA will advise each applicant on the waiting list as of September 10, 1996 of the following information:

1. There will be site -based waiting lists in the future upon which current applicants to AHA public housing can place an application.
2. Applicants will be able to use their current date and time position on the AHA waiting list for the application at the site -based waiting list.
3. Applicants must advise the management agent at the site -based waiting list location that they applied for housing with the AHA on or before to September 10, 1996. This will enable the management agent to secure the correct information from AHA on their previous application date and time.
4. Upon applicants request, AHA will specify to these applicants their date and time of application for their files.

VIII. SCREENING CRITERIA

The screening criteria for the Olympic Legacy Communities may exceed the criteria of the Admissions and Continued Occupancy Policy of AHA. The criteria will be designed objectively to screen applicants for housing to ensure the placement of persons prepared to meet the conditions of the lease and family self -sufficiency obligations as required. Site based policies and management plans will address the method of requesting an informal review of the screening decision.

IX. UNIT OFFERS AND REJECTIONS

AHA intends that the Olympic Legacy Communities will operate with a large degree of independence to foster the specific goals of a mixed income community. Unit offers will be made in accordance with the methods specified in the management plan and related site based policies. Generally, the management agent will afford an applicant that has successfully completed the screening process an opportunity to lease the next available unit(s). Unit offers will be accomplished in the order of placement on the site -based waiting list to the extent administratively feasible. If an applicant rejects the unit(s) offered, the applicant will lose his or her place on the waiting list in accordance with the site -based

policies. Said rejection will not automatically affect the position of the applicant on any other waiting list for AHA housing whether site-based or centralized.

X. DISTRIBUTION OF INFORMATION - AHA AND SITES

AHA will maintain information on the availability of site-based waiting lists. Information posted in the AHA Central Office will include the dates of all open site-based waiting lists and basic information on the specific sites. Site information will include the locations, unit sizes, amenities, and accessibility for handicapped or disabled persons. AHA will maintain the appropriate fair housing postings.

Each site will make available appropriate leasing information related to on-site amenities, facilities, social services, schools, and accessibility for handicapped or disabled persons at the site. Required Fair Housing information will be maintained at all times.

XI. AHA APPLICATIONS, PUBLIC NOTICES AND WAITING LIST PURGES

AHA's application form for the public housing program will include an advisory notice to the applicant that additional sites exist or will exist in the future. The notice will also indicate that applicants must apply directly to the site in order to maintain a position on the site-based waiting list.

Future openings of the AHA waiting lists will include a statement that there will be other locations where applications may be placed. In addition, the advertisement will state that future openings of the waiting list will be noticed in a newspaper of general circulation and AHA's Central Applications Office. As stated above, the AHA's Application Office will maintain this information in a public display.

XII. PURGING OF WAITING LISTS

Each management plan will indicate when the management company will purge the site-based waiting list to update information on applicants for the public housing program. Generally, a letter is mailed to the applicant with a requirement to be returned to the management company within a specific time. The returned letter includes basic information updates and an affirmative statement that advises of the continued interest of the applicant in the public housing program or a public housing-assisted unit. Applicants who do not respond to the letter are removed from the site-based waiting list. In the future, the management company will include information in the letter to the applicants on the existing site-based waiting list to advise them of the ability to apply for public housing in the

various sites with site-based waiting lists or with AHA's centralized waiting list. The letter will also advise the applicant that other site-based waiting lists may open by public notice in the newspaper. Applicants will also be advised that the Central Applications Office maintains information on site-based waiting lists.

XIII. TRANSFERS

All transfers will be resolved with each individual Olympic Legacy Community. Residents may request transfers following the conditions specified in the site-based transfer plans. Management agents will address these requests in accordance with the policies specified. AHA will not transfer existing residents to these communities, except as returning residents under relocation efforts of AHA.

XIV. REVIEW OF SITE OPERATIONS

AHA will provide for oversight of the site-based waiting list through several different methods. Management agents will provide monthly reports to AHA on the leasing efforts. These reports provide information on occupancy, leasing, work orders, unit turnaround, and financial status. AHA will review these documents, reports and statements regularly. The management plans, regulatory and operating agreements and the marketing plans specify document retention as required by the HUD regulations. These records include the related application documents, waiting lists, publications, and letters to applicants. AHA will ensure the review of these documents to determine the accurate utilization of the waiting list by the management agent. This review may be accomplished by an independent auditor, AHA staff, or management reviews conducted by private agents contracted to perform these reviews. If AHA determines problems with the operation of the site-based waiting list, AHA will undertake the appropriate measures to resolve said problems.

**MIXED-INCOME, MIXED -FINANCE COMMUNITY ADDENDUM
TO THE AHA SITE -BASED WAITING LIST POLICY
Original AHA Site -Based Waiting List Policy Effective: December 19, 1996
Addendum to the Site -Based Waiting List Policy Effective: June 25, 1999**

I. INTRODUCTION

The Housing Authority of the City of Atlanta, Georgia ("AHA") will use this Mixed -Income, Mixed-Finance Community Addendum to the Site -Based Waiting List Policy ("Policy") to set forth the circumstances in which AHA will use a site -based waiting list. These circumstances include housing communities in which AHA assists directly, or indirectly, on -site and off -site public housing -eligible units developed and/or acquired as a part of a Mixed -Income, Mixed -Finance Community. This development and acquisition activity includes circumstances in which AHA is a sponsor, partner, and/or developer. AHA defines a Mixed -Income, Mixed -Finance Community to be a community that is:

- a) Developed, acquired or obligated, using public housing development funds and/or public housing operating funds, and using financial sources outside of the traditional public housing program; and
- b) In which the income levels of residents are mixed.

Such financial sources outside of the traditional public housing program include, but are not limited to, tax credits, bond financing, Community Development Block Grant, HOME Funds, state or local funds, private foundation funding, loans proceeds and other related forms of housing funding. The AHA will implement these site -based provisions in a fair and equitable manner. AHA will use this Mixed -Income, Mixed -Finance Addendum to the Site -Based Waiting List Policy ("Policy") to ensure a measure of consistency in the administration of each independent site -based waiting list for public housing -eligible units.

On-site and off -site public housing eligible units developed and/or acquired for the Mixed -Income, Mixed -Finance communities will be operated with fully independent site -based waiting lists administered according to this addendum to the Olympic Legacy Site -Based Waiting List Policy. This Policy describes the basic operational aspects of each site -based waiting list and is designed to assure general consistency in the application of the guiding principles established by the United States Department of Housing and Urban Development ("HUD") in the approval process. This Policy is applicable only to public housing -eligible units contained within the Mixed-Income, Mixed -Finance Communities. The Policy provides a framework for the operations at each of those sites. The Management Plans and Marketing Plans for the sites will provide additional details on the operation of the particular Mixed -Income, Mixed -Finance Site -Based Waiting List.

To the extent that this Policy is in conflict with provisions in the Further Assurances Agreements for any community, the provisions of the particular Agreement will govern to the extent of the conflict.

II. PURPOSE

AHA is using the site -based waiting list approach to strengthen the concepts of community improvement and family self -sufficiency within each of the replacement housing sites. Applicants will be provided with the opportunity, proactively, to select the housing of their choice. Applicants will have the opportunity to review the location, amenities, job opportunities, social programs, schools, and neighborhoods to determine interest in the specific community.

This proactive step is the beginning of the applicants' move toward family self -sufficiency. Applicants will select the housing of their choice and make a conscious decision to commit to the community, instead of just taking the housing offered without any applicant role in the selection of the housing. Such empowerment will allow applicants to experience a profound sense of pride which comes when one takes responsibility for selecting housing suitable for an applicant's family. At the time of selection, a relationship between the Property Manager and the applicant will be established. AHA expects this pride and relationship to extend to the applicant's maintenance and respect for his or her apartment and the overall community. As a condition for living in any Mixed -Income, Mixed -Finance Community, on -site or off -site, applicants, except elderly and disabled, will be required to participate in the self -sufficiency program with supportive services. The self -sufficiency program will be mandatory with certain limited exceptions.

III. OPENINGS AND CLOSINGS OF THE WAITING LIST

The waiting list for each community will be opened following a public notice in a newspaper of general public circulation. The public notice will contain the following information:

1. Site Location,
2. Application Procedure -(Lottery, Date/Time, etc.),
3. Availability of unit sizes,
4. Identification of basic eligibility criteria for applicants, and
5. Fair Housing Logo or statement.

AHA will review the basic text and organization of the proposed advertisement as a part of the review of the Management Agent's management plan and marketing plan for the community. The Management Agent will be responsible for maintaining copies of all advertisements in a marketing file. The Management Agent will advise the AHA of its intention to open a site -based waiting list, in writing, before the opening of the site -based waiting list. The Management Agent will format this notice in a method to allow prominent public posting of the information in AHA's Central Application Office. This posting will allow any applicants who visit the Central Office to place an application to be informed about the full array of other housing opportunities that are available from time to time.

The Management Agent will also assure the publication of the opening or closing of the waiting list in selected newspapers of general public circulation and minority orientation and circulation

to broaden the impact of the marketing efforts. The selection of such newspapers will be in accordance with the marketing plan of the Management Agent.

If the Management Agent closes the site -based waiting list due to an excess of applicants that cannot be reasonably served in the foreseeable future, the closing of the waiting list will be publicized in a newspaper of general public circulation. The Management Agent will provide advance written notice to the AHA of the closing. The Management Agent will again format the notice in a method to allow prominent public posting of the information in AHA's Central Applications Office.

IV. APPLICATION PROCESS

Applicants will follow the procedures specified by the Management Agent in the completion of the application, related documents and verifications.

V. MANAGEMENT OF THE SITE -BASED WAITING LIST

The Management Agent will organize the site -based waiting list in the manner described in the management plan for the site. The Management Agent will maintain the information supporting the waiting list organization at the site. This information may include a pre-application form, application form or other similar documents. The Management Agent will select the applicants from the waiting list for review and consideration in strict accordance with the procedures set forth in its management plan. Selections will be in writing and will be documented in the files of the applicants. Appropriate verifications will be maintained at the site.

Applicants physically unable to complete an application at the site due to disabilities or handicaps may be afforded the opportunity initially to apply in writing by mail or by telephone. However, applicants selected for interviews may be required to attend an appointment at the site to provide required verifications for occupancy consideration.

If an applicant states that the applicant is unable to apply in person at a site, then AHA will facilitate the application by providing the applicant with a referral card. The referral card may be directed to the community to which the individual desires to place an application. This referral card will enable the Management Agent in the community to send an application directly to the applicant. The applicant will return the completed application directly to the site by mail or in person. Once the applicant is being considered for placement in the community, the application will receive final processing in the community and the applicant may be required to visit the community to complete the application processing and eligibility determination. AHA may also act as an application distribution point, rather than use a referral card, to assist interested persons to apply for housing in the Mixed -Income, Mixed -Finance Community.

VI. SELECTION PREFERENCES -LOCAL AND FEDERAL

The Management Agent will provide information on the preferences to be used in the selection of families at the site. This information will be contained in the management plan for the site.

AHA will review and approve these preferences in advance. Generally, AHA expects that the preferences will coincide with the local preferences adopted by AHA in its current Admissions and Continued Occupancy Policy ("ACOP"). Management Agents will be required to use the preferences specified in the ACOP unless AHA has provided other specific approval. If the preferences vary significantly from the policies provided in the ACOP previously approved by HUD, then AHA would review these preferences with HUD before that use.

VII. ORDER OF APPLICANTS

The method of opening the waiting list may determine the organization of applicants on the waiting list. Waiting lists sorted by lottery will be placed in a numerical order with the appropriate organization within the preferences. Waiting lists placed by date and time order will be organized in this manner with the appropriate organization for preferences. In either event, returning residents pursuant to a particular Further Assurances Agreement or Revitalization Plan will be placed on the applicable site-based waiting list prior to the placement of non-returning residents or other applicants on that applicable site-based waiting list.

AHA will provide applicants on the waiting list as of September 10, 1996, with the opportunity to maintain their date and time order in the development of site-based waiting lists. AHA will facilitate this process by providing information on AHA applicants as of September 10, 1996, to each Management Agent opening a site-based waiting list. The information provided by AHA will include the applicant's name and the date and time of application.

The Management Agent will use this information to place applicants on the site-based waiting list in the date and time order specified according to the applicants' verified preference status, if any. Applicants will be required to advise the Management Agent of any previous application with AHA in order to enable the Management Agent to use this previous date and time. Applicants will be advised that although an applicant has maintained the date and time order of the application originally placed with AHA, applicants will be selected according to the specific selection preferences of the site, as approved by AHA. This process will be terminated as soon as the effective date of applications on the waiting list exceeds the September 10, 1996 date. In this manner, AHA will provide each of the long-standing preexisting applicants to AHA an equitable opportunity to secure a public housing-assisted unit.

As a one-time action, AHA will advise each applicant on the waiting list as of September 10, 1996 of the following information:

1. There will be site-based waiting lists in the future upon which current applicants to AHA public housing can place an application.
2. Applicants will be able to use their current date and time position on the AHA waiting list for the application at the site-based waiting list.

3. Applicants must advise the Management Agent at the site -based waiting list location that they applied for housing with the AHA on or before to September 10, 1996. This will enable the Management Agent to secure the correct information from AHA on their previous application date and time.
4. Upon applicant's request, AHA will specify to these applicants their date and time of application for their files.

VIII. SCREENING CRITERIA

The screening criteria for the Mixed -Income, Mixed -Finance Communities may exceed the criteria of the Admissions and Continued Occupancy Policy of AHA. The cri teria will be designed objectively to screen applicants for housing to ensure the placement of persons prepared to meet the conditions of the lease and family self -sufficiency obligations as required. Site -based policies and management plans will address the method of requesting an informal review of the screening decision.

IX. UNIT OFFERS AND REJECTIONS

AHA intends that the Mixed -Income, Mixed -Finance Communities will operate with a large degree of independence to foster the specific goals of a Mixed -Income, Mixed -Finance community. Unit offers will be made in accordance with the methods specified in the management plan and related site -based policies. Generally, the Management Agent will afford an applicant that has successfully completed the screenin g process an opportunity to lease the next available unit(s). Unit offers will be accomplished in the order of placement on the site -based waiting list to the extent administratively feasible. If an applicant rejects the unit(s) offered, the applicant wi ll lose his or her place on the waiting list in accordance with the site -based policies. Said rejection will not automatically affect the position of the applicant on any other waiting list for AHA housing whether site -based or centralized.

X. DISTRIBUTION OF INFORMATION -AHA AND SITES

AHA will maintain information on the availability of site -based waiting lists. Information posted in the AHA Central Office will include the dates of all open site -based waiting lists and basic information on the speci fic sites. Site information will include the locations, unit sizes, amenities, and accessibility for handicapped or disabled persons. AHA will maintain the appropriate fair housing postings.

Each site will make available appropriate leasing information related to on -site amenities, facilities, social services, schools, and accessibility for handicapped or disabled persons at the site. Required Fair Housing information will be maintained at all times.

XI. AHA APPLICATIONS, PUBLIC NOTICES AND WAITING LIS T PURGES

AHA's application form for the public housing program will include an advisory notice to the applicant that additional sites exist or will exist in the future. The notice will also indicate that applicants must apply directly to the site in order to maintain a position on the site-based waiting list.

Future openings of the AHA waiting lists will include a statement that there will be other locations where applications may be placed. In addition, the advertisement will state that future openings of the waiting list will be noticed in a newspaper of general circulation and AHA's Central Applications Office. As stated above, the AHA's Application Office will maintain this information in a public display.

XII. PURGING OF WAITING LISTS

Each management plan will indicate when the Management Company will purge the site-based waiting list to update information on applicants for the public housing program. Generally, a letter is mailed to the applicant with a requirement to be returned to the Management Company within a specific time. The returned letter includes basic information updates and an affirmative statement that advises of the continued interest of the applicant in the public housing program or a public housing -assisted unit. Applicants who do not respond to the letter are removed from the site-based waiting list. In the future, the management company will include information in the letter to the applicants on the existing site-based waiting list to advise them of the ability to apply for public housing in the various sites with site-based waiting lists or with AHA via its centralized waiting list. The letter will also advise the applicant that other site-based waiting lists may open by public notice in the newspaper. Applicants will also be advised that the Central Applications Office maintains information on site-based waiting lists.

XIII. TRANSFERS

All transfers will be resolved within each individual Mixed -Income, Mixed -Finance Community. Residents may request transfers following the conditions specified in the site-based transfer plans. Management Agents will address these requests in accordance with the policies specified. AHA will not transfer existing residents to these communities, except as returning residents under relocation efforts of AHA.

XIV. REVIEW OF SITE OPERATIONS

AHA will provide for oversight of the site-based waiting list through several different methods. Management Agents will provide monthly reports to AHA on the leasing efforts. These reports provide information on occupancy, leasing, work orders, unit turnaround, and financial status. AHA will review these documents, reports and statements regularly.

The management plans, regulatory and operating agreements and the marketing plans specify document retention as required by the HUD regulations. These records include

the related application documents, waiting lists, publications, and letters to applicants. AHA will ensure the review of these documents to determine the accurate utilization of the waiting list by the Management Agent. This review may be accomplished by an independent auditor, AHA staff, or management reviews conducted by private agents contracted to perform these reviews. If AHA determines problems with the operation of the site-based waiting list, AHA will undertake the appropriate measures to resolve said problems.

Attachment N

CUSTOMER SERVICE AND SATISFACTION SURVEY STATEMENT ¹

The United States Department of Housing and Urban Development (“HUD”) conducted a Customer Service and Satisfaction Survey (“Survey”) of selected residents of The Housing Authority of the City of Atlanta, Georgia’s (“AHA”) public housing communities during the current Plan year. The results of that Survey were provided to AHA through HUD’s Resident Assessment Subsystem. HUD has scored the responses and requires AHA to address any areas where the HUD rating was less than 75%. AHA is hereby addressing those areas through AHA’s FFY2002 Annual Plan. The following represents AHA’s contemplated effort to address the areas indicated below ²:

Communication

Property Managers will work with members of the Resident Associations of each community, as a means to improving the communications system between management and residents. Additionally, postings of relevant resident information will be posted at the management office, and, as feasible, in areas most frequented by residents.

Property Management professionals will continue to present a professional and courteous office environment to all present and prospective residents, and encourage all resident families to take advantage of AHA programs designed to create a better community or to encourage resident families toward economic independence and self-sufficiency.

AHA has also implemented an applicant hotline to improve communication of the application process for all interested and prospective applicants. This measure, although primarily a tool beneficial to prospective applicants, is also one of many ways AHA is attempting to improve communication for all current and future tenants served.

Safety

AHA has undertaken an asset management mode of operation to ensure the professional delivery of security services to AHA residents. This provision allows

¹This Customer Service and Satisfaction Survey Statement is provided in this FFY2002 Annual Plan pursuant to the requirements of the United States Department of Housing and Urban Development (“HUD”) and is submitted without prejudice to, or waiver of, AHA’s right to contest and/or appeal the methodology, results, or validity of the Customer Service and Satisfaction Survey, or AHA’s score on this or any other component of the Public Housing Assessment System.

²Please note that AHA has not received any specific documentation or information identifying which residents or communities raised the concerns, and therefore AHA is prevented from taking a targeted approach to address concerns which may be limited to one or a few communities or individuals. As such, AHA must take a more generalized approach, when addressing the alleged concerns.

for the patrol of conventional communities by off-duty police officers, referred to as the Impact Team. These Impact Team officers have the power of arrest at any and all AHA communities under patrol. The use of Impact Team officers, combined with on-site security personnel, will improve the safety and security concerns of AHA's residents.

Additionally, AHA has and will continue encouraging residents to observe good safety and crime prevention habits. Residents will also be encouraged to participate with Property Management professionals, Atlanta Police Department officers, other law enforcement officers, the AHA community, and the broader Atlanta community in individual and coordinated efforts to reduce crime and conditions which might lead to crime. Such efforts will include, but not be limited to, briefings by AHA Protective Services representatives, coordinated efforts by Private Management Company Security Services personnel, AHA and Private Management Company representatives, and posters/flyers, when necessary, to make residents aware of the Crime Prevention Programs provided in their communities.

Property Managers shall continue to enforce the dwelling lease and ensure that appropriate action is taken when criminal activity is identified. Property Managers shall also maintain Uniform Physical Condition Standards to ensure that safety issues such as lighting, broken locks, and windows are repaired promptly.

Neighborhood Appearance

Since the completion of the HUD Customer Service Satisfaction Surveys (November 2001) AHA's portfolio of communities have undergone a variety of beautification projects. Through the direction of AHA, the Private Management Companies managing AHA's affordable housing portfolio have made tremendous efforts toward improving the overall physical appearance of AHA's public housing communities. This neighborhood appearance improvement strategy has resulted in more pleasant surroundings for residents. AHA will continue encouraging its Private Management Companies to keep up the positive work of presenting AHA conventional communities in the best possible light, as quality places to live and grow in the City of Atlanta.

Attachment O

SECTION 15 AFFORDABLE HOUSING COMMUNITY SITE -BASED WAITING LIST POLICY

15-1. INTRODUCTION.

The Housing Authority of the City of Atlanta, Georgia ("AHA") will use this Affordable Housing Community Site -Based Waiting List Policy ("Policy") to set forth the policy governing the administration of the Site -Based Waiting Lists at:

One or more of AHA's current thirty-four (34) conventional public housing communities, which serve eligible low income, very low income and extremely low income families (herein, collectively, the "Affordable Housing Communities").

The AHA will cause this Policy to be implemented in a fair and equitable manner. AHA will use this Policy to ensure consistency in the administration of each independent site -based waiting list for each Affordable Housing Community ("Community"). Each of AHA's Affordable Housing Communities will be operated with fully independent site -based waiting lists administered according to this Affordable Housing Site -Based Waiting List Policy.

This Policy describes the general operating principles of each Affordable Housing Community site -based waiting list and is designed to assure general consistency in the application of the guiding principles established by the United States Department of Housing and Urban Development ("HUD") under its pertinent law and regulations as reflected in this Policy. Each of AHA's Affordable Housing Communities is managed by a professional privately owned property management company (herein, the "Private Management Agent"). This Policy provides a framework for the operations at each of AHA's Affordable Housing Communities. The Management Plan with the Private Management Agents, approved by AHA (herein, the "Management Plan"), for each Community will provide additional details on the operation of each Community's Site -Based Waiting List.

15-2. PURPOSE.

AHA has adopted and is implementing the site -based waiting list approach to strengthen the concepts of community improvement and family self-sufficiency within each Affordable Housing Community. Applicants will be provided with the opportunity to select the housing of their choice. Applicants will have the opportunity to review the location, amenities, job opportunities, social programs, schools, and neighborhoods to determine interest in the specific Affordable Housing Community.

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This proactive step is the beginning of the applicants' move toward family self-sufficiency and economic independence. Applicants will select the Affordable Housing Community of their choice and make a conscious decision to commit to the Community, instead of just taking the housing offered without any applicant role in the selection of the housing. AHA believes such empowerment will allow applicants to experience a profound sense of pride, which comes from the responsibility for selecting housing suitable for an applicant's family. At the time of selection, a relationship between the Property Manager at each Community and the applicant will be established. AHA expects this pride and relationship to extend to the applicant's maintenance and respect for the family's apartment and the overall Community.

15-3. OPENINGS AND CLOSINGS OF THE WAITING LIST

The waiting list for each community will be opened following a public notice in a newspaper of general public circulation. The public notice will contain the following information:

- A. Site Location,
- B. Application Procedure (Lottery, Date/Time, etc.),
- C. Availability of unit sizes,
- D. Identification of basic eligibility criteria for applicants,
- E. Fair Housing Logo or statement, and
- F. Accessibility Logo or statement.

AHA will review the basic text and organization of the proposed advertisement as a part of the review of the Private Management Agent's management plan and marketing plan for the community. The Management Company will be responsible for maintaining copies of all advertisements in a marketing file. The Management Company will advise the AHA of its intention to open a site-based waiting list, in writing, before the opening of the site-based waiting list. The Private Management Agent will format this notice in a method to allow prominent public posting of the information in AHA's Central Office. This posting will allow any applicants who visit the Central Office to be informed about the full array of housing opportunities that are available from time to time.

The Private Management Agent will also assure the publication of the opening or closing of the site-based waiting list in selected newspapers of general public circulation and minority orientation and circulation to broaden the impact of the marketing efforts. The selection of such newspapers will be in accordance with the marketing plan of the Private Management Agent.

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If the Private Management Agent closes the site -based waiting list due to an excess of applicants that cannot be reasonably served in the foreseeable future, the closing of the waiting list will be publicized in a newspaper of general public circulation. The Private Management Agent will provide advance written notice to the AHA of the closing. The Private Management Agent will again format the notice in a method to allow prominent public posting of the information in AHA's Corporate Office.

15-4. APPLICATION PROCESS

Applicants will follow the procedures specified by the Private Management Agent in the completion of the pre -application, application, consents, related documents, and verifications.

15-5. MANAGEMENT OF THE SITE -BASED WAITING LIST

The Private Management Agent will organize the site -based waiting list in the manner described in the management plan for the site. The Private Management Agent will maintain the information supporting the site -based waiting list organization at the site. This information may include a pre -application form, application form or other similar documents. The Private Management Agent will select the applicants from the waiting list for review and consideration in accordance with the procedures set forth in AHA's Admissions and Continued Occupancy Policy ("ACOP"), and the Private Management Agent's management plan. Selections will be in writing and will be documented in the files of the applicants. Appropriate verifications will be maintained at the site. Applicants physically unable to complete an application at the site due to disabilities or handicaps may be afforded the opportunity initially to apply in writing by mail or by telephone. However, applicants selected for interviews may be required to attend an appointment at the site to provide required verifications for occupancy consideration.

If an applicant states that the applicant is unable to apply in person at a site due to the age or disability of the applicant, then AHA may facilitate the application by providing the applicant with a referral card. The referral card may be directed to the community to which the individual desires to place an application. This referral card will enable the Private Management Agent in the community to send an application directly to the applicant. The applicant will return the completed application directly to the site, preferably in person, or in special circumstances, by mail. Once the applicant is being considered for placement in the community, the application will receive final processing in the community and the applicant may be required to visit the community to complete the application processing, and eligibility and suitability determinations. AHA may also act as an application distribution point, rather than use a referral card, to assist interested elderly and disabled persons to apply for housing in the Affordable Housing Community.

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15-6. SELECTION PREFERENCES - LOCAL AND RANKING

The Private Management Agent will provide information on the local and ranking preferences to be used in the selection of families at the site. This information will be contained in the management plan for the site. AHA will review and approve any additional preferences in advance. Generally, the preferences will coincide with the local and ranking preferences adopted by AHA. Private Management Companies will be required to use the preferences specified in the Management Plan unless AHA has provided other specific approval. If the preferences vary significantly from the policies provided in the ACOP previously provided to HUD, then AHA will review these preferences with HUD before that use.

15-7. ORDER OF APPLICANTS

The method of opening the site-based waiting list will determine the organization of applicants on the waiting list. Site-based waiting lists sorted by lottery will be placed in a numerical order with the appropriate organization within the preferences. Waiting lists placed by date and time order will be organized in this manner with the appropriate organization within the preferences.

AHA will provide applicants on the waiting list as of December 21, 2001, with the opportunity to maintain their date and time order in the development of any original site-based waiting lists. AHA will facilitate this process by providing information on AHA applicants as of December 21, 2001, to each Private Management Agent opening a site-based waiting list. The information provided by AHA will include the applicant's name, social security number, and the date and time of application.

The Private Management Agent will use this information to place applicants on the site-based waiting list in the date and time order, within each preference, appropriately ranked, specified according to the applicants' verified preference status, if any. Applicants will be required to advise the Private Management Agent of any previous application with AHA in order to enable the Private Management Agent to use this previous date and time. Applicants will be advised that although an applicant has maintained the date and time order of the application originally placed with AHA, applicants will be selected according to the specific selection preferences of the site, as approved by AHA. In order to take advantage of this special site-based waiting list option, applicants must apply to the desired site-based waiting list(s) on or before March 31, 2002. Thereafter, this special site-based waiting list option process will be terminated and applicants will be given a date and time based on the date and time the applicant actually applied to the particular site-based waiting list(s). In this manner, AHA will provide each of

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the long-standing preexisting applicants to AHA who shows reasonable initiative, an equitable opportunity to secure a public housing -assisted unit. This option process will also demonstrate AHA's commitment to continue housing at least 40% of its new admissions from very low and extremely low income families.

As a one-time action, AHA will advise each applicant on the waiting list as of December 21, 2001 of the following information :

- A. There will be site-based waiting lists in the future upon which current applicants to AHA public housing can place an application.
- B. Applicants will be able to use their current date and time position on the AHA waiting list for the application at the site-based waiting list, subject to local and ranking preferences.
- C. Applicants must advise the Private Management Agent at the site-based waiting list location that they applied for housing with the AHA on or before December 21, 2001. This will enable the Private Management Agent to secure the correct information from AHA on the applicant's previous application date and time.
- D. Upon applicant's request, AHA will specify to an applicant the date and time of application for the applicant's files.

15-8. SCREENING CRITERIA.

The screening criteria for the Affordable Housing Communities will be described in the Private Management Agent's Management Plan. Generally, the criteria will follow AHA's ACOP, but may vary to meet the needs of the community. The criteria will be designed objectively to screen applicants for housing to ensure the placement of persons prepared to meet the conditions of the lease and family self-sufficiency and economic independence obligations as required. The general method of obtaining informal reviews of eligibility, suitability, placement, and screening decisions is set forth in the ACOP. Site-based policies and management plans will address the mechanics of requesting an informal review of the eligibility, suitability, placement, and screening decision(s).

15-9. UNIT OFFERS AND REJECTIONS.

AHA intends that the Affordable Housing Communities will operate with a large degree of independence to foster the specific goals of each Affordable Housing Community. Unit offers will be made in accordance with the method generally specified in the ACOP as more specifically detailed in the management plan and related site-based policies. Generally, the Private Management Agent will afford an applicant that has successfully completed

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When the screening process has reached the top of a particular waiting list, an opportunity to lease the next available unit(s) which meets the need of the applicant. Unit offers will be accomplished in the order of placement on the site-based waiting list to the extent administratively feasible. If an applicant rejects the unit(s) offered, the applicant will lose his or her place on the waiting list and will be removed from the site-based waiting list. Said rejection will not automatically affect the position of the applicant on any other site-based waiting list for any other Affordable Housing Community.

15-10. DISTRIBUTION OF INFORMATION - AHA AND SITES

AHA will maintain information on the availability of the various AHA Affordable Housing Community site-based waiting lists. Information available in the AHA Central Office will include the dates of all open site-based waiting lists and basic information on the specific sites. Site information will include the locations, unit sizes, amenities, and accessibility for handicapped or disabled persons. AHA may maintain this information in a telephonic, web-based, electronic, or print format. AHA will maintain the appropriate fair housing information.

Each site will make available appropriate leasing information related to on-site amenities, facilities, community and supportive services, schools, and accessibility for handicapped or disabled persons at the site. Required Fair Housing information will be maintained at all times.

15-11. AHA APPLICATIONS AND PUBLIC NOTICES

AHA's application form for the Affordable Housing Program will include an advisory notice to the applicant that additional sites may exist or will exist in the future, for which an applicant may apply for a public housing apartment. The notice will also indicate that applicants must apply directly to the site in order to have a position on the site-based waiting list for that particular Affordable Housing Community.

Future openings of the AHA waiting lists will include a statement as to where applications may be placed. In addition, the advertisement announcing future openings of any site-based waiting list will be noticed, at a minimum, in a newspaper of general circulation and at AHA's Corporate Office. As stated above, the AHA's Corporate Office will maintain this information in a public manner.

15-12. PURGING OF WAITING LISTS

Each Private Management Agent will periodically purge the site-based waiting list to update information on applicants for the public housing program. Generally, a letter is mailed to the applicant with a requirement to be returned to the Private Management Agent within a

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specific time. The returned letter includes basic information updates and an affirmative statement that advises of the continued interest of the applicant in the public housing program or a public housing -assisted unit. Applicants who do not respond to the letter are removed from the site-based waiting list. In the future, the Private Management Agent will include information in the letter to the applicants on the other existing site-based waiting lists to advise them of the ability to apply for public housing in the various sites with site -based waiting lists. The letter will also advise the applicant that other site -based waiting lists may open by public notice in the newspaper. Applicants will also be advised that the AHA's Corporate Office maintains information on site -based waiting lists.

15-13. TRANSFERS.

Generally, all transfers will be resolved within each individual Affordable Housing Community or in special cases, within another Affordable Housing Community managed by the same Private Management Agent, or in even more special cases, within another AHA Affordable Housing Community. Residents may request transfers following the conditions specified in the site -based transfer plans and as set forth in AHA's ACOP. Private Management Companies will address these requests in accordance with the policies specified. Existing residents will not be transferred to the Mixed -Income, Mixed-Finance or Olympic Legacy communities, except as returning affected residents under revitalization relocation efforts of AHA.

15-14. REVIEW OF SITE OPERATIONS

AHA will provide for oversight of the site -based waiting list through several different methods, including, but not limited to, audits, technical assistance and training, file reviews, periodic reports and testers. Private Management Companies will provide periodic reports to AHA on the screening and leasing efforts. These reports provide information on eligibility and suitability screening, administrative hearings, occupancy, leasing, work orders, unit turnaround, financial status, and such other matters as AHA may deem appropriate. AHA will review these documents, reports and statements regularly.

15-15. DOCUMENT RETENTION

The applicable management plans, and the marketing plans will specify the document retention policies required by HUD regulations, or by AHA. These records generally include but are not limited to: the related application documents, advertisements, site -based waiting lists, placement offers, publications, and letters to applicants. AHA will ensure the review of these documents to determine the accurate utilization of the site -based waiting list by the Private Management Agent. Document retention review may be

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accomplished by an independent auditor, AHA professionals, management reviews conducted by private agents contracted to perform these reviews, or such other method, as AHA may deem appropriate. If AHA determines problems with the operation of the site-based waiting list, AHA will undertake the appropriate measures to resolve said problems.

15-16. EFFECTIVE DATE.

This Policy was effective immediately upon its adoption by the Board of Commissioners of AHA at its regularly scheduled January 30, 2002 meeting, subject to any concurrence by HUD, if applicable.